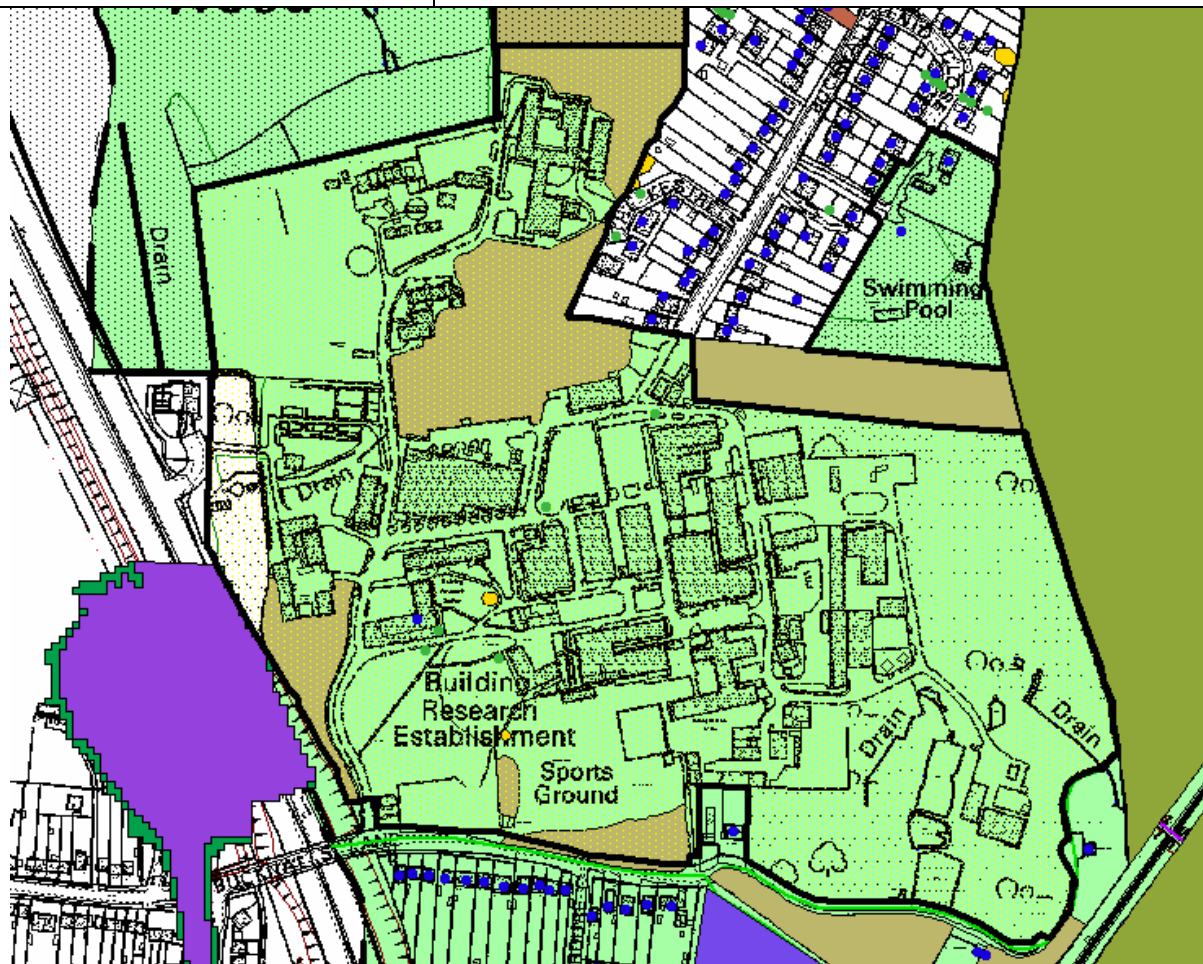


SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-153
Site address (or brief description of broad location)	Building Research Establishment, Bucknalls Drive, Bricket Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Building Research Establishment
Contact details - if different from above (e.g. agent, planning consultant etc)	Stephen D Sibley, Highcroft Planning
Area of site or broad location (hectares)	26 Hectares
Category of site (e.g. agricultural etc)	Employment sites
Current use(s)	Building Research Establishment

Character of surrounding area (including adjoining land uses; site outlook etc)	Heavily wooded Bricket Wood Common immediately to the east, which is a SSSI. Strip of woodland to most of north of site, with main residential area of Bricket Wood beyond. Strip of woodland, then M1 to the west. Strip of woodland, then small residential area to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Important Note: Planning History below relates to a much smaller part of the whole BRE site, in the north of the site.</p> <p><u>Green Belt Review 2003</u></p> <p>The arguments for and against development of this site are finely balanced. The site history illustrates this, with a recent called-in decision by the Secretary of State supporting the view that development should not proceed because of the lack of sustainable access. However, advice from Government Offices for the East has clearly pointed out that any new application should be judged on its own merits.</p> <p>Clearly the sustainable access issues are a major disadvantage in the site, and in my mind are not matched by any one advantage that could be brought about. However, I do consider that there are a number of advantages, both in terms of sustainable development and Green Belt Purposes. Taken together my view is that these advantages go a significant distance towards outweighing the disadvantages, although do not clearly outweigh them.</p> <p>Whether this site should be taken forward for possible exclusion from the Green Belt and residential development will depend largely on the need for additional housing and the suitability of alternative sites.</p> <p>5/2000/0492 Erection of 50 dwellings, access, parking and public open space (outline - resubmission following refusal of 5/99/0535) This application was given the decision - Appeal Dismissed on 07/08/2001</p> <p><u>Second District Local Plan Review</u></p> <p>Members' resolved in their District Plan Review Meeting of 20th December 2000 that a decision on excluding this area of the site from the Green Belt should be deferred until after the outcome of the public inquiry. This decision accorded with officer advice, which also provisionally recommended the site should be excluded from the Green Belt.</p> <p><u>Other Planning History</u></p> <p>The BRE site has a long planning history. This section focuses on that part relevant to consideration of the site for residential development.</p> <p>Because of surplus employment land identified by BRE, a Planning Brief was prepared by this council in 1997 and adopted in October 1998. The brief set out a range of land uses including housing, woodland and public open space. It was recommended by officers that access should be from Buckalls Drive, but Members' resolved to restrict access to Bucknalls Lane, with possible alterations in this at the planning application stage.</p> <p>An outline planning application was received for 50 with open space etc to be accessed of Bucknalls Drive and with restricted peak period access from Bucknalls Lane (5/99/0535). Planning permission was refused contrary to officer recommendation and an appeal subsequently lodged. However, the Council resolved not to resist the appeal following legal and technical advice, and invited a duplicate application.</p> <p>This application was referred to the Secretary of State as a departure, who supported the Inspectors conclusions that the application should be refused. In reaching this decision the primary concern was to the sustainability of the development in terms of access to facilities and hence reducing dependence on the private car for the majority of trips. Other factor included the density of proposed development, although it was considered this could be overcome through the use of conditions. However, the Inspector considered that in terms of Green Belt policy there were very special circumstances justifying inappropriate development in the Green Belt – having particular regard to the intensity, scale and resulting visual intrusion of development in the Green Belt.</p> <p>More recently, the Local Plans Team Leader queried the Inspector's decision with GO-East. In their response (3rd April 2002) GO-East did not feel that the decision precluded consideration of similar sites in the district, nor indeed consideration of a fresh application on the BRE site.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No*
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	Yes*	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Possibly*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps*
Development would result in neighbouring towns merging into one another.	Perhaps*	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No*	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes

Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * SSSI Bricket Wood Common adjacent to the east. * Local nature reserve 76/072 on site, which is also a county wildlife site and 76/050 adjacent. * Significant redevelopment for residential purposes will have significant access issues, especially with regard to reliance on the private car, even though there is existing private car use to the employment sites at present. * Many mature and significant trees on site, both with and without TPOs. * The concentration of trees on site constitutes a green space. * The close proximity of the M1 to the west of the site may cause noise issues, though these are likely to be mitigated by existing trees and bunding. * Dependent on the scale of residential development, it could be large enough to significantly change size and character of Bricket Wood. * Although already containing built development, residential redevelopment of this site may lead to some coalescence of the settlements of Bricket Wood and Watford / Garston. * Whilst some of the fringes of the site could be regarded as rural in nature. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): <ul style="list-style-type: none"> * The site includes several TPO Woods, TPO Groups and TPO points * May be loss of employment opportunities on site. 			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This site covers the whole of BRE. It comprises existing buildings and employment uses, together with many mature trees (with and without TPOs). The concentration of trees constitutes a green space. Some of the fringes of the site could be regarded as rural in nature. Whilst this is a previously developed site, there are some concerns over the site's poor accessibility and sustainability. Development of the site

	<p>(i.e. increasing the footprint of existing development) would also impact on the openness of the Green Belt and could increase coalescence between Bricket Wood and Garston.</p> <p>The site lies adjacent to the Bricket Wood Common SSSI and a local nature reserve forms part of the site (which is also a county wildlife site). These would be constraints to development, as would its proximity to the M1 (although noise/pollution could perhaps be mitigated by retention and enhancement of trees and landscaping along the site boundaries.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner who states that plans are underway for a restructuring of the BRE's activities onto a smaller portion of the overall site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	<p>Yes, after due consideration through the LDF process, as an unallocated employment site that is also a large site of previously developed land in the Green Belt.</p> <p>Highways implications of this large and largely car-dependent location will need to be considered.</p>	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the BRE's activities were maintained, but concentrated in existing and redeveloped facilities at the northern end of the site and an area occupying approximately the "Core Area" as defined in the Planning Brief of 1998 was redeveloped for housing, with a mix of dwelling types appropriate to the area (a broad mix of two and three storey family housing, including semi-detached and townhouses and possibly some apartment blocks).

The Mansion House will need to be retained, possibly limiting site capacity.

Highways implications, particularly the impacts on local roads, may limit site capacity.

SSSI Bricket Wood Common adjacent to the east will limit site capacity.

The many mature and significant trees on site, both with and without TPOs, will limit site capacity.

The close proximity of the M1 to the west of the site may cause noise issues, limiting site capacity.

Approximately 30-35 dwellings per hectare is a reasonable estimate, on approximately 5 hectares available out of the 26 hectares of overall site, in Zone 5.

Estimated capacity suggested by landowner/agent	400
Council's own estimated capacity	150 – It is extremely difficult to calculate capacity at this early stage in the prospective development of this strategic site, but the very substantial scale of the potential capacity is clear.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

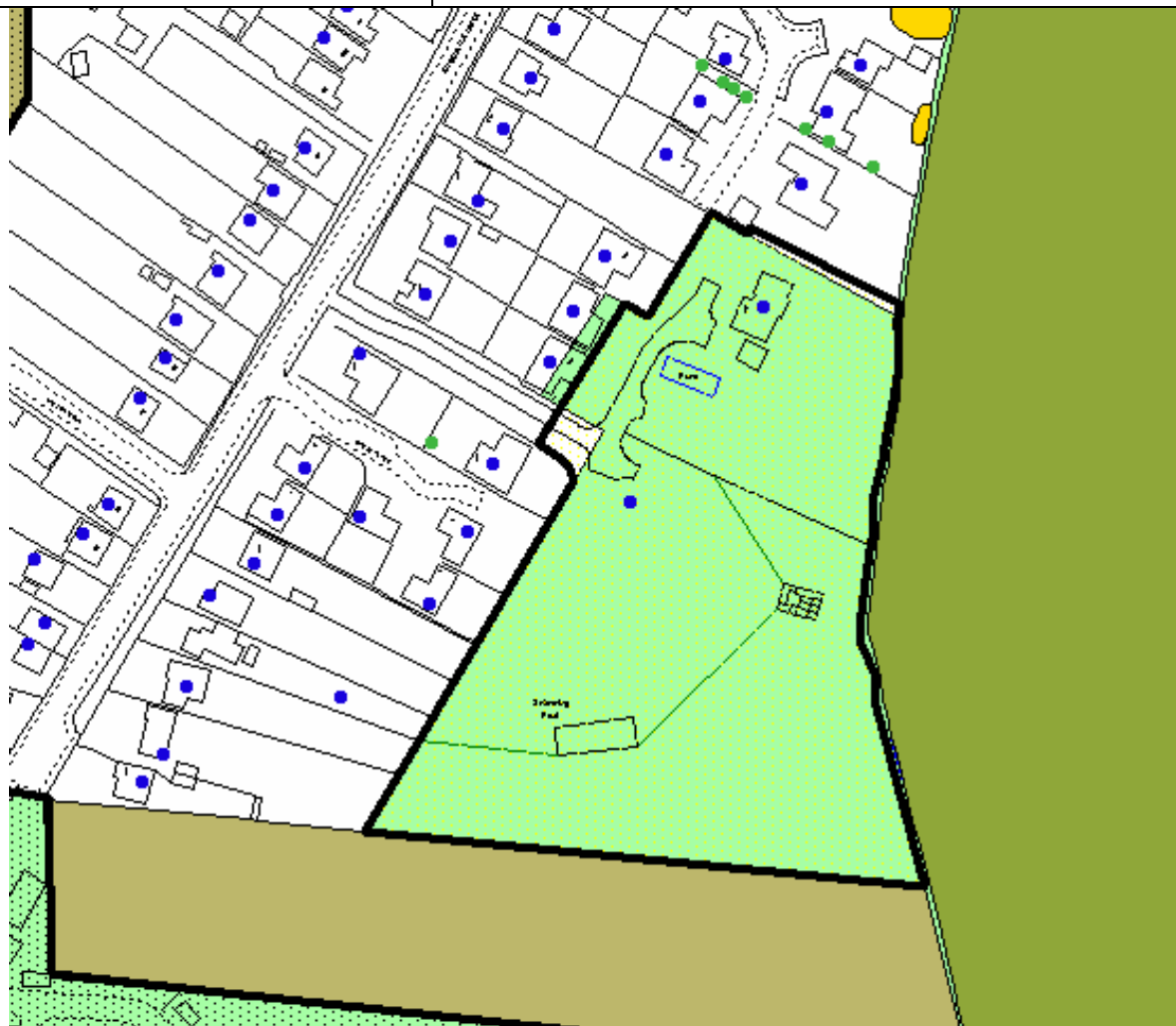
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-16
Site address (or brief description of broad location)	Land to rear of Nos.45 to 75 Bucknalls Drive, Bricket Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Peter Rice Developments Limited
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr Graeme Free DLA Town Planning Ltd
Area of site or broad location (hectares)	1.51 hectares

Category of site (e.g. agricultural etc)	Part residential, part site in the green belt (disused)
Current use(s)	Largely open grassed site. Existing residential dwellings on large plots on the northern part of the site.
Character of surrounding area (including adjoining land uses; site outlook etc)	The site is located to the east of Bucknalls Drive and is a largely open area of land with some border planting and rough grass. To the east is Bricket Wood Common and to the south, a strip of woodland separates the site from the Building Research Establishment. Some residential dwellings are located to the north of the site.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner (and looked at in 2003 as part of the Green Belt Boundary Study – Site BW3).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Various planning applications on or close to the site, the most relevant of which are as follows:</p> <p>Two replacement dwellings have been built on the site (5/92/0122 and 5/97/1674)</p> <p>00/1343 – Erection of 2 detached chalet bungalows, 51 & 53 Bucknalls Drive. Cond Perm</p> <p>00/1878 – Erection of 1 detached chalet bungalow, 49 Bucknalls Drive. Cond Perm</p> <p>01/2339 – Erection of detached bungalow, land r/o 47 Bucknalls Drive. Refused</p> <p>02/0354 – Two detached chalet style bungalows, land r/o 69 & 75 Bucknalls Drive. Cond Perm.</p> <p>05/2201 – Detached double garage, land r/o 55 Bucknalls Drive. Refused.</p> <p>Local Plan Inquiry 1992 - The Council argued that the site made an important contribution to the adjacent Common and prevented coalescence with the BRE site. Highway safety was also thought likely to be compromised. The Inspector considered that the land made a very important contribution to the Green Belt in a sensitive location. He was of the view that the site as a whole had a predominantly open, rural character which contributed to the protection of the countryside and to the prevention of settlement coalescence. The Inspector therefore recommended no modification.</p> <p>Local Plan Inquiry 1982 - The council argued that the site made an important visual contribution to the area and provided important screening for existing built development. The Inspector did not consider that the area under consideration should be excluded from the Green Belt as it was largely visually indistinguishable from the adjacent common.</p> <p><i>[Note: There has been substantial tree felling on this site since it was considered at the above public inquiries]</i></p> <p>Second District Local Plan Review - This site was considered under the Phase 1 of the Green Belt Boundary Study in 2001. Members' supported an officer recommendation that this site be retained in the Green Belt as existing development was of a very low density.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No**
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Part
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No***
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Possibly
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Marginal	Development would be visually intrusive from the surrounding countryside	Yes****
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Partly	Existing Green Belt boundary is well defined	Marginal
Removal of the site from the	Probably	Release of the site from the Green	Marginal

Green Belt would create additional development pressure on adjoining land	not	Belt would create a more clearly defined, robust long term boundary	
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site falls within County Wildlife Site – 76/022 Bricket Wood Building Research Establishment (also a Protected Species Site) ** Site adjoins Bricket Wood Common – a Site of Special Scientific Interest (SSSI) *** Public footpath runs to the east of the site (in a North-South direction) **** Possibly some views from Bricket Wood Common and from the footpaths to the east.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Mostly
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>Although there would be some visual impact from development and a reduction in the site's openness, these are not considered major constraints to development (indeed the site is already partly developed).</p> <p>The key consideration for any residential development on this site would be protection of nature conservation interests (i.e. within the County Wildlife Site and the adjoining SSSI).</p> <p>In 2003, concern was raised over the site's poor accessibility to key services/facilities/community infrastructure. If the site survives the shortlisting process, this issue will need to be given careful consideration.</p>
Officers Conclusions (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Although there would be some visual impact from development and a reduction in the site's openness, these are not considered major constraints to development (indeed the site is already partly developed). The key consideration for any residential development on this site would be protection of nature conservation interests (i.e. within the County Wildlife Site and the adjoining SSSI).</p> <p>Some concern over the site's poor accessibility to services/facilities/community infrastructure.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Bricket Wood.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the two existing dwellings on site are demolished and a mix of dwelling types appropriate to the area, (principally two and three storey family housing, including semi-detached and townhouses). Appropriate distances will have to be maintained to ensure no negative impact upon the very important SSSI woodland to the south and east, significantly reducing overall capacity. A small part of the site falls within County Wildlife Site – 76/022 Bricket Wood Building Research Establishment (also a Protected Species Site), which may slightly reduce overall density. The degree to which the site consists of previously developed land is uncertain, but it is clearly not the entire site and further investigations of the amount of PDL may affect the dwelling capacity significantly. Loss of the two dwellings will reduce site capacity. Approximately 25 dwellings per hectare is a reasonable estimate, on 1 hectare out of the 1.5 hectares of overall site, in Zones 4/5/6.

Estimated capacity suggested by landowner/agent	75 – based on incorrect site area of 2.6 hectares
Council's own estimated capacity	25 - The degree to which the site consists of previously developed land is uncertain, but it is clearly not the entire site and further investigations of the amount of PDL may affect the dwelling capacity significantly.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

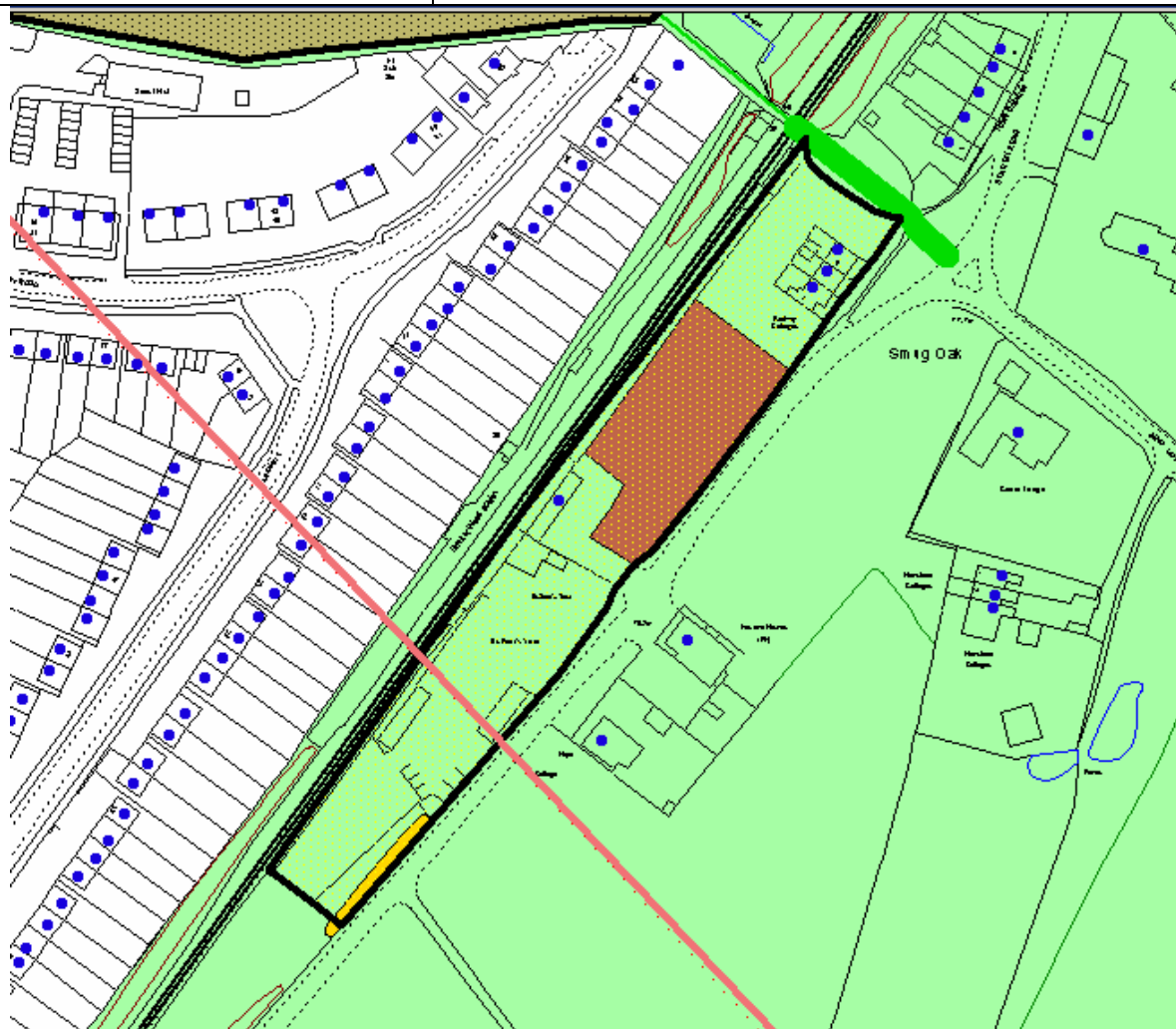
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-17
Site address (or brief description of broad location)	Former Station Yard and Adjacent Land, Bricket Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane @ DLA.
Area of site or broad location (hectares)	0.74 Hectares
Category of site (e.g. agricultural etc)	Mixed - Residential / Employment / Public Transport

Current use(s)	Residential cottages, Builders Yard with substantial hardstanding and Bricket Wood railway station.
Character of surrounding area (including adjoining land uses; site outlook etc)	Railway line borders site to the west, with residential area of Bricket Wood beyond. Small row of cottages to the north. Mostly green space and wood over road to the east. Narrowing area of trees between Station Road and the Railway line to the south west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent in response to 2007 Issues & Options consultation.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000. <u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u> Proposed by landowner via agent in response to 2007 Issues & Options consultation.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Yes*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes*
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Numerous large trees on the site and that their size and volume constitute a green space. * Bricket Wood railway line borders the site. * Pylon just beyond edge of site – power lines cross site. * The existing Green Belt boundary of the Railway line is visually and functionally clear, providing a long-term defensible boundary.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 18	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Railway station is active, so has considerable community value * Large TPO Area in middle of site and TPO Group in south west portion of site. * In part, non-designated employment site on former Station Yard. Scored Average overall and average for all categories except "poor" for External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>The site is a long, narrow strip of land to the east of the Abbey railway line, incorporating 3 former railway cottages, a builders yard/hardstanding and Bricket Wood station.</p> <p>Operation of the station should not be compromised by any development, which would most appropriately be located on the land currently occupied by the builders yard/hardstanding. The large TPO Area in middle of the site and the TPO Group in the south western corner would be a constraint. Nevertheless, a small redevelopment scheme might be achievable.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (The former station yard is an unallocated employment site which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Proposed by landowner via agent in response to 2007 Core Strategy Issues & Options consultation.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Bricket Wood. The site is considered as previously developed land.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming only the Builder's Yard portion of the proposed site would be appropriate for additional housing, not the existing cottages or land used by the railway station, with a mix of dwelling types appropriate to the area, most likely to be a small apartment block (although height will be a factor, with overhead power lines). Appropriate distances will have to be maintained to ensure no negative impact upon the TPO Groups and trees within and adjacent to the site, reducing overall capacity. Safe and noise minimising distances will have to be maintained, with the railway line adjacent, reducing site capacity.

The very narrow shape of the site will limit the overall capacity.
 Overhead electricity line may reduce the overall site capacity.
 Approximately 35 dwellings per hectare is a reasonable estimate, on 0.35 hectares out of the 0.74 hectares of overall site, in Zones 4/5.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

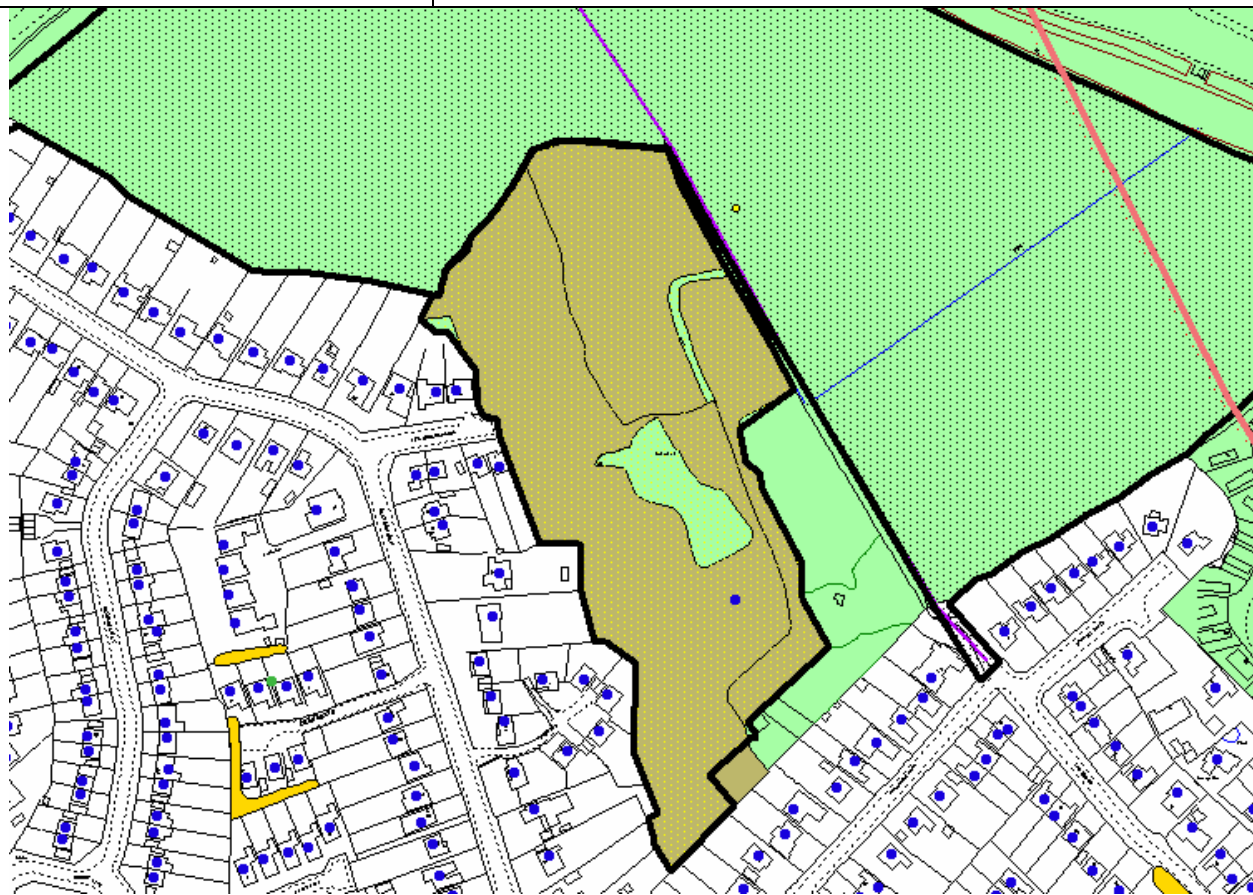
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-185
Site address (or brief description of broad location)	Land at Five Acres Country Club, Bricket Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Five Acres Country Club
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.73 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt / other commercial uses
Current use(s)	Naturist site with 5 permanently occupied dwellings and temporary seasonal accommodation.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open Green Belt fields to the north and partly to the west and east. Suburban residential development of Bricket Wood to the south and partly to the east and west.
Method of site identification (e.g. proposed by landowner etc)	Numerous previous applications, Appeal decisions Inspector's guidance and ruling by Secretary of State.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</i></u></p> <p>"I conclude that the appearance and character of the site is still of value to the Green Belt and that the circumstances put forward are not sufficient to justify an amendment to the boundary."</p> <p><u>General Planning History</u></p> <p><u>Green Belt Review 2003</u></p> <p>This site scores poorly against Green Belt Purpose 2 and to a lesser extent 3. Furthermore the boundary is currently well defined and altering this could put pressure on further land for development.</p> <p>Although strictly matters for stage 2, the site is also heavily wooded, is an ecology database site and is covered almost completely by a Woodland Tree Preservation Order. Any acceptable development is therefore likely to be well below 30 dwellings per hectare and only on a small part of the site. Finally, the site lies within an Air Quality Management Area (AQMA) and because of this it is unlikely any intensification of use leading to increased air pollution would be acceptable, and certainly not desirable.</p> <p>However, although I consider that the whole of this site should not be excluded from the Green Belt, there may be a case to consider limited housing development carefully aligned to the existing settlement. This is because the site currently has a number of structures on it. Although not overly intrusive on the surrounding countryside, they are visible and their removal would add significantly to the openness of the Green Belt. Such a scenario has been proposed in two previous applications (both of which were refused). A further application is being considered at present. In my view the last two applications strike an appropriate balance between improvement to the openness of the Green Belt and inappropriate development in the Green Belt.</p> <p>My view is that it would be inappropriate to exclude a small amount of this site on a speculative basis through the local plan process. In order to do this one would have to specify the exact number of dwellings that could be permitted, their location and other improvements, including woodland management, public access and possibly the provision of medical facilities. Such an approach has not been put forward as part of the local plan review by any developer. Indeed as mentioned above such a proposal could conceivably occur without exclusion from the Green Belt on the basis of very special circumstances. Officers have argued this in the past.</p> <p>5/2000/2352 Alterations to site layout and use of caravans/mobile homes for full-time occupation This application was given the decision - DC4 Refusal on 22/01/2001</p> <p>5/2001/2295 Erection of five dwellings and a medical centre This application was given the decision - DC4 Refusal on 05/03/2002</p> <p>5/2001/2296 Erection of five dwellings and a medical centre (duplicate application) This application was given the decision - DC4 Refusal on 05/03/2002</p> <p>5/2001/1337 (Application details not found)</p> <p>5/2003/0013 Demolition of existing building and erection of five chalet bungalows and medical centre (outline) This application was given the decision - DC4 Refusal on 04/03/2003 - Also refused on Appeal.</p> <p>Extensive previous applications as well, including</p> <p>5/99/0477 7 New 5 bedroom houses and a medical centre</p> <p>Refused, lost appeal, Secretary of State refused "there would be positive benefits arising from the proposal but that they were insufficient to clearly outweigh the harm arising from the inappropriateness of the proposal...they do not therefore amount to the very special circumstances needed to justify inappropriate development in the Green belt."</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	Perhaps*	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Yes*	Development would be visually intrusive from the surrounding countryside	Perhaps*

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Ecology database site 76/008 on site. * Existing road access on site is likely to need to be improved. * The number of trees and open space on site adds up to a Green Space. * M25 and A405 junction not far away. * Development could result in encroachment into open countryside and limited encroachment towards How Green and Chiswell Green. * Development could be visually intrusive from the surrounding countryside. * Permanent and temporary structures on site have changed its overall character. Also, there is now residential development right up to the site's south western boundary. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 18	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	Partly
Comments/observations (including details of any other national, regional or local policy constraints): <ul style="list-style-type: none"> * Naturist community - 400-500 members in 2000, though possibly less now. * Approx 80% of the site is a TPO Wood. * Possible green space deficiencies identified in the Green Spaces Strategy. 			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Permanent and temporary structures have been introduced over the years, which have changed the overall sense of rurality in this location. Furthermore, residential development in Bricket Wood now stretches right up to the site's south western boundary, so that it is no longer separate from the existing settlement.

	Approx 80% of the site is TPO woodland and its retention would provide effective visual and noise screening for some limited development on the site.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been numerous previous housing applications and further correspondence from the owner indicating high ongoing interest in residential development.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Bricket Wood. Part of the site is considered as previously developed land.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Approximately 80% of the site is a TPO Wood and there are already 5 dwellings on the site, as well as temporary accommodation in caravans.
It is very difficult to judge how much of the site may be deemed to be suitable for additional housing, but it is a very small portion of the overall site.
Assuming all temporary accommodation was developed for housing, but the TPO Wood maintained, and a mix of dwelling types appropriate to the wooded and low-rise nature of the area is maintained.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

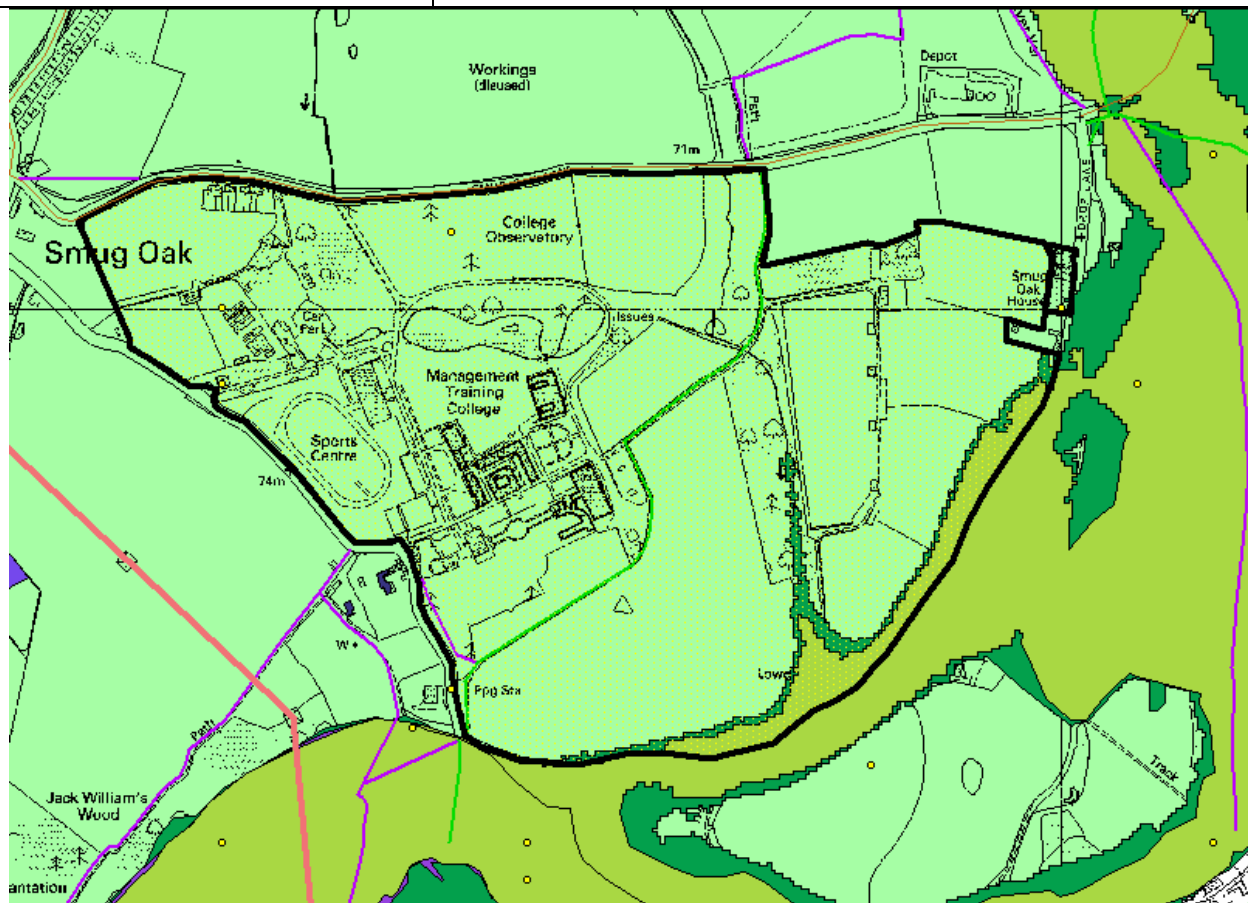
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-329
Site address (or brief description of broad location)	HSBC Training Centre, Smug Oak Lane, Bricket Wood AL2 3UE



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Ownership details - including whether freehold or lease and length of lease (if applicable)	HSBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Neeraj Dixit / Teri Sweeney, CBRE
Area of site or broad location (hectares)	65 ha
Category of site (e.g. agricultural etc)	Mixed – primarily Employment site.
Current use(s)	HSBC Training Centre, including Bricket Wood Sports Centre.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields or other rural aspects in all directions.
Method of site identification (e.g. proposed by landowner etc)	SADC officer.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No*	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	Possibly	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Possibly*
Development of the site would affect land that is presently rural rather than urban in nature	Possibly*	Development would be visually intrusive from the surrounding countryside	Possibly*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Approximately 2% of the site is in Flood Zone 3A Functional Flood Plain * Smug Oak Lane and Drop Lane are relatively narrow country lanes and significantly increasing traffic along them may not be appropriate. * Grade II Listed Hansteads and Green Cottage close by. * Large part of the site is A.S.R. 37 Area Subject To A Recording Condition * Dependent on its scale and nature, development may cause demonstrable harm to the character and amenity of the surrounding area. * Dependent on its scale and nature, development may result in encroachment into open countryside * Dependent on its scale and nature, development may affect land that is presently rural rather than urban in nature * Dependent on its scale and nature, development may be visually intrusive from the surrounding countryside 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Possibly	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 18	Site with social or community value (provide details)	Yes – in part*
Tree Preservation Orders	No	Greenfield site	In part
Comments/observations (including details of any other national, regional or local policy constraints): <ul style="list-style-type: none"> * Part of the site is occupied by Bricket Wood Sports Centre and associated facilities. 			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes, in part.</p> <p>This site covers the whole of the HSBC Training Centre and the adjoining Bricket Wood Sports Centre, together with extensive rural land. It comprises existing buildings and employment uses, with many mature trees (without TPOs) on site. The concentration of trees constitutes a green space.</p> <p>The rural part of the site beyond the existing footprint of the HSBC buildings is not considered suitable for residential development, as it would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside and be visually intrusive from the surrounding countryside.</p> <p>The previously developed part of the site, excluding the community uses at the sports centre, is considered potentially suitable. However, whilst this is a previously developed site, there are concerns over the site's relative isolation, poor accessibility and sustainability.</p> <p>The Training Centre is an unallocated Employment site, which was not considered in the Interim Central Hertfordshire Employment Land Review.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. There are no current plans by HSBC for residential redevelopment, but it is one of the possibilities that is actively being considered in the light of current market uncertainties.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes - there may be some scope for relocation or consolidation of existing uses, which could provide some capacity for residential development, which would be unlikely to have any factors associated that would stop dwelling gain, given appropriate site specific design considerations. Highways implications of this large and largely car-dependent location will need to be considered.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Capacity estimate assumes that the existing uses would be wholly relocated elsewhere and the main built up part of the HSBC Training Centre, excluding the Sports Centre, would be redeveloped. Any scheme would be likely to include a reasonably substantial element of re-use/conversion of existing buildings and some new build appropriate to the area (a broad mix of apartment blocks and two and three storey family housing, including semi-detached and townhouses) to replace existing office buildings within the site.

Given the considerable size of some of the existing buildings, there is a reasonable prospect that some large apartment blocks could be satisfactorily accommodated within any scheme, which would help to increase the site's overall dwelling capacity.

Approximately 45 dwellings per hectare is a reasonable estimate, on approximately 4 hectares of existing built footprint equivalent, in Zone 5.

Estimated capacity suggested by landowner/agent	2235 dwellings
Council's own estimated capacity (if different from the above)	The estimated capacity of 2235 is clearly unrealistic – it would involve building on the entire site at a density of 30 dwellings per hectare, and bears no relationship whatsoever to the existing built footprint, Green Belt, landscape, sustainability or other important considerations. Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, it could be in the region of 180 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

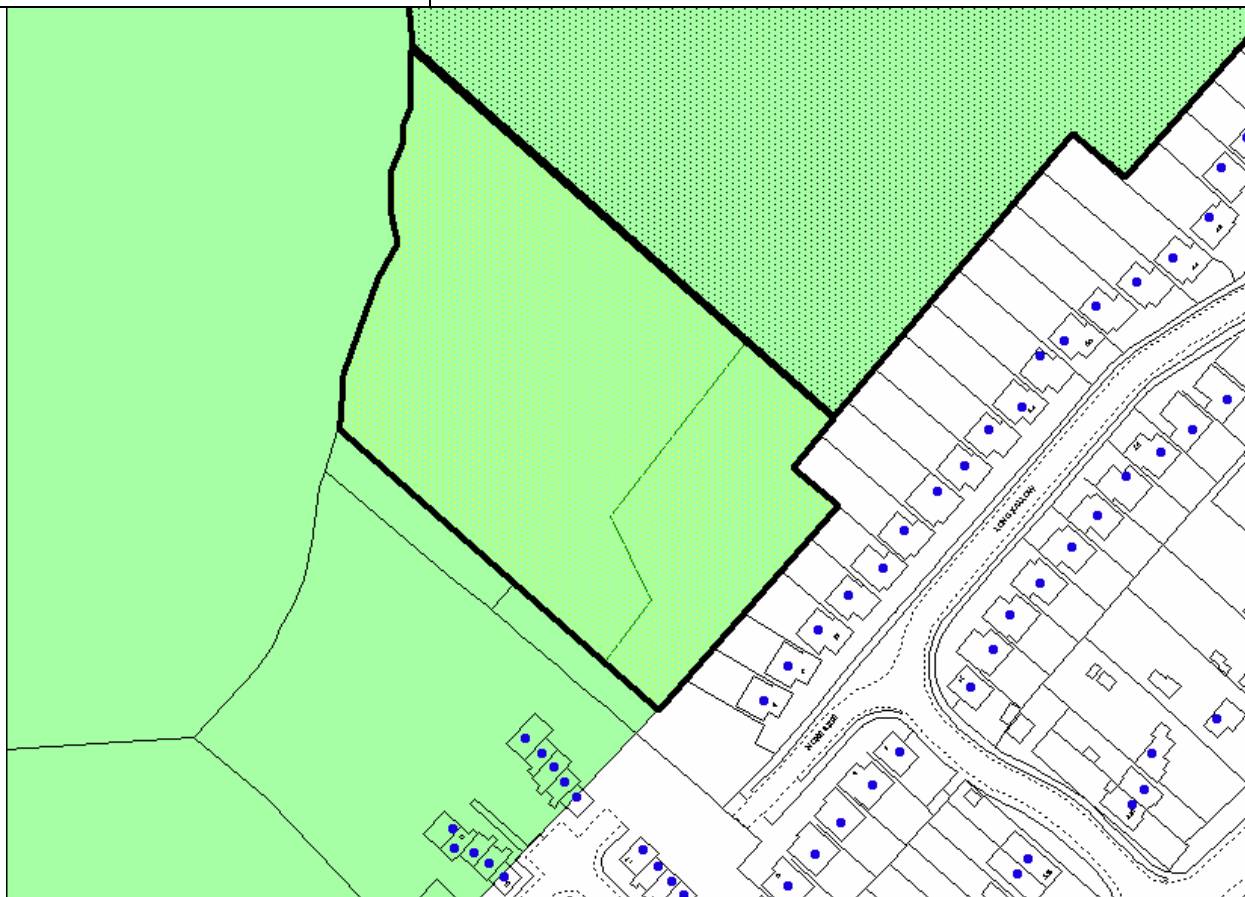
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-40
Site address (or brief description of broad location)	Land at Noke Side, Chiswell Green (Parts A & B)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr G Moore
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	1.04 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Small wooded / Scrub / open green area.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to north and west (access road to Butterfly World, if built, will abut western site boundary). Suburban residential area of Chiswell Green to the south and east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>“Viewed in isolation from neighbouring sites proposed for release, the exclusion of this site would cause significant harm to a number of acknowledged interests, and would arguably weaken the long term integrity of the Green Belt.</p> <p>However, if only Part A of the site was released this harm would be greatly reduced, but arguably not add to the permanence of the Green Belt.</p> <p>If it was decided in principle that neighbouring land was to be released from the Green Belt the arguments for excluding the whole of this site would be considerably altered. It may in such a case be possible to take a more strategic and sustainable approach to the area, including its nature conservation interests, Green Belt boundary and access to local facilities.</p> <p>Either way, the existing Green Belt boundary is well defined and should only changed if exceptional circumstances can be demonstrated.”</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	Not in itself, but possibly in conjunction with adjoining proposed land	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Not in itself, but possibly in conjunction with adjoining proposed land
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes*
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps*	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Urban Survey Site C2 * The site is rural / urban fringe in nature. * Development of both Part A and Part B would constitute encroachment into open countryside, though possibly not Part A alone. * Development of both Part A and Part B would be somewhat visually intrusive and affect the character of the adjoining open landscape to the west, though possibly not Part A alone.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Development of only Part A or Part A and Part B with significant tree screening retained, would minimise encroachment into the countryside and visual intrusion.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is rural in nature and development would constitute significant encroachment and visual intrusion into open countryside. However, it could be argued that the site (and adjoining Sites 43a, 43b, 44 and 96) would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside. Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Chiswell Green. Any development potential needs to be considered in the context of the cumulative impacts on infrastructure in the area, in the light of current developments in the immediate area.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site, both parts A and B, were developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

The site would also likely be built in conjunction with adjoining proposed sites, if developed at all, which may slightly increase achievable density.

Substantial existing tree screening and likely some of the more mature and sizeable trees inside the site will need to be retained, reducing overall density.

Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 1 hectare of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	25
Council's own estimated capacity	25

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

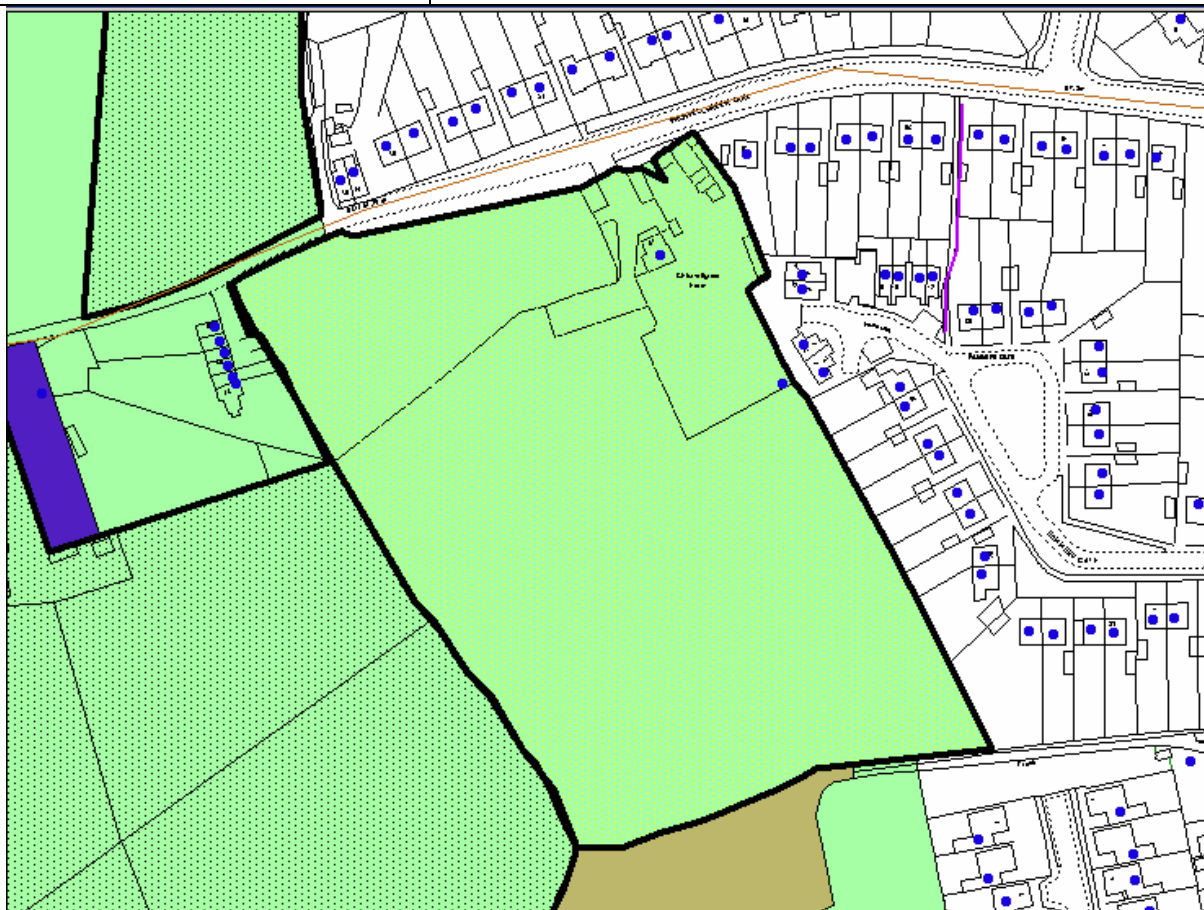
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-43A
Site address (or brief description of broad location)	Land at Chiswell Green Farm (Parcel A) Chiswell Green Lane, Chiswell Green, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Neil Goate, Barton Wilmore
Area of site or broad location (hectares)	2.54 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Agriculture)
Current use(s)	Farmhouse, outbuildings and fields which are used for an equestrian business.

Character of surrounding area (including adjoining land uses; site outlook etc)	The open fields of SHLAA site 43B adjoin to the west. A small wood adjoins to the south. Suburban properties of Chiswell Green adjoin to the east. Most of the north boundary has suburban residences over Chiswell Green Lane, with a small opening to open fields over Chiswell Green Lane to the north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>The Council argued the site has a distinct rural atmosphere, is not well contained, and lies on a prominent ridge marked out by Chiswell Green Lane. Furthermore, the existing Green Belt boundary is well defined and defensible.</p> <p>The Inspector argued the issue was whether the site's contribution to the Green Belt outweighed the contribution the land could make to reducing the Council's dependence on unidentified sites. The Inspector argued that the site was well contained, although he accepted medium views to the southwest.</p> <p>Because of the Inspector's perceived need for additional housing land, he recommended the site be allocated for residential development. The Council did not accept this recommendation, largely because additional housing land had come forward elsewhere in the intervening time.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>"Development of this site would cause harm to some of the key purposes and functions of the Green Belt. However, this could to some extent be overcome by appropriate screening along the already established hedge and tree line to the west and south of the site.</p> <p>Other than this the site scores relatively well against sustainable development criteria, is reasonably well screened on most sides, and although the existing boundary is fairly well defined any new boundary could also follow easily recognisable features (i.e. the tree and hedge line). Some potential problems with the permanence of a new boundary have been mentioned, but these are considered not to necessarily outweigh potential advantages through development.</p> <p>It is considered that this site should be seriously considered for release for housing if exceptional circumstances are demonstrated, but that the site is on the whole marginal in comparison to some others."</p> <p>Other than householder and agricultural, two applications for residential development were submitted in 1984 (5/1984/00301 and 5/1984/01748). The first was not determined and the second refused on Green Belt grounds and because of lack of evidence of housing need.</p> <p>Both applications were considered together at appeal and dismissed (15/07/1985). In reaching his decision the Inspector felt that evidence suggesting a shortfall in allocated housing sites within the shortly to be adopted District Plan was flawed and that in such a case there was no justification for overriding the presumption against development in the Green Belt.</p> <p>Nothing else relevant post 2000.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	Not in itself, but possibly in conjunction with adjoining proposed land.	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Not in itself, but possibly in conjunction with adjoining proposed land.
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Yes*	Development would be visually intrusive from the surrounding countryside	Yes*

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * The site is clearly rural in nature, and lies on a prominent ridge with long views to the south-west.			

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 10	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Some community value to equestrian usage.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Any new boundary could also follow easily recognisable features (i.e. the tree and hedge line)
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is rural in nature and lies on a prominent ridge with long views to the south-west. The existing Green Belt boundary is well defined. Whilst development could have a negative visual impact on the surrounding open countryside, it could be argued that the site would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside. Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Chiswell Green. Any development potential needs to be considered in the context of the cumulative impacts on infrastructure in the area, in the light of current developments in the immediate area.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming part of the existing farm was retained and part was redeveloped (which would cause a small reduction in overall density) and all of the overall site was developed for housing, with a mix of dwelling types appropriate to the openness of the site (principally two and three storey family housing, including semi-detached and townhouses) and its local prominence.

Care housing, as suggested by the landowners agent, may also be an alternative, but would be unlikely to significantly alter achievable density.

Approximately 30-35 dwellings per hectare is a reasonable estimate, on approximately 2.5 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	97
Council's own estimated capacity	80

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

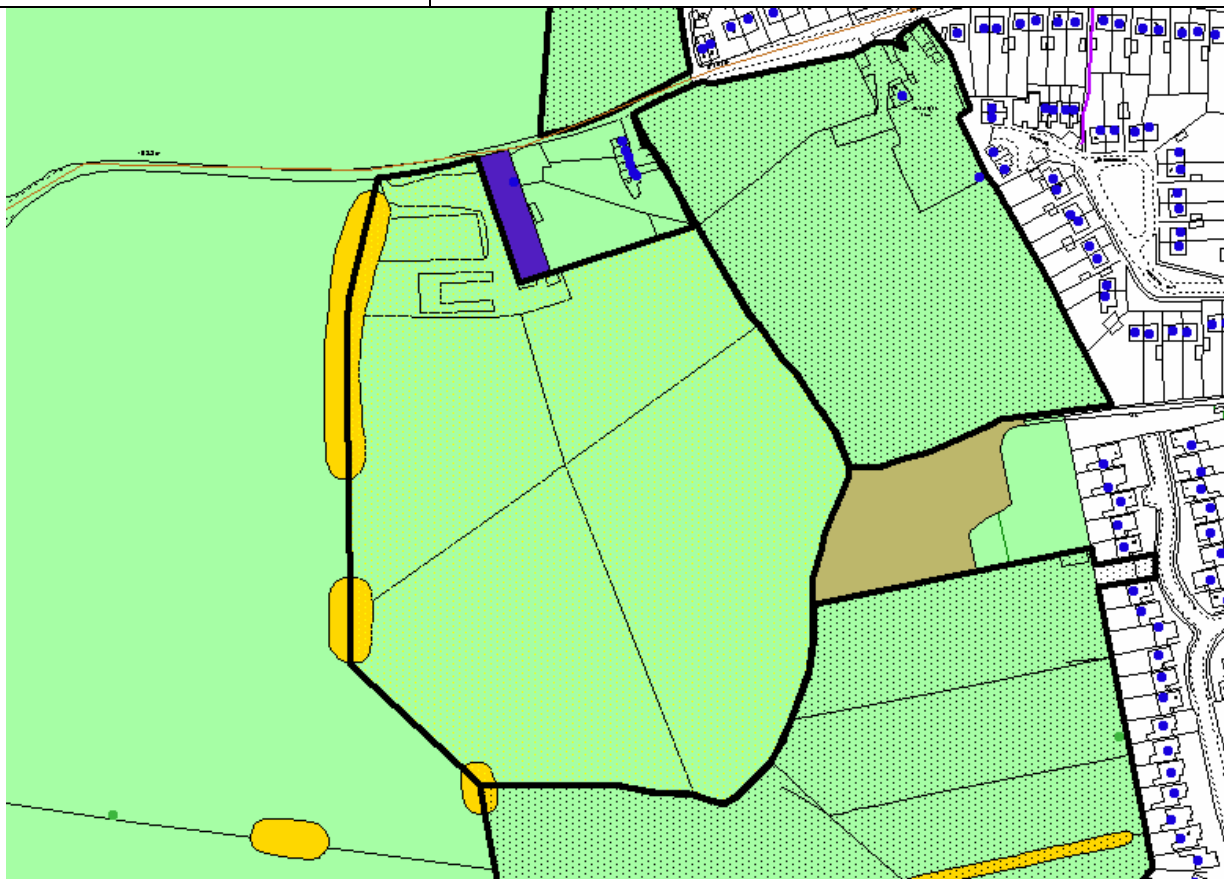
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-43B
Site address (or brief description of broad location)	Land at Chiswell Green Farm (Parcel B) Chiswell Green Lane, Chiswell Green, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Neil Goate, Barton Wilmore
Area of site or broad location (hectares)	5.31 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Agriculture)
Current use(s)	Riding school, manege and livery with associated buildings and fields.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields leading to the Gardens Of The Rose adjoin to the west (permission exists for creation of Butterfly World, extending up to the site perimeter). Outbuildings and a small row of cottages adjoin the riding buildings to the east, with fields, a small wood and green space adjoining the major part of the site to the east. Open fields adjoin to the south. Open fields to the north, over Chiswell Green Lane.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Nothing post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	Not in itself, but possibly in conjunction with adjoining proposed land.	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Not in itself, but possibly in conjunction with adjoining proposed land.
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes*
Development of the site would affect land that is presently rural rather than urban in nature	Yes*	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * The site is clearly rural in nature, and lies on a prominent ridge with long views to the west and south-west and development would constitute a significant encroachment into open countryside.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 10	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Some community value to equestrian usage. * 3 TPO Groups along western edge of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Any new boundary could also follow easily recognisable features (i.e. the tree and hedge line)
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Officers Conclusions - Stage 1	Yes.
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>The site is rural in nature and lies on a prominent ridge with long views to the south-west. The existing Green Belt boundary is well defined. Whilst development could have a negative visual impact on the surrounding open countryside, it could be argued that the site would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside.</p> <p>Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Chiswell Green. Any development potential needs to be considered in the context of the cumulative impacts on infrastructure in the area, in the light of current developments in the immediate area.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS <p>Assuming the existing equestrian buildings were wholly redeveloped and all of the overall site was developed for housing, with a mix of dwelling types appropriate to the openness of the site (principally two and three storey semi-detached and townhouses) and its local prominence. Care housing, as suggested by the landowners agent, may also be an alternative, but would be unlikely to significantly alter achievable density. The three TPO Groups just inside the edge of the site and the TPO Wood adjacent would cause a very small reduction in overall density. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 5.3 hectares of available site, in Zone 6.</p>	
Estimated capacity suggested by landowner/agent	168
Council's own estimated capacity	185

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

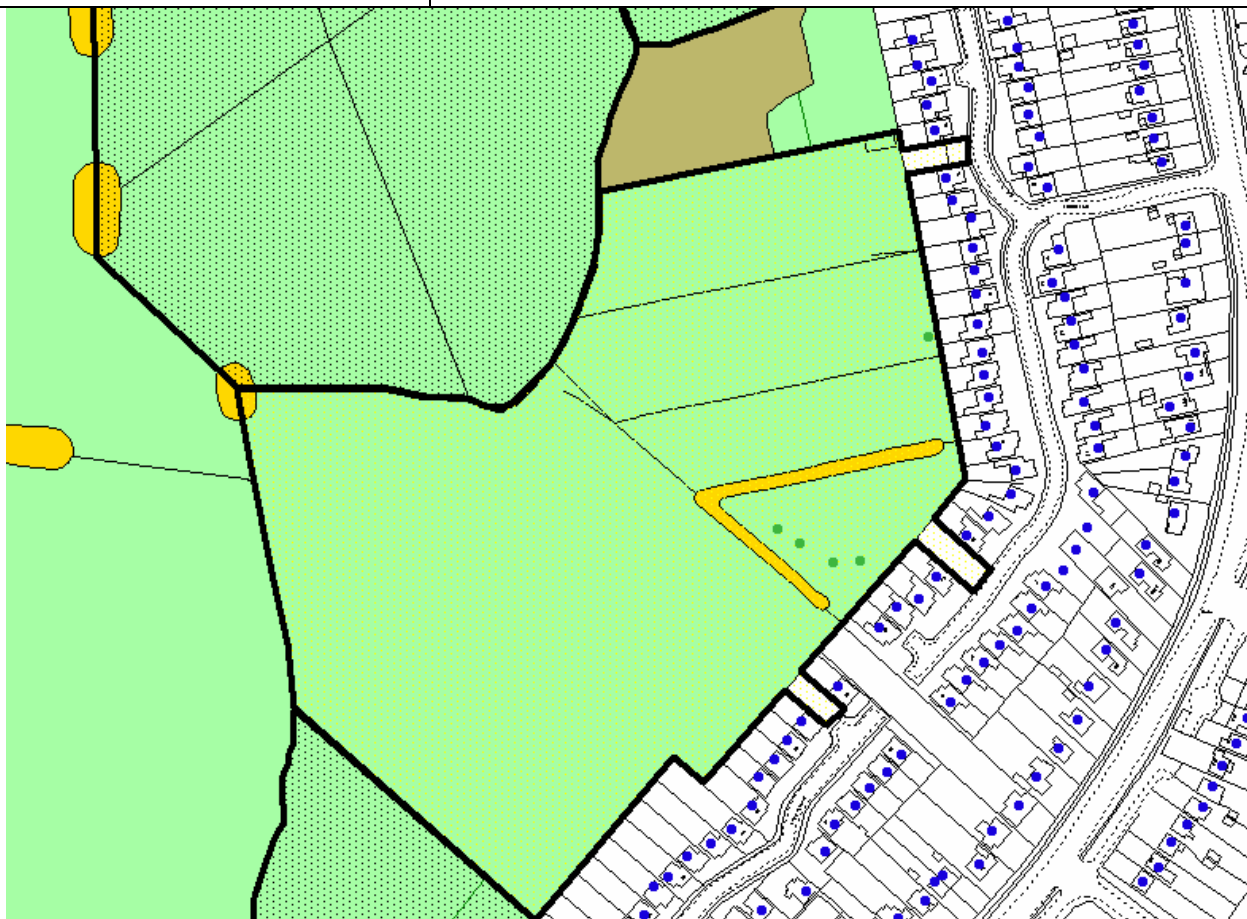
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-44
Site address (or brief description of broad location)	Land abutting Long Fallow/Forge End, Chiswell Green, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Alban Developments Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Ottaways Solicitors
Area of site or broad location (hectares)	6.1 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Mixed – Agricultural field (possibly now fallow), open green space, small wood. A small area has lawful use for builders material and plant storage and one small building.

Character of surrounding area (including adjoining land uses; site outlook etc)	Suburban residential edge of Chiswell Green abuts to the south and east. Primarily open fields to the north and west, with small wooded areas on part of the north and south west boundaries.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via solicitor.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>(Most, but not all of this site was considered under site ref: CG4)</p> <p>"In practice it may well be that at least some of this site cannot be developed for various reasons, but it is considered that there is a case for the release of the whole of this site, particularly if neighbouring sites are released.</p> <p>Release of the site would however impact on the purposes and functions of the Green Belt and compelling need for new housing would need to be demonstrated in order to overcome this. In the case that the site was to be developed, careful thought would have to be given to where the Green Belt boundary was set and how landscaping and screening was incorporated.</p> <p>Nevertheless, it is considered that if exceptional circumstances exist the majority of the potential impact on the Green Belt could be addressed and a relatively large and satisfactory residential development, probably incorporation open spaces, implemented (subject to highway constraints)."</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	Not in itself, but possibly in conjunction with adjoining proposed land.	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Not in itself, but possibly in conjunction with adjoining proposed land.
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes*
Development of the site would affect land that is presently rural rather than urban in nature	Yes*	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Includes Ecology Database site 76/053 * At present, access would probably have to be from existing cul-de-sacs, which may be problematic. The access road to Butterfly World may represent an alternative in the future. * The site is clearly rural in nature and development would constitute a significant encroachment into open countryside, be visually intrusive and affect the character of the adjoining open landscape to the west.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Group and 5 TPO points around middle of site. Another TPO Group inside western corner of site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	The proposed access road to Butterfly World may have an impact on these adjacent areas.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is rural in nature and development would constitute significant encroachment and visual intrusion into open countryside. However, it could be argued that the site (and adjoining Sites 43a, 43b, 40 and 96) would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside. Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Chiswell Green. Any development potential needs to be considered in the context of the cumulative impacts on infrastructure in the area, in the light of current developments in the immediate area.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area and the openness of the site (principally two and three storey family housing, including semi-detached and townhouses).

The TPO Groups and TPO Points inside the edge of the site and the TPO Wood adjacent would cause a very small reduction in overall density, as they could be incorporated into the overall landscaping scheme for such a large site, which would also likely be built in conjunction with adjoining proposed sites, if developed at all.

The irregular shape of the site would cause a very small reduction in overall density.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 6.1 hectares of available site, in Zone 6.

Estimated capacity suggested by landowner/agent	180
Council's own estimated capacity	200

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

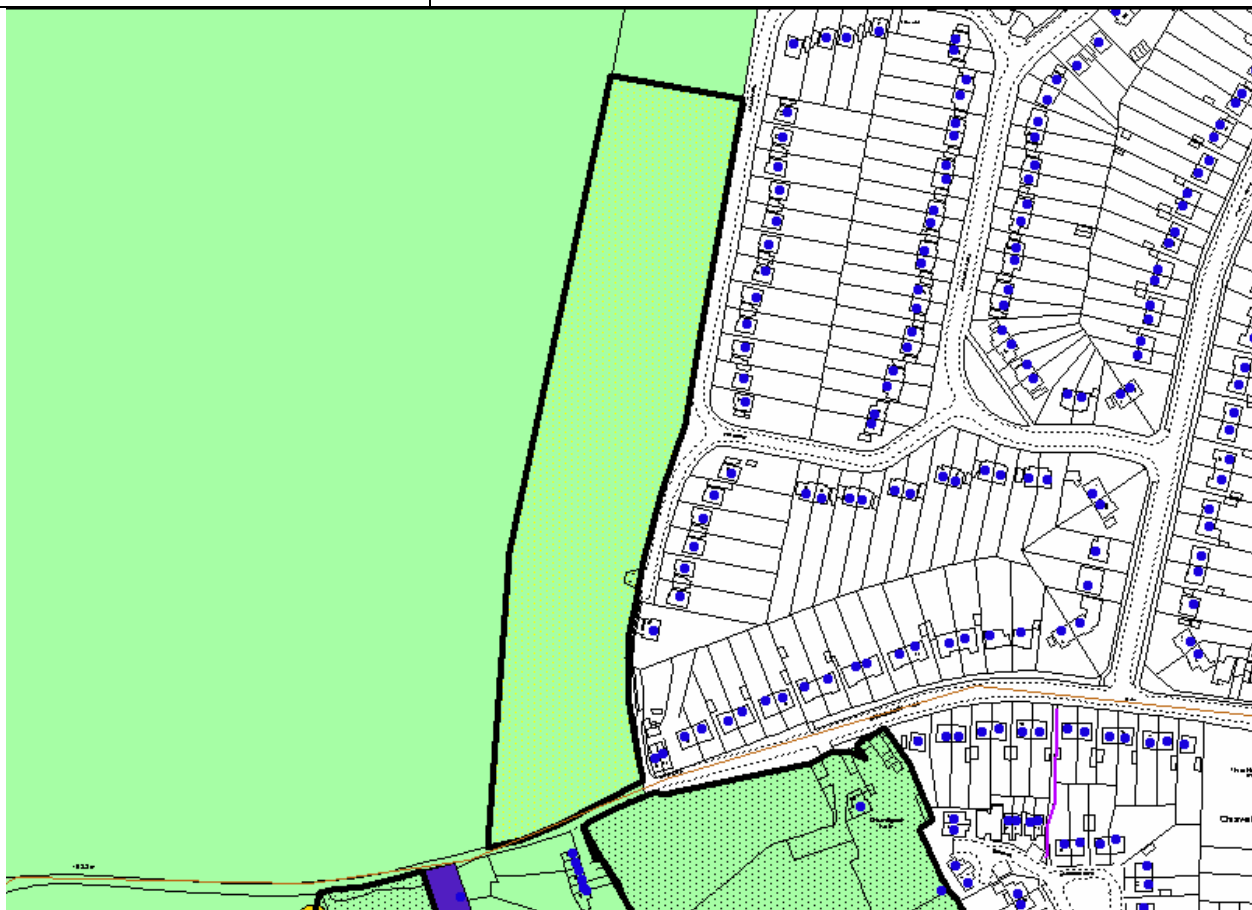
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-96
Site address (or brief description of broad location)	Land west of The Croft and Cherry Hill



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	2.1 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Open land (grass, scrub).

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties along the Croft and Cherry Hill follow the eastern site boundary. Small recreation ground to the north east. Open fields to the north west, west and over lane to the southwest. Isolated Chiswell Green Farm over lane to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>The site scores very badly against Green Belt purpose 3. This is particularly due to the prominent position of the site on a high ground neighbouring open fields with long views to the west. Development would therefore cause serious impact on the openness of the Green Belt and should not be considered under Stage 2.</p> <p>Nothing else post 2000.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes*
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes*
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Ecology database site 76/052 * Hedgerow on portions of site perimeter. * The site is in a prominent position on high ground, with neighbouring open fields with long views to the west. * The existing Green Belt boundary of the Croft and Cherry Hill roads is visually and functionally clear, providing a long-term defensible boundary.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is in a prominent position on high ground, with neighbouring open fields with long views to the west. Development would result in encroachment into open countryside and would be visually intrusive from the surrounding countryside. However, it could be argued that the site (and adjoining Sites 43a, 43b, 40 and 44) would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside. Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Chiswell Green. Any development potential needs to be considered in the context of the cumulative impacts on infrastructure in the area, in the light of current developments in the immediate area.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses) and its local prominence. The site would also likely be built in conjunction with adjoining proposed sites, if developed at all, marginally increasing achievable density. The narrowness of the site will reduce overall density. The road layout adjacent may marginally increase achievable density. Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 2 hectares of overall site, in Zone 6.	
Estimated capacity suggested by landowner/agent	55 – based on incorrect site area of 1.6 hectares.
Council's own estimated capacity	60

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

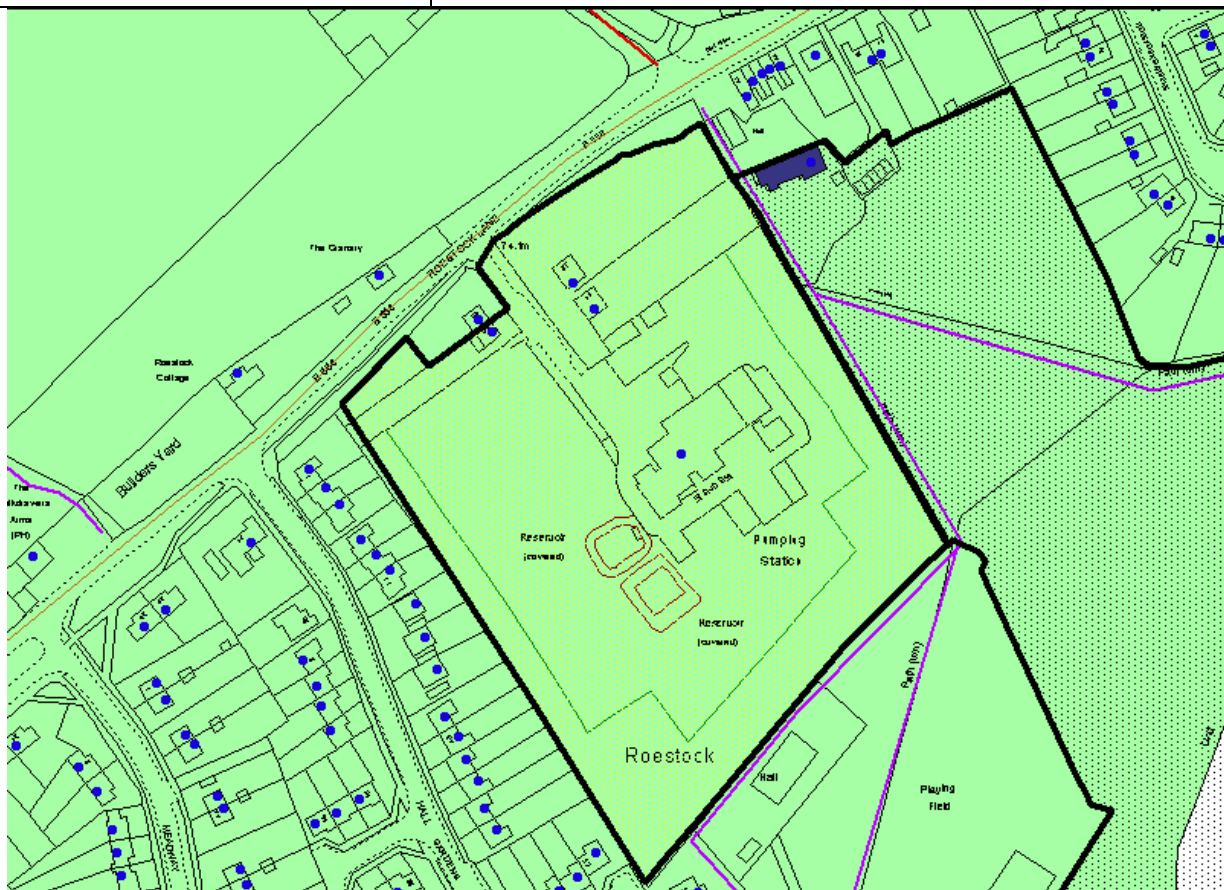
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CH-38
Site address (or brief description of broad location)	Three Valleys Water site, Roestock Lane, Colney Heath



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Three Valleys Water plc
Contact details - if different from above (e.g. agent, planning consultant etc)	Simon Milliken Freeth Melhuish
Area of site or broad location (hectares)	2.36 hectares
Category of site (e.g. agricultural etc)	Other urban uses (including some residential)
Current use(s)	Pumping Station and Reservoir - Operational Land (statutory undertakers) and associated dwellings.

Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises depot/workshop buildings, pumping station and contact tanks. There are also several staff houses at the entrance to the site. Residential properties abut the north eastern and south western site boundaries. Buildings/structures only occupy approx one third of the site; the remainder is grassed area with trees/vegetation, particularly along the southern and eastern boundaries. Roestock Lane runs in an east-west direction to the north of the site, beyond which is open countryside. Agricultural fields lie to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent
Planning History (including Local Plan Inquiries, LDF etc)	Post 2000 – No development control history

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*****	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Part
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Yes****
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Partly	Development would be visually intrusive from the surrounding countryside	No*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Part*	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes***	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <p>* Limited visual impact if existing boundary screening was retained.</p> <p>** Part of the site is previously developed operational land.</p> <p>*** Land immediately to the north east</p> <p>**** Three Valleys Water say that there would be a requirement to retain and protect the existing pumping station use located towards the centre of the site, but that the existing depot and workshop buildings could be redeveloped for housing.</p> <p>***** No. 68 Roestock Lane is a Grade II listed house, late C17. The property lies to the north east of the site. However, there is dense tree screening between the 2 curtilages.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Part
Comments/observations (including details of any other national, regional or local policy constraints): <p>* Marginal – operational land (water pumping station) Landscape development area</p>			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>The site is shortlisted on the basis of development potential of the previously developed part of the site only. Key constraint is the requirement to retain and protect the existing pumping station, located towards the centre of the site (this means that scope would be limited to the depot and workshop buildings).</p> <p>Existing tree screening, Watling Chase Community Forest improvements etc could all be incorporated in any new development. The site's relatively isolated location means that accessibility and sustainability are poor. However, the site is well screened and any new development would not cause visual intrusion into the open countryside or have an adverse impact on neighbouring residential properties.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	<p>Yes, the site is considered as previously developed land in the Green Belt and could be developed either from an ad hoc application or after due consideration through the LDF process.</p> <p>There may be exceptional costs involved in the consolidation of pumping station uses onto part of the site, which may also affect the likely timeframe for delivery.</p>	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing dwellings and the equivalent footprint of the existing built area on site were redeveloped for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

The need to retain and protect some water pumping related facilities will reduce overall capacity.

Existing mature tree screening will need to be retained, which may very slightly reduce capacity.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1 hectare of existing built footprint, out of 2.36 hectares of overall site.

Estimated capacity suggested by landowner/agent	<p>108 – a sketch scheme was produced.</p> <p>108 dwellings on 2.38 hectares at 45 dwellings per hectare, as shown on drawing 344208/2, would clearly constitute gross overdevelopment of the site, be incongruous in its village location, have an overbearing impact on its neighbours and bears no relationship whatsoever to the existing footprint of development on the site.</p> <p>The landowner's agent agrees that some physical pumping station works will be needed to be retained.</p>
Council's own estimated capacity	35

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

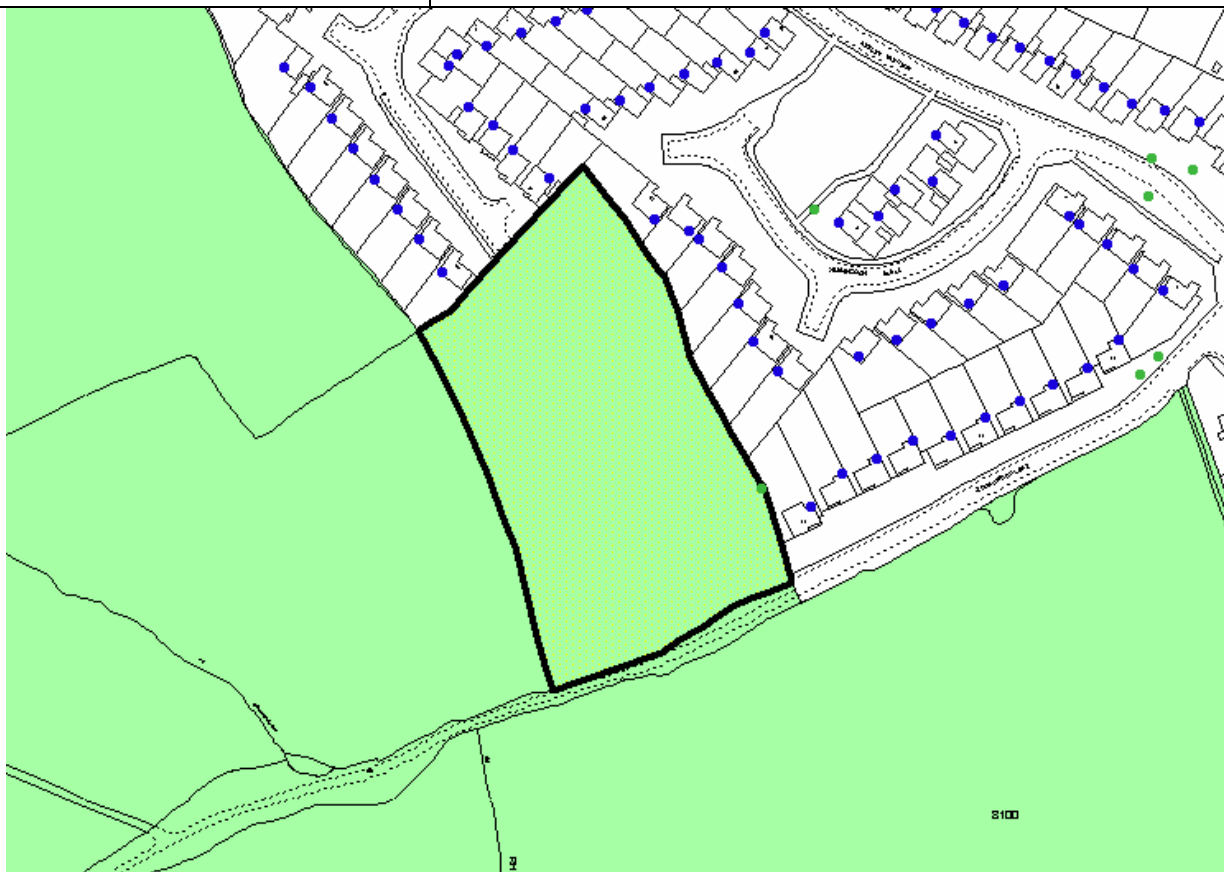
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-106
Site address (or brief description of broad location)	Land at Roundwood Lane/ Brackendale Grove, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Marchfield Developments Ltd (Site was put forward by an agent on behalf of the above owner, but the site is believed to have been purchased by a collective of local residents, with the express purpose of protecting the site from residential development.)
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane DLA Town Planning Ltd
Area of site or broad location (hectares)	1.2 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Agricultural field

Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises a field on the western edge of the Roundwood area. Residential properties lie to the north and east of the site. Open countryside to the west and south, beyond Roundwood Lane.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (Site also looked at as part of the Green Belt Boundary Study in 2003).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Post 2000 – No development control history.</p> <p>5/1311/79 Outline application for residential development refused on Green Belt grounds.</p> <p>5/1790/84 Erection of 21 detached houses refused on Green Belt grounds.</p> <p>Green Belt Review 2003 (Part of site H2)</p> <p>Whilst it could be argued that development of the site would be contrary to Green Belt Objective 3, Officers felt that it was worth considering the site against Stage 2 criteria, as there may have been opportunities to create a more defensible Green Belt boundary in the long term. However, when assessed against sustainable development principles 1 to 14, the site scored poorly in terms of accessibility and was likely to result in unacceptable levels of car usage on local roads, to the detriment of the local residents and contrary to the principles of sustainable development.</p> <p>As it is unlikely that medium to high housing densities would be achieved on this site and taking into account the additional burden that new housing would place on existing infrastructure and facilities, it is considered that there are no exceptional circumstances at present, which would justify the removal of this site from the Green Belt.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified.
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes
Proximity to Hazardous Installations	No	Public Right of Way	No

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified.
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Faulkners End Farmhouse is Grade II * listed and lies to the south west. * Some trees/hedgerows line the boundary of the site (and the wider field to the west). * Although visual impact could be kept to a minimum by existing (and new) vegetation. * May be a case for redefining the boundary to follow the existing fenceline across the site, to make a more defensible boundary in the long term, although this would not follow any recognisable features on the ground.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Part Grade 3	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * 1 TPO point on eastern boundary of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Residential development could be a logical extension to existing development in Brackendale Grove and whilst it would constitute some encroachment into open countryside, any visual impact could be mitigated by the addition of appropriate landscaping/screening. The site's accessibility to existing infrastructure is relatively poor, which could be a constraint to development.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site was put forward by an agent on behalf of the above owner, but the site was believed to have been purchased by a collective of local residents, with the express purpose of protecting the site from residential development. It is now believed that the developer retains development rights or an option over the site, though further clarification is being sought.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Harpenden.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).
The orientation of the site in regard to adjoining dwellings will reduce realistic capacity on the site.
Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 1.2 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	30

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

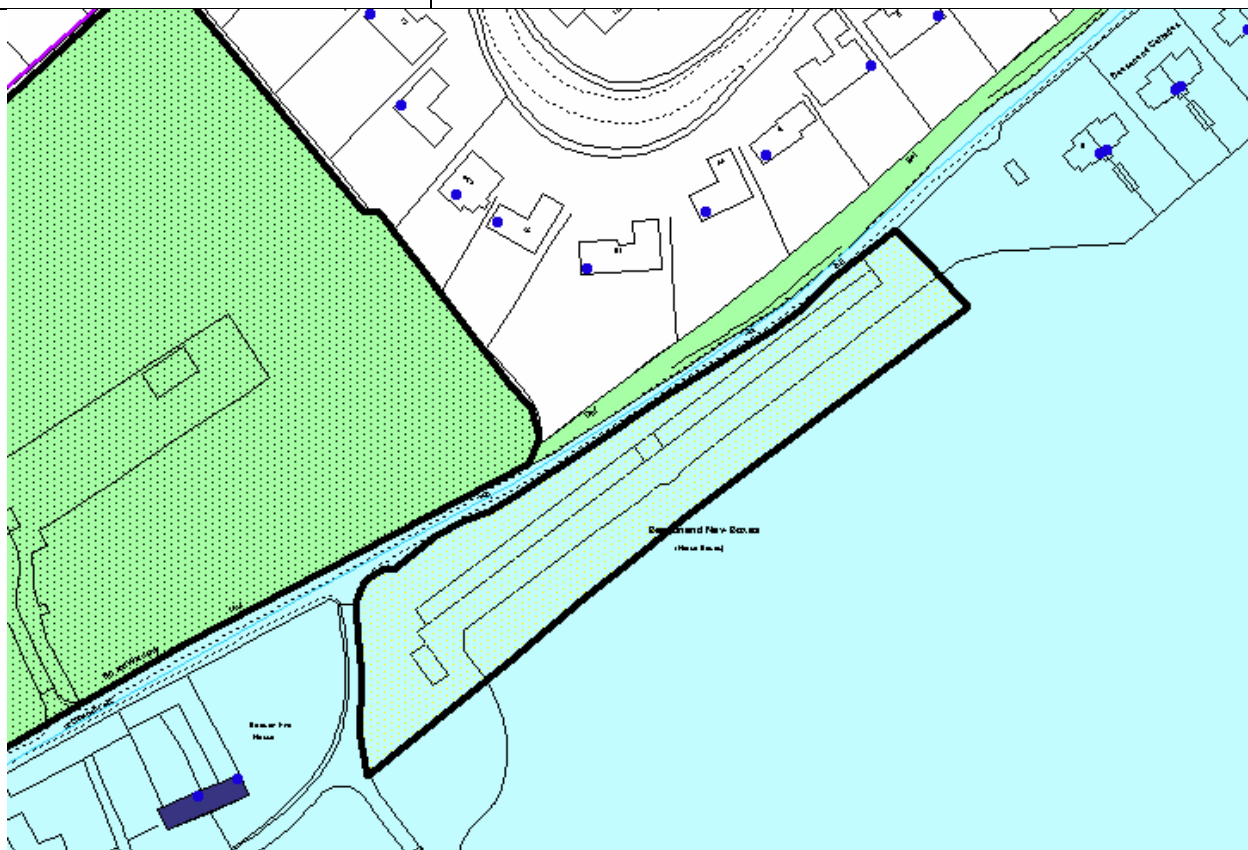
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-164
Site address (or brief description of broad location)	Beesonend Stables Beesonend Lane Harpenden AL5 2AB



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Childwickbury Stud Mgmt Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	M Briffa Briffa Phillips Architects
Area of site or broad location (hectares)	0.46 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural / Equestrian)
Current use(s)	Disused Stable Blocks, "Tack Room", Access path

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties to north east along Beesonend Lane. Beesonend Farm to south west along Beesonend Lane. Isolated residential property and green space to north. Open Green Belt and Childwickbury Conservation Area to South.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/2700 Beesonend Lane, Harpenden Certificate of Lawfulness (existing) - Use as livery stables This application was given the decision - Cert of Lawfulness - Refused on 02/01/2008</p> <p>On the balance of probability, the Local Planning Authority has insufficient evidence to show that the proposed use has been carried out over a continuous period during the last ten years prior to the date of application, as set out at Section 171B(3) of the Planning and Compensation Act 1991. On the basis, a Certificate of Lawfulness cannot be issued.</p> <p>5/2006/1560 Land adjacent to, Beesonend Lane, Harpenden, Conversion of stable blocks A and B into seven accommodation units, internal and external alterations and associated parking and use of tackroom as bicycle store (resubmission following withdrawal of 5/06/0440) This application was given the decision - DC4 Refusal on 06/09/2006</p> <p>1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St Albans District Local Plan Review 1994 wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire Structure Plan 1991-2011 and Alterations 2001-2016 and Policy 1 of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>2. The proposed change of use to 7 no residential units would have a materially greater impact on the openness of the Metropolitan Green Belt than the existing use of the buildings as stables by reason of the intensification of the use of the site and the associated residential curtilage. Also, on the basis of the information provided, the application may result in the substantial rebuild of the existing stable buildings.</p> <p>3. The proposal would have a detrimental impact on the character of the Conservation Area by reason of the addition of significant areas of car parking and the intensification of the use of the site, contrary to the aims of Policy 85. The proposal would also have a detrimental impact on the character of the locally listed buildings by reason of the external changes proposed, contrary to Policy 87 of the St Albans District Local Plan Review 1994.</p> <p>4. The applicant has failed to provide sufficient evidence to satisfy both a functional and financial test. As such the proposal is contrary to Policies 14 (Agricultural Workers, Permanent New Dwellings) and 17 (Ancillary Dwellings in the Green Belt) of the St Albans District Local Plan Review 1994.</p> <p>5/2006/0440 Land adjacent to, Beesonend Lane, Harpenden Conversion of stable blocks A and B into seven accommodation units, internal and external alterations, associated parking and use of 'tackroom' as bicycle store. This application has been withdrawn</p> <p>Article 4.7 Direction at Childwickbury Stud – “Tack Room” has restriction on painting externally.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps#

Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes, locally listed
Proximity of Listed Building(s)	Yes**	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes, Childwickbury CA.3
Tree and hedgerows	Yes*	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No***	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps*****
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Perhaps*****
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes****	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No

Comments/observations (including details of other physical constraints or site designations)			
<p># Access along Beesonend Lane is single car width at points.</p> <p>* Substantial mature trees and hedgerows around perimeter of site.</p> <p>* Site is locally listed.</p> <p>** Beesonend House is Grade II Listed and within close proximity to the site.</p> <p>*** Residential development would have a marginal impact on land to the south of the site.</p> <p>**** Removal of the site from the Green Belt would create significant additional development pressure on adjoining land to the south.</p> <p>***** Development may result in encroachment into open countryside, depending on its scale and nature.</p> <p>***** Development may be visually intrusive from the surrounding countryside, depending on its scale and nature.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 101	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	In part*
Comments/observations (including details of any other national, regional or local policy constraints): Policy 87 Locally listed buildings * Not wholly Greenfield site due to existing horse stables and "Tack Room".			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Appropriate investigation of alternative building uses. If other uses were ruled out, sensitive design, including retention of existing buildings as far as reasonably possible and limitations on the scale and nature of any development, could minimise potential impacts of any development.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This site is shortlisted only in relation to re-use/adaption of existing buildings on the site. Conversion to offices would be preferable to housing (particularly given the orientation of the site and the shading created by existing trees close to the buildings) Residential conversion may be possible, although problematic. Planning permission was refused for 7 dwellings on the site, as the plans were to virtually demolish the stables, with significant new build elements. The aspect of the nearby Grade II listed Beesonend House would have to be protected.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This site is considered only in relation to re-use/adaption of existing buildings on the site and conversion to offices would be preferable to housing (particularly given the orientation of the site and the shading created by existing trees close to the buildings). Appropriate investigation of alternative building uses would be needed and only if other uses were ruled out, would residential uses be at all likely.	
Likely timeframe for development (i.e. completion)		

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Any new development would need to be sympathetic to its Conservation Area setting and would need to address its character and relationship to neighbouring dwellings, including Beesonend House, which is Grade II Listed and within close proximity to the site

The site itself is locally listed and the 'Tack Room' has an Article 4 directive on it.

Substantial mature trees and hedgerows very close to the existing stable buildings on site will need to be retained and mean that shadowing will be an issue, possibly limiting site capacity.

Access along Beesonend Lane is single car width at points and very unlikely to be widened, so substantial dwelling and subsequent car travel increase would likely need to be very limited to minimise highways issues.

This site is only likely to be suitable for residential gain based upon sympathetic re-use/adaptation of existing buildings on the site, without significantly increasing the overall built footprint.

Estimated capacity suggested by landowner/agent	7 - Planning permission was refused for 7 dwellings on the site, as the plans were to virtually demolish the stables, with significant new build elements. The submitted sketch indicates removing the site from the Green Belt and redeveloping the entire site, which is extremely unlikely to occur.
Council's own estimated capacity	4

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

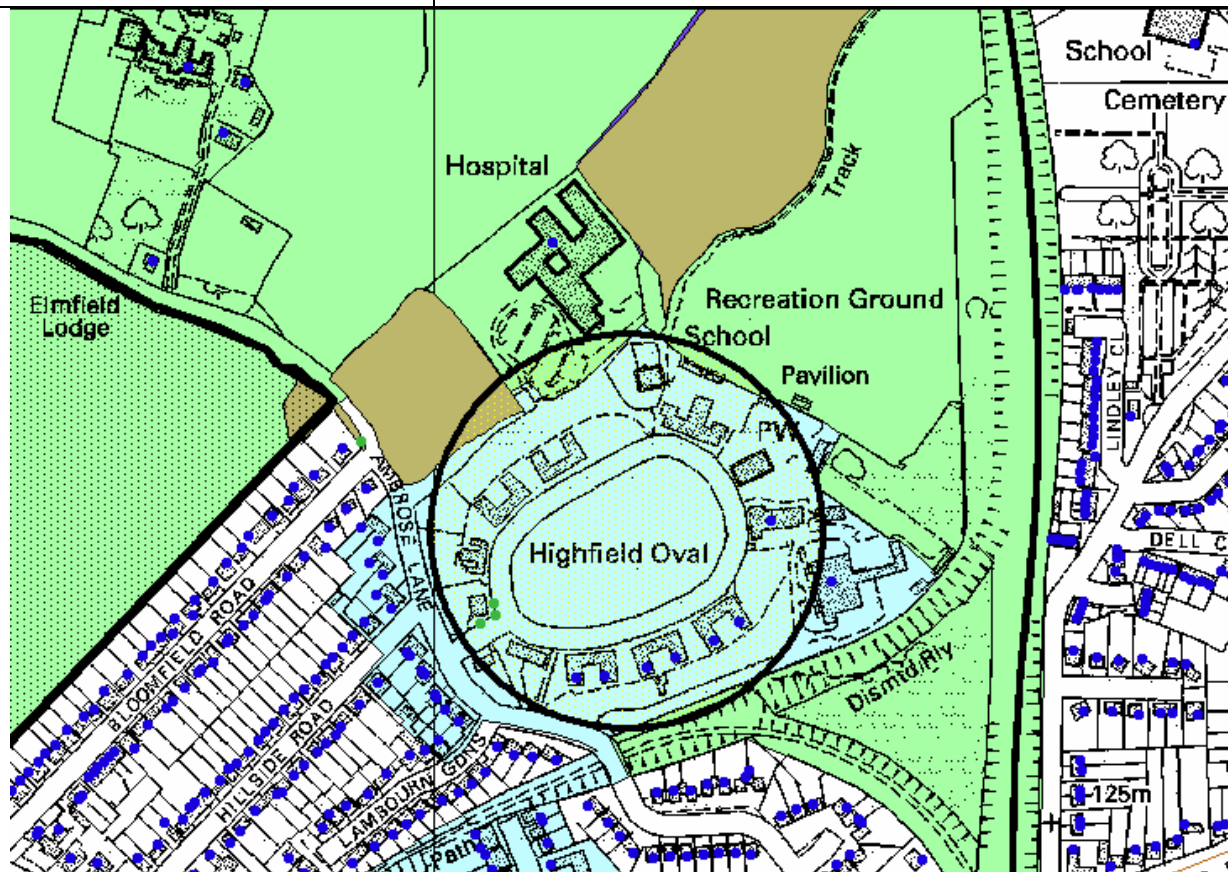
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-175
Site address (or brief description of broad location)	Land at Highfield Oval, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Youth With A Mission (and possibly NCH).
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	No specific site area.
Category of site (e.g. agricultural etc)	Education / Open Space
Current use(s)	Christian charity organisation Youth With A Mission, open green space

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential development lies to the south west of the site. Open countryside lies to the north west, beyond the BUPA hospital complex, whilst the dismantled Nicky Line and the operational Midland Mainline railways adjoin the southern and eastern boundaries of the Highfield Oval site. Immediately to the north lie a large recreation ground and an area of open space. Westfield Wood and Ambrose Wood contain the hospital site along its north eastern and south western edges.
Method of site identification (e.g. proposed by landowner etc)	SADC Policy 132 and previous site studies
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>The Inspector felt the inclusion of the site in the Green Belt was in keeping with similar decisions taken in the case of other institutional uses on the fringe of settlements. A boundary was also sought which would produce a hard settlement edge. Even the Oval itself is dominated by open space and greenery, and could not be regarded as part of the built up area. The settlement edge had to be drawn to the south and south west of the site.</p> <p>The objection site was in 2 distinct parts. The Oval with its associated buildings was of some considerable architectural merit. To the rear lay about 5 ha of recreational area, which could have been returned to agricultural use if it was no longer needed for recreational purposes. The open area was considered very important in the views from the eastern side of the Lea Valley.</p> <p>The chosen green belt boundary was considered correct and defensible, bearing in mind the character of the Oval. The woodland and hedges around the site linked with the fields beyond. The private hospital on the northern boundary of the site was permitted taking into account exceptional need. The triangular entry of the green belt into Harpenden in this area was clearly vulnerable and to sever any part of it would have made the remainder more difficult to defend.</p> <p>Although the Council did not recommend changes to the Green Belt boundary, it did state that a conservation study would be carried out, taking into account possible future uses of the site.</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Highfield Oval was considered under Policy 132, which related to possible future uses of the site. As in the 1982 Inquiry (see below), the Council considered that the Green Belt boundary was well defined and defensible, bearing in mind the open character of Highfield Oval and the countryside to the north. If the site was released from the Green Belt and developed further it was thought that it would have extended Harpenden and that its open character as a fringe area between the urban settlement and open countryside would have been lost, to the detriment of Green Belt objectives.</p> <p>The Inspector considered that the institutional use of Highfield Oval was an appropriate Green Belt use and that its redundancy did not constitute a reason for its release. He went on to say that the site had a predominantly open, rural character in keeping with many other fringe areas of the Green Belt, which often included some buildings. If some or all of the site was to be released from the Green Belt, the Inspector felt that its development would have enlarged and intensified the built up area of Harpenden and diminished the area's intrinsic character.</p> <p>Overall, he could find no reason to justify an amendment to the existing Green Belt boundary.</p> <p><u>General Planning History</u></p> <p>Green Belt Study 2003 "Further development on these two sites would undoubtedly have a visual impact on the surrounding countryside and would affect mid to long distance views to the north/north west. It may also create additional development pressure on adjoining land to the south/south west.</p> <p>In light of the above, there is a strong case against assessment of the sites against Stage 2 criteria. However, both sites constitute previously developed land and Policy 132 of adopted Local Plan relates specifically to the future uses of Highfield Oval. It would therefore seem appropriate to consider whether the provisions of Policy 132 still apply or whether there is scope for achieving higher density development on these sites, if the Green Belt boundary were amended."</p> <p>1990 Application for change of use to residential, including conversion of existing buildings and erection of new buildings, was refused.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes, Oval site
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Perhaps	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes

Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) The impact of development that accords fully with Policy 132, but would still provide an increase in net housing provision, is quite different from any wholesale redevelopment of the site, whose impact would be of an entirely different scale and nature.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	TBC
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Area in north west corner of site and three TPO points near main entrance * Community value to current youth orientated uses.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	YWAM are in the process of drawing up a Masterplan for redevelopment for their institutional use (including enhanced community use) of the Oval site, which does not include any residential (non-institutional) elements. Whilst it is not impossible that there may be some housing redevelopment over the long term, there is no degree of certainty about it.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site is shortlisted only on the basis of potential conversion of existing buildings, where the existing character of the site is retained, with no increase in built footprint. (Whilst the principle of residential conversion is accepted, in practice this could be problematic given the existing internal and external configuration of the buildings). The current owners have no plans to relocate their current institutional uses, but this is a site with a long planning history and its future needs to be monitored closely. The existing factory building on this site could have redevelopment potential.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site was subject to a policy in the 1994 Local Plan Review and was considered in the SHLAA only in relation to potential conversion of existing buildings on the site. The current owners are believed to be in the process of drawing up a Masterplan for redevelopment for their institutional use (including enhanced community use) of the Oval site, which does not include any residential (non-institutional) elements.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. Whilst it is not impossible that there may be some housing redevelopment over the long term, there is no degree of certainty about what form it may take.
Likely timeframe for development (i.e. completion)	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

The site is considered only on the basis of potential conversion of existing buildings, where the existing character of the site is retained, with no increase in built footprint.

Residential conversion could be problematic given the existing internal and external configuration of some of the buildings

Assuming the existing uses were wholly relocated elsewhere and the overall site was converted / redeveloped for housing, where the existing character of the site is retained, with no increase in built footprint.

It is likely that any development would primarily consist of re-use and conversion of existing buildings into a combination of apartments and larger dwellings. It is possible that some additional dwelling types appropriate to the area (a broad mix of apartment blocks and two and three storey family housing, including semi-detached and townhouses) could also be accommodated on site.

Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, approximately 35 dwellings per hectare is a reasonable estimate, on approximately 2 hectares of existing built footprint equivalent, in Zone 5.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, it could be in the region of 70 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

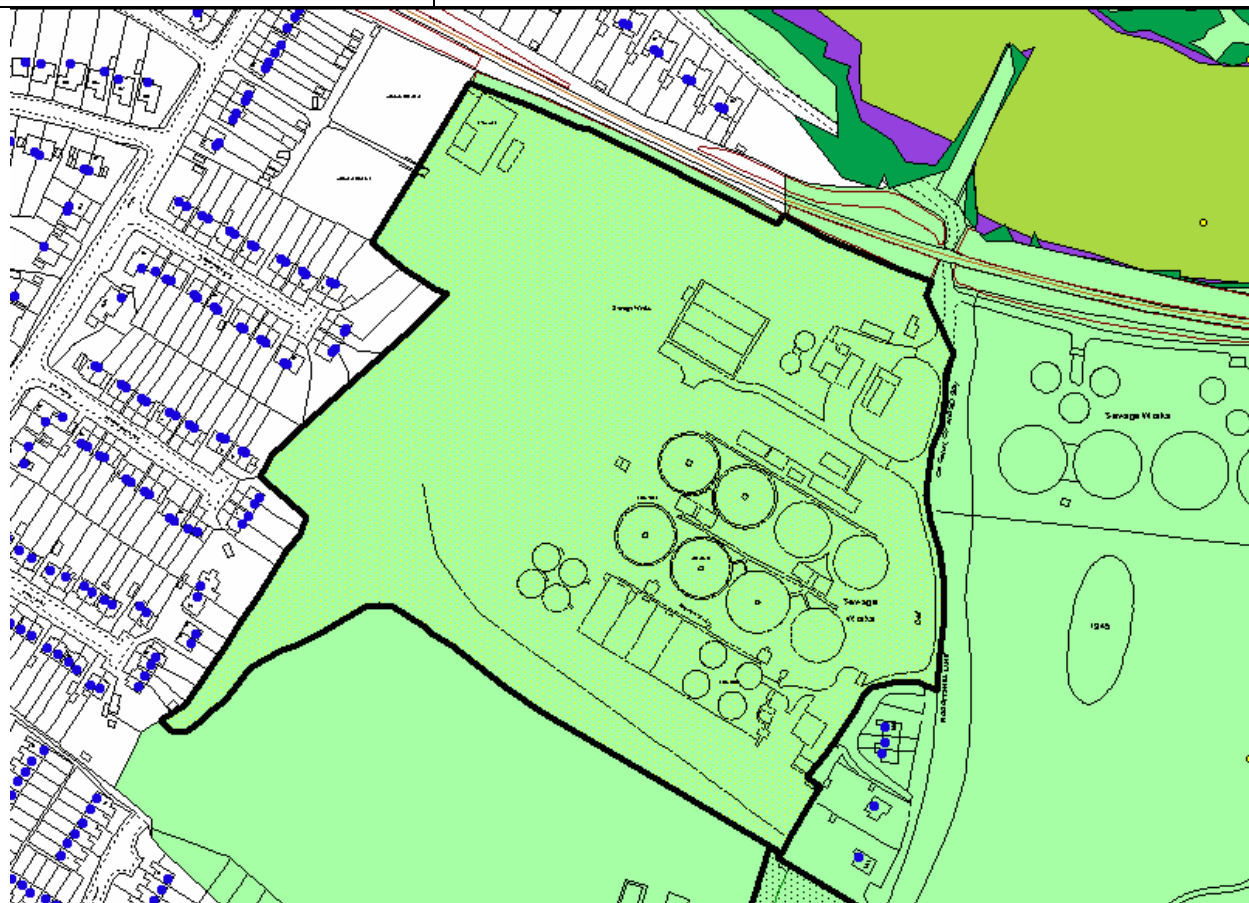
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-180
Site address (or brief description of broad location)	Sewage Works and adjoining SADC owned land, Piggottshill Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Thames Water & SADC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	6.11 Hectares
Category of site (e.g. agricultural etc)	Other urban uses / Sites within the Green Belt
Current use(s)	Sewage works and large open green space adjacent

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential development lies to the west and rough ground (Crabtree Fields) lies to the south. The former railway embankment abuts the northern edge of the site and Piggottshill Lane runs along the site's eastern boundary.
Method of site identification (e.g. proposed by landowner etc)	1992 Inspectors Report, Green Belt Review 2003
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>In 1992, Thames Water considered that the site's Green Belt designation could seriously inhibit the company's ability to fulfil its statutory obligations. The Council argued that operational needs did not constitute special circumstances to justify a change in the site's designation. It went on to say that the existing boundary prevented urban sprawl and protected the countryside from encroachment.</p> <p>The Inspector considered that, although the main sewage works site did contain buildings and other structures, the sludge and filter beds were not unduly prominent and there was a considerable amount of attractive open semi-wild and landscaped areas, with screening vegetation along the Lane itself. He also considered that if the site was eventually found surplus to operational requirements, housing development was not the only option for the future as there were methods of restoration and improvement which would be much more compatible with Green Belt objectives and have less impact on the local environment.</p> <p>On the basis of the above, the Inspector recommended no modification to the Local Plan.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 "it is clear that the area is rural in character and that development would have a detrimental impact on visual amenity, whilst also increasing development pressure on the remaining land to the west of Piggottshill Lane (i.e. Crabtree Fields and the H12 site).</p> <p>The existing Green Belt boundary is fairly well defined and, whilst it could be argued that Piggottshill Lane could form a more defensible long term boundary, this is not sufficient justification for recommending that this site be released from the Green Belt."</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Likely, but remediable
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No

Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Electricity substation.
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Yes*	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No

Comments/observations (including details of other physical constraints or site designations)			
<p>* Vehicular access via Piggotshill Lane is extremely limited at present. However, it is possible that access could be provided via Waldegrave Park or by creating a new access from Glemsford Drive, Weybourne Close or Holly Walk (this would require demolition of a dwelling(s)).</p> <p>* Development of this site would increase development pressure on land to the south i.e. SHLAA-GB-H-59 – Land off Piggotshill Lane.</p> <p>* Release of the site in isolation would not result in a more clearly defined Green Belt boundary. However, it may be that Piggotshill Lane could form a more robust, long term boundary.</p> <p>* Large parts of the site are rural in nature, other than the main beds area.</p> <p>* At present, the site is very well screened, so loss of visual amenity to surrounding land may be minimal. However, access would need to be improved and this may well result in reduced visual amenity.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Unclear	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Thames Water has no plans to vacate or redevelop this site, which is still in operational use.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>This site would be suitable in principle for residential development. Vehicular access via Piggotshill Lane is extremely limited at present, but it is possible that access could be provided via Waldegrave Park (although changes in ground levels would be a constraint) or by creating a new access from Glemsford Drive, Weybourne Close or Holly Walk (this could require demolition of a dwelling). The site's accessibility to existing infrastructure is relatively poor.</p> <p>Site should be given further consideration in conjunction with adjoining land on Piggotshill Lane (Site 59). Piggotshill Lane could then form a more permanent Green Belt boundary.</p> <p>Thames Water has confirmed that the sewages works are still in operational use and there are no plans to vacate the site in the short to medium term. Consequently, the site's deliverability is questionable.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site was put forward due its substantial capacity for housing on a large site consisting in part of previously developed land and given the site's location in the Green Belt, on the edge of Harpenden, which could over a period of time be redeveloped for dwellings, but Thames Water have no current plans to cease operations at this location. The SADC owned part would only realistically be developed as part of a comprehensive scheme, involving the sewage works.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, over time, but achievability would require the sewage treatment use to be located elsewhere (either over Piggottshill Lane or further afield) which presents major technical and financial challenges.	
Likely timeframe for development (i.e. completion)		

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the sewage treatment use could be located elsewhere (either over Piggottshill Lane or further afield) and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

The site contains mature hedging and substantial mature trees, around its perimeter and to a lesser extent within the main portion of the site. This substantial screening would need to be kept, causing some reduction in overall capacity.

The site contains a reasonably large electricity substation, believed to be unconnected with the sewage works, which would cause a reduction in site capacity.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 4.5 hectares available out of 6 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	150

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

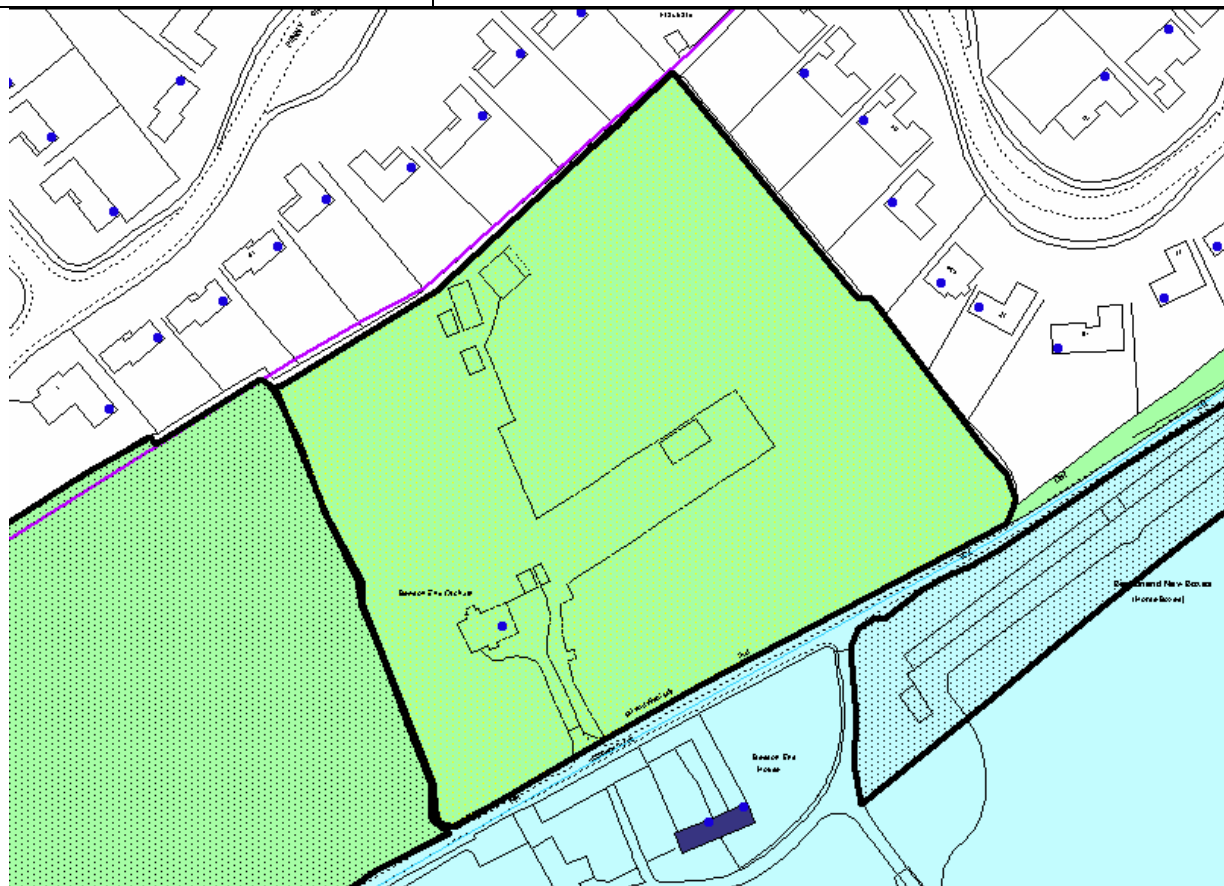
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-291
Site address (or brief description of broad location)	Beesonend Orchard, north of Beesonend Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.98 Hectares
Category of site (e.g. agricultural etc)	Part Residential, part Agricultural
Current use(s)	Partly house and large garden, partly small field.

Character of surrounding area (including adjoining land uses; site outlook etc)	The site itself as a whole is broadly rural in nature, though it abuts the residential edge of Harpenden to the north and east. Open fields extend to the west and over Beesonend Lane and a narrow strip of Green Belt development to the south.
Method of site identification (e.g. proposed by landowner etc)	Previous proposals by Agent/Landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2005/0522 Beesonend Orchard, Beesonend Lane, Harpenden, AL5 2AB Two storey side extension and detached replacement double garage (resubmission following refusal of 5/04/2717) This application was given the decision - DC3 Conditional Permission on 03/05/2005</p> <p>5/2006/0712 Beesonend Orchard, Beesonend Lane, Harpenden, AL5 2AB Certificate of Lawfulness (proposed) - Demolition of outbuildings and erection of single storey building housing swimming pool and games room This application was given the decision - Cert of Lawfulness - Refused on 25/05/2006</p> <p>5/2007/1762 Beesonend Orchard, Beesonend Lane, Harpenden, AL5 2AB Replacement donkey and mower sheds This application was given the decision - DC3 Conditional Permission on 11/09/2007</p> <p>05/01/1630 – Change of use of 300sq m green belt land to form a part of back garden, R/O 14 Pennycroft, Harpenden. – Refused.</p> <p>1992 Public Inquiry – Inspector found existing GB boundary to be sound and recommended no change.</p> <p>Adjacent to GB Study (March 2003) – Site H16 – Not considered/recommended for GB release as existing GB boundary is well defined. Development on this site would have an unacceptable visual impact on the openness of the surrounding area.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No*
Tree and hedgerows	Yes	Other habitat/green space	No

Proximity to Hazardous Installations (as per Policy 84b)	N/A	Public Right of Way	TBC
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes*
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) -Conservation area adjacent to the south boundary of the site, along Beesonend Lane. -Listed building to south of site, beyond Beesonend Lane. -Access to site is poor from Beesonend Lane, the lane is narrow and would require some form of widening to accommodate any increase in housing. Development on this site would be reliant on private vehicle for travel -Development pressure on land to the west.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 101	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	In part
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes</p> <p>The site comprises a dwelling house and large garden, together with a small adjoining field. Whilst development would have a degree of negative visual impact on the surrounding open countryside, the site is partly previously developed land and could be suitable for residential development, with Beesonend Lane forming an appropriate Green Belt boundary.</p> <p>If the site was further developed, it could create additional development pressure on land to the west. Access along Beesonend Lane is narrow and could not accommodate further housing development without being widened, which would have a negative impact on the rural character of this country lane. Access could possibly be created by demolishing a dwelling in The Deerings or Pennycroft.</p> <p>Beesonend Cottages are in an Article 4 area and new development must not harm their character or setting.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. There has been no recent application for residential redevelopment and given recent approvals on site and the length of time since additional dwellings were last proposed, there is some doubt as to if or when it may be available in the future.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Harpenden.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses) and its local prominence.

Public footpath along the northern edge of the site may cause a small reduction in overall density.

There are numerous substantial mature trees on site, causing a reduction in overall density.

New access would likely be created by demolishing a dwelling in The Deerings or Pennycroft, reducing net dwelling gain.

Given the prominence of the site in the landscape, greater than usual landscaping is likely to be necessary, causing a reduction in overall density.

If developed at all, this site is likely to be developed in conjunction with SHLAA 61 adjacent, which may increase achievable capacity.

Approximately 20-25 dwellings per hectare is a reasonable estimate, on approximately 2 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	45

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

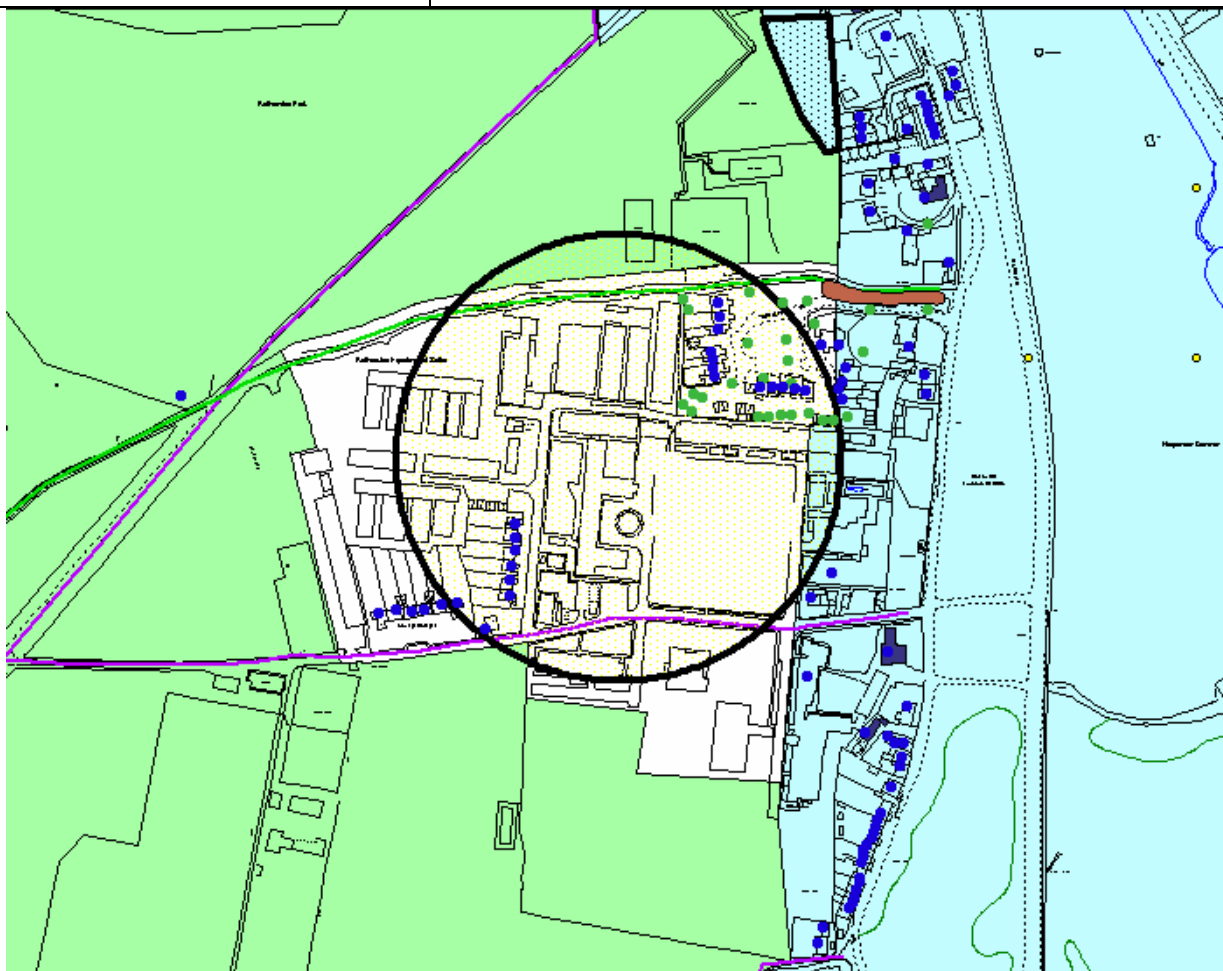
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-295
Site address (or brief description of broad location)	Rothamsted Experimental Station, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Lawes Agricultural Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	Richard Oakley – Bidwells
Area of site or broad location (hectares)	No Specific Site Area
Category of site (e.g. agricultural etc)	Employment Land

Current use(s)	Rothamsted Research buildings.
Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the south and west. Rothamsted Park to the north. Principally residential housing to the east.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	5/2000/2171 Demolition of existing buildings and erection of new research laboratory This application was given the decision - DC3 Conditional Permission on 06/03/2001

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No*
Tree and hedgerows	Some	Other habitat/green space	Minor
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Ecology Database Site 55/005 * Grade II Listed and locally listed buildings at the road facing side of the site. * Adjacent to the Conservation Area			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	In part
Comments/observations (including details of any other national, regional or local policy constraints): * Designated employment area (EMP3A) in the adopted Local Plan (Policy 20). Scored Average overall and average for all categories except "good" for Accessibility By Road and "poor" for Internal Environment in the 2006 Interim Employment Land Review. * Rothamsted Research is a world leading research institution			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	Yes.
(i.e. should this site be given	Rothamsted Research is a world leading research institution that has

further consideration for housing development? If no, provide reasons)	<p>invested heavily in new buildings and facilities on the site in recent years and it provides considerable social and community value in that role.</p> <p>This is a well-located site, consisting of mainly previously developed land, with some land to the south of the site lying within the Green Belt (approx half of which is occupied by a car park). The eastern part of the site lies within the Harpenden Conservation Area and there are listed and locally listed buildings within the Rothamsted complex.</p> <p>Any new development within the site is more likely to be B Class business incubator style units, rather than housing, although there may be some limited residential capacity along the site frontage on Leyton Road. There needs to be a clearer understanding of the owner's intentions for the site e.g. whether there are plans for any consolidation of existing uses which could provide some capacity for residential development, without compromising research operations.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. There are no current plans by Rothamsted for residential redevelopment, but it is one of the possibilities to fund expansion of the research facilities that is actively being considered.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes - there may be some scope for consolidation of existing uses, which could provide some capacity for residential development, without compromising research, which would likely be very marketable given the location and would be unlikely to have any factors associated that would stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS		
There may be some scope for consolidation of existing uses, which could provide some capacity for residential development, without compromising research operations.		
Estimated capacity suggested by landowner/agent		
Council's own estimated capacity (if different from the above)	Whilst it is not impossible that there may be some housing redevelopment over the long term, there is no reasonable degree of clarity about what form or size it may take.	

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA/GB/H/53
Site address (or brief description of broad location)	Pennypond, Annables Lane, Kinsbourne Green, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Maureen Bliss
Contact details - if different from above (e.g. agent, planning consultant etc)	Rowland Sillito DLA Town Planning Limited
Area of site or broad location (hectares)	0.35 ha
Category of site (e.g. agricultural etc)	Residential curtilage within a Green Belt Settlement (Annables, Kinsbourne Green)
Current use(s)	Private garden land

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is surrounded by large residential properties and associated private gardens. Semi rural location. Dove House Farm complex to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p>From 2000 onwards – No development control history.</p> <p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Not considered directly, however, the Inspector did note when considering Dove House Farm adjacent that "I do not consider that even limited frontage development in this location would be compatible with the green belt policy which in my view rightly covers the whole area".</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Minor
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site lies close to a County Wildlife Site (41/001 – Kinsbourne Green) * Site lies within a Green Belt Settlement (Kinsbourne Green) * Grade II Listed Old Dove House to the west.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 99	Site with social or community value (provide details)	No
Tree Preservation Orders	No		
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This site comprises garden land within the curtilage of a residential property and is surrounded by other large dwellings in private gardens. Whilst the site is suitable for further residential development in principle, capacity is limited due to the site size and the need for suitable screening to mitigate against visual impact in this semi-rural location. Grade II Listed Old Dove House and the whole Dove Farm complex to the west may also be constraints.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Through Core Strategy consultation the Council has sought views of stakeholders on whether or not to reclassify one or more of the existing Green Belt Settlements as 'large villages excluded from the Green Belt'. This includes Annables, Kinsbourne Green. For this site to be reasonably achievable, Annables Kinsbourne Green would have to be reclassified through this process.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2001-2016	
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS This site comprises garden land within the curtilage of a residential property, in an area of generally large dwellings in private gardens. Only low densities would be in keeping with the area. Capacity is limited due to the need for suitable screening to mitigate against visual impact in this semi-rural location. Grade II Listed Old Dove House and the whole Dove Farm complex to the west may also be constraints.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	1

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

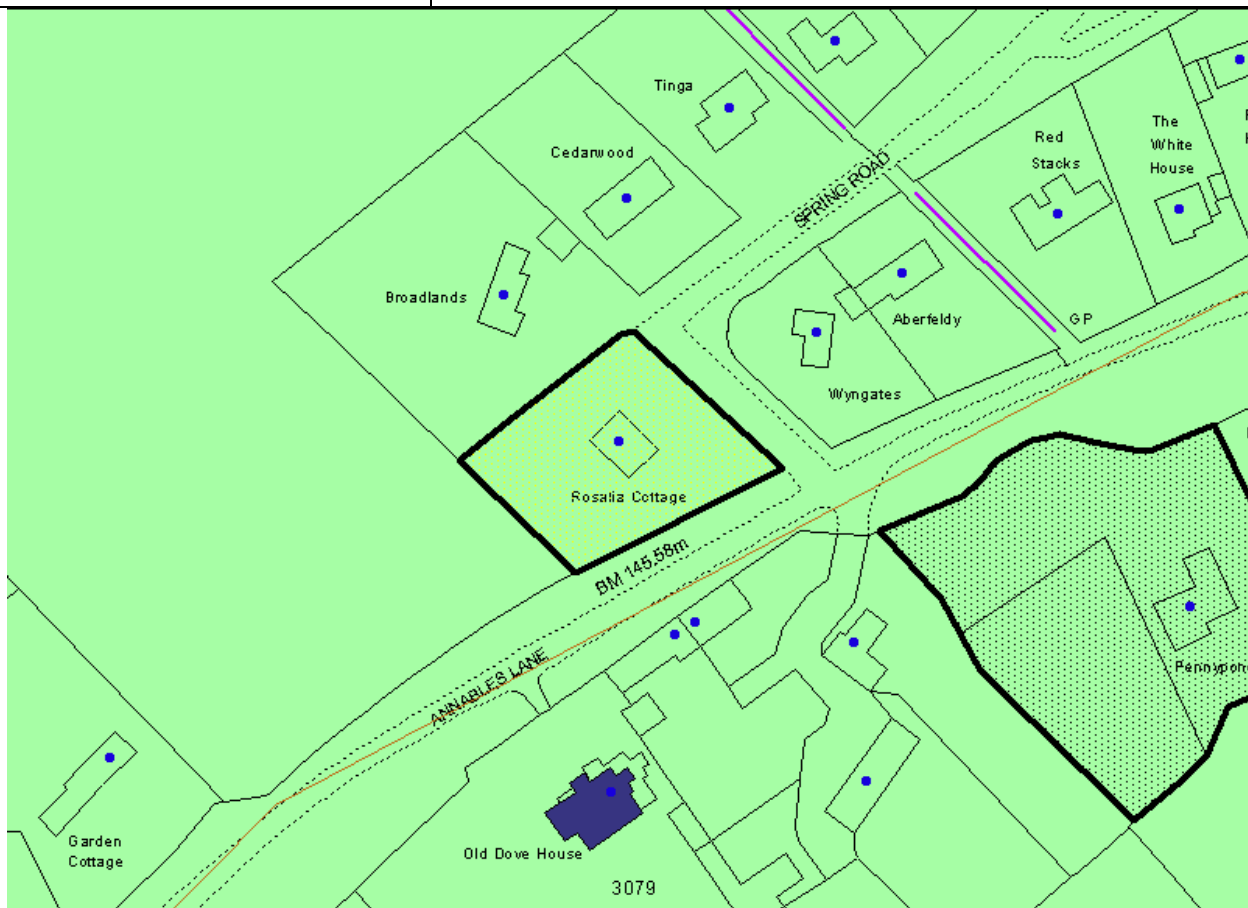
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-56
Site address (or brief description of broad location)	Rosalia Cottage, Annables Lane, Kinsbourne Green, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Amy Pattison
Contact details - if different from above (e.g. agent, planning consultant etc)	Rowland Sillito DLA Town Planning Ltd
Area of site or broad location (hectares)	0.14 hectares
Category of site (e.g. agricultural etc)	Residential use within a Green Belt Settlement (Annables, Kinsbourne Green)
Current use(s)	Private garden land surrounding detached chalet bungalow.

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties to the north west and north east. Annables Lane to the south east (tree screening along this boundary). Open agricultural fields to the south west. Whole area is rural in character. Nearby properties are generally very large and detached, set in private grounds.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p>Relevant planning history:</p> <p>5/2007/1729 – Demolition of existing and erection of new 4 bed dwelling. Refused (Dwelling would be significantly larger and of different character to the existing dwelling and would fail to reflect the character of the surroundings)</p> <p>5/2007/2597 – Resubmission of above. Conditional permission (Modest in scale and would integrate well with its surroundings. No harm to the open character of the Green Belt and no adverse impact on neighbouring properties).</p> <p>5/2008/0313 – Certificate of Lawfulness (existing) for a single storey outbuilding/garden room. Decision pending.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes**	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site lies close to a County Wildlife Site (41/001 – Kinsbourne Green) ** Old Dove Farm is a Grade II listed building, lying approx 60m to the south Site lies within a Green Belt Settlement (Kinsbourne Green)			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No		
Comments/observations (including details of any other national, regional or local policy constraints): 			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This site comprises private garden land surrounding a detached chalet bungalow and would be suitable for residential development in principle. However, capacity is very limited due to the site size and the need for suitable screening to mitigate against visual impact in this semi-rural location. Grade II Listed Old Dove House and the whole Dove Farm complex to the south may also be constraints.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Through Core Strategy consultation the Council has sought views of stakeholders on whether or not to reclassify one or more of the existing Green Belt Settlements as 'large villages excluded from the Green Belt'. This includes Annables, Kinsbourne Green. For this site to be reasonably achievable, Annables, Kinsbourne Green would have to be reclassified through this process.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS This site comprises garden land within the curtilage of a residential bungalow and is adjoined by large dwellings in large private gardens. Only low densities would be in keeping with the area. Capacity is limited due to the need for suitable screening to mitigate against visual impact in this semi-rural location. Grade II Listed Old Dove House and the whole Dove Farm complex to the west may also be constraints. Development may well result in no net dwelling gain.	
Estimated capacity suggested by landowner/agent	1
Council's own estimated capacity	1

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
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Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-58b
Site address (or brief description of broad location)	Builders Yard, Westfield Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Trustees of the F N Gingell Will Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA
Area of site or broad location (hectares)	0.46 Hectares
Category of site (e.g. agricultural etc)	Land in employment use
Current use(s)	Builders Yard and one residential house

Character of surrounding area (including adjoining land uses; site outlook etc)	Fields/paddocks to north, former railway line to west, river and green space to east, residential properties to the south. Edge of suburban residential character, with open Green Belt adjoining.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner, via Agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>The edge of the Builder's Yard was originally included in the Green Belt, to try and retain greater control over its uses. Then the Council tried to have the whole of the site behind the actual house in the Green Belt. The Inspector concluded that the whole of the site as defined by planning permission C/1093-62 be excluded from the Green Belt. The boundary was drawn around the yard, with a strip of Green Belt along the River bank.</p> <p><u>General Planning History</u></p> <p>Green Belt Study 2003</p> <p>"Part of the builders yard and the adjoining paddock currently lie within the Green Belt. However, in Phase 1 of the boundary study, it was agreed that the full extent of the Pinewood Landscaping and Building Supplies site be excluded from the Green Belt.</p> <p>Development of the paddock (i.e. the majority of the site) would be visually intrusive from adjoining countryside, which is rural in character. The current Green Belt boundary is logical and defensible, following the existing line of built development and the Lea Valley walk. Much of the site lies within the flood plain of the River Lea. Removal of the site from the Green Belt would increase development pressure on adjoining land, especially east of the Lower Luton Road and to the rear of Springfield Crescent / Riverford Close."</p> <p>As of 2008, the part of the Builders Yard that is within the Green Belt has not been removed from it.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Minor	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <p>* Listed Grade II Red Cow pub approx 10m away</p> <p>* A very small corner at the south east of the site is in Flood Zone 3b (Functional Flood Plain) and a further small portion is in Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability). The total proportion of the site with Flood designation is only approx 3-5 % of the total area.</p>			
Policy Constraints			

Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes, HCC CA 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Poor" for Internal Environment and External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	The part of the site within HCC CA 33 is very small and of minimal significance. Past history relating to exact location of Green Belt boundary.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This is a previously developed site. A very small corner at the south east of the site is in Flood Zone 3b (Functional Flood Plain) and a further small portion is in Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability). The total proportion of the site with flood designation is only approx 3-5 % of the total area. Listed Grade II Red Cow public house is approx 10m away. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location partly in the Green Belt and partly in the urban area, on the edge of Harpenden. The site is considered as very largely or completely (depending on exact site boundary) previously developed land.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	

	2021-2026	
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ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site, including the one existing dwelling, was redeveloped for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Appropriate distance away from and appropriate screening between the dwellings and the adjacent Grade II Listed Red Cow may cause a very small reduction in overall density.

The total proportion of the site with Flood designation is only approx 3-5 % of the total area, so may cause a very small reduction in overall density.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.46 hectares of overall site, in Zones 5/3.

Estimated capacity suggested by landowner/agent	17
Council's own estimated capacity	15

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

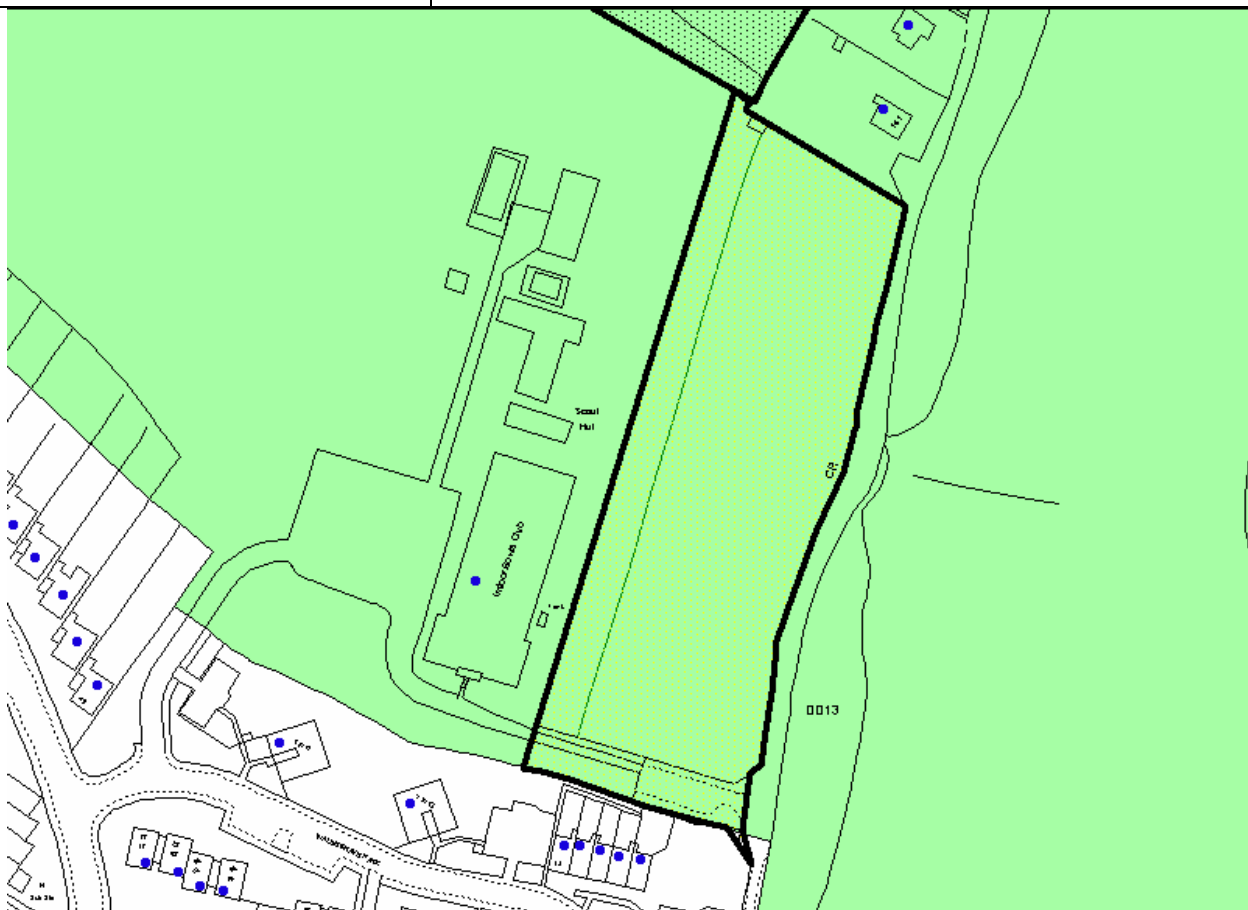
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-59
Site address (or brief description of broad location)	Land at Piggottshill Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire Land Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA Town Planning Ltd
Area of site or broad location (hectares)	0.94 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Unused land)
Current use(s)	Vacant

Character of surrounding area (including adjoining land uses; site outlook etc)	To the west and well screened by dense vegetation are an indoor bowling club, scout hut and other buildings of a temporary nature. Piggottshill Lane runs parallel to the eastern edge of the site (but vehicular access is very limited). Site is well screened on all sides by existing vegetation/hedgerows. Residential development (Waldegrave Park) lies to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (and the site was examined by Officers as part of the Green Belt Boundary Study in 2003).
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review Update</p> <p>In light of the later assessment of H11 (recommendation to retain in Green Belt) it was recommended by officers that H12 should be retained in the Green Belt (May 2003).</p> <p>Green Belt Review 2003</p> <p>Release of this site from the Green Belt in isolation would not result in a more clearly defined boundary. However, the future of the disused workings (now rough ground and public open space known as Crabtree Fields) to the west and the operational sewage works to the north is uncertain at this stage and it may be that Piggottshill Lane could form a more logical and defensible boundary in the long term.</p> <p>Although the site's accessibility is not ideal, it does lie in close proximity to primary schools, a designated employment area and public open space.</p> <p>Existing vehicular access to the site is very limited and would not be able to cope with any increase in traffic. However, it is possible that alternative access arrangements could be secured as part of a development scheme.</p> <p>On the basis of the above evidence, Officers consider that removal of this site from the Green Belt may be appropriate, but that a firm recommendation can only be made following further consideration of the future of adjoining land at the sewage works [considered later as H11].</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <p>* Vehicular access via Piggotshill Lane is extremely limited at present. However, it is possible that access could be provided via Waldegrave Park.</p> <p>* Release of the site in isolation would not result in a more clearly defined boundary. However, if the disused workings (now rough ground and public open space) to the west of the operational sewage works to the north were also released from the Green Belt, it may be that Piggotshill Lane could form a more logical and defensible boundary in the long term.</p>			

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	The existing Green Belt boundary is well defined and removal of the site could increase pressure for development on adjoining land. Vehicular access via Piggotshill Lane is very limited, although access could potentially be provided via Waldegrave Park (changing ground levels could be a constraint).
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes (but not in isolation).</p> <p>This site would be suitable in principle for residential development. Vehicular access via Piggotshill Lane is extremely limited at present, but it is possible that access could be provided via Waldegrave Park (although changes in ground levels would be a constraint).</p> <p>The site's accessibility to existing infrastructure is relatively poor.</p> <p>Site should be given further consideration in conjunction with adjoining land (Sewage Works – Site 180). Piggotshill Lane could then form a more permanent Green Belt boundary.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner. Access may need to come through Waldegrave Park, or other third party land, giving rise to a potential ransom situation, though access directly onto the public highway may also be possible.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Harpenden.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). The site boundary is currently a mixture of mature hedging and more substantial trees. This substantial boundary would appropriate to be kept, for amenity value and to retain appropriate screening from the adjacent leisure facilities to the west and residences to the north, causing some reduction in overall density. The narrowness of the site (particularly inside the boundary hedging), given that access would be unlikely to be acceptable directly onto Piggotshill Lane, would cause some reduction in overall density. Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 0.9 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	30
Council's own estimated capacity	22

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

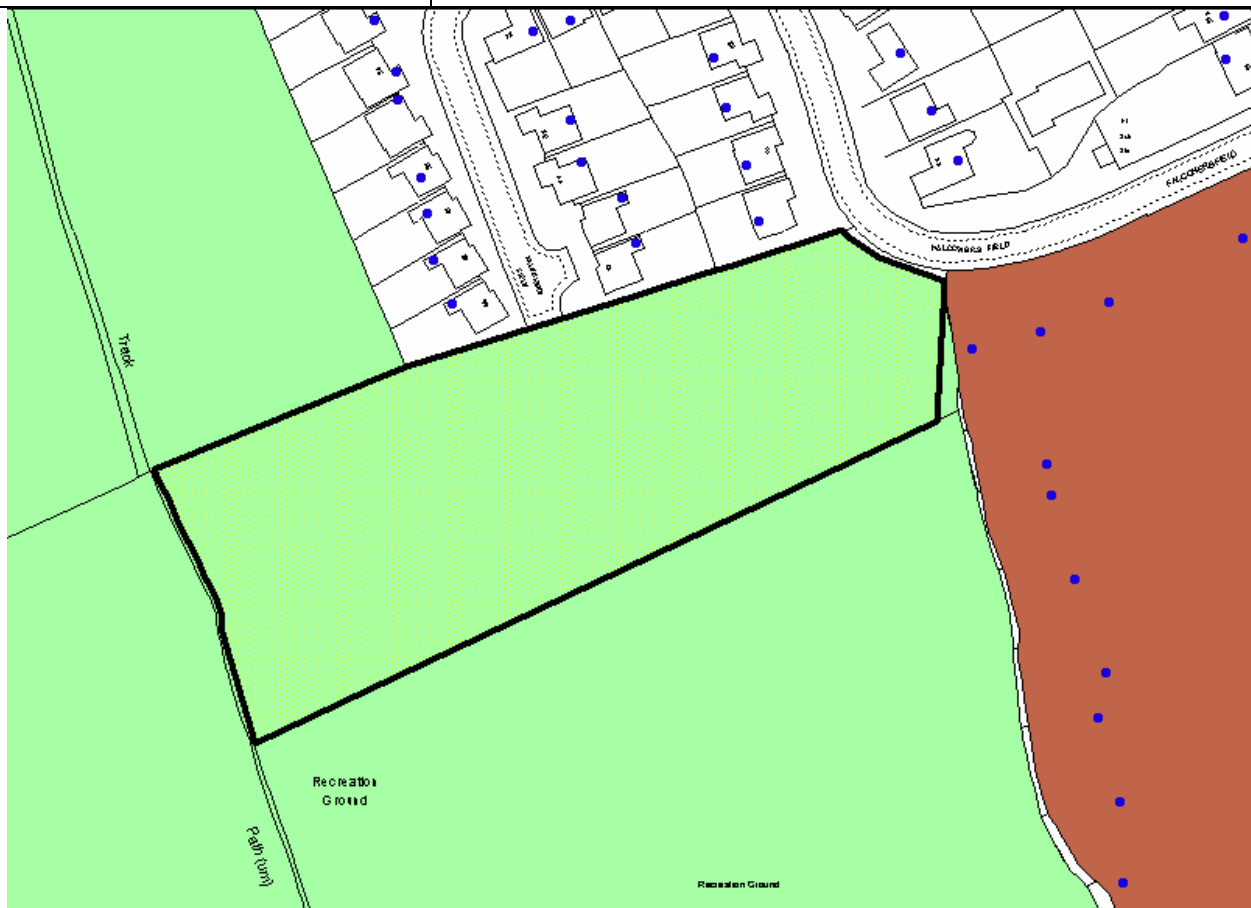
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-60
Site address (or brief description of broad location)	Land adjacent to Falconer's Field, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr R Catton
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free DLA Town Planning
Area of site or broad location (hectares)	1.16 ha
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Equestrian (although maybe currently vacant)

Character of surrounding area (including adjoining land uses; site outlook etc)	<p>Residential development abuts most of the northern boundary of the site. Falconers Field public highway and residential abuts east of the site. Access to the site is from Falconers Field. Agricultural farmland to the western boundary of the site and school (Roundwood Park School) sports playing fields to the south.</p> <p>Site is fairly well screened to the north west and west boundaries where it abuts open rural land. Very little screening between residential areas to the north boundary and school sports fields to the south.</p>
Method of site identification (e.g. proposed by landowner etc)	Proposed by land owner via agent
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/1980/0728 – Permission granted for shelter for ponies.</p> <p>5/1998/1745 – Permission granted for stables.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Equestrian fields
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * GIS does not indicate formal public right of way, although OS map indicates a track and path running north south along the western boundary of the site which adjoins a public footpath. * Development to the full extent of the site identified would cause demonstrable harm to the character of and be visually intrusive from the open countryside. * The development of this site would increase development pressure on the school playing fields to the south and the strip of land between the track and residential area to the north of the site.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Area adjacent to east of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>There are few physical constraints on this site. The greatest impact would be encroachment into open countryside and visual intrusiveness if developed. This could be overcome by introducing screening to the south and only developing the eastern side of the site. There could still, however, be some development pressure on adjacent land to the south and north west.</p> <p>The site's accessibility to existing infrastructure is relatively poor.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Harpenden.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). Appropriate distance and setback of the dwellings from the adjacent school playing fields may cause a very small reduction in overall density. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1.2 hectares of available site, in Zone 6.	
Estimated capacity suggested by landowner/agent	40
Council's own estimated capacity	40

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
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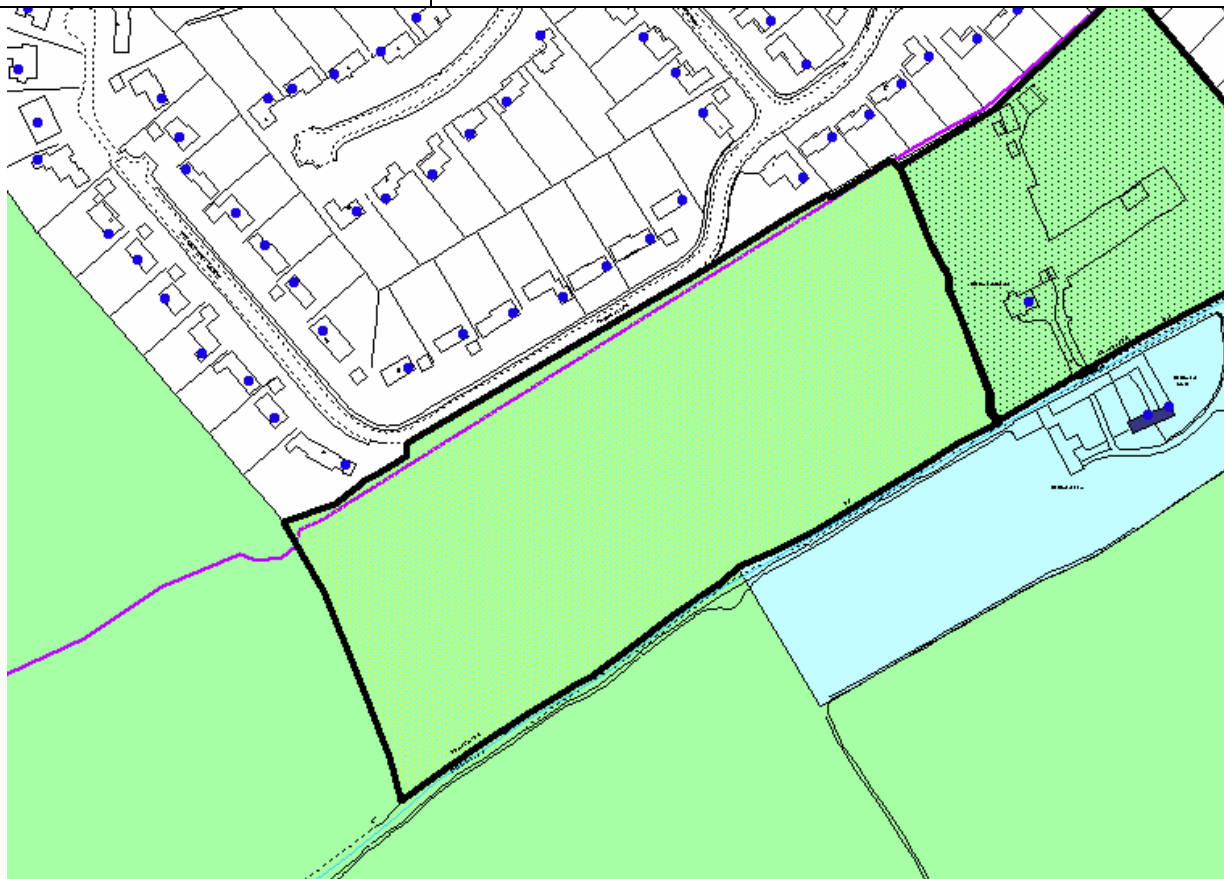
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-61
Site address (or brief description of broad location)	Land north of Beesonend Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Jarvis have an option on the site.
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane @ DLA
Area of site or broad location (hectares)	4.12 Hectares
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Agricultural Fields – indicated as vacant.

Character of surrounding area (including adjoining land uses; site outlook etc)	<p>Beesonend Lane and agricultural fields further beyond to the south of the site. Agricultural fields also bound the west and north of the site with Harpenden Golf course further north.</p> <p>Residential development to the east of the site. Beesonend Orchard abuts the south eastern edge of the site.</p> <p>Little or no screening is present around site boundaries, the site identified on plan cuts through open fields. The site can clearly be seen from residential dwellings fronting Pennycroft, and from the rear of dwellings facing Prospect Lane.</p>
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p>05/01/1630 – Change of use of 300sq m green belt land to form a part of back garden, R/O 14 Pennycroft, Harpenden. – Refused.</p> <p>1992 Public Inquiry – Inspector found existing GB boundary to be sound and recommended no change.</p> <p>GB Study (March 2003) – Site H16 – Not considered/recommended for GB release as existing GB boundary is well defined. Development on this site would have an unacceptable visual impact on the openness of the surrounding area.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No*
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	N/A	Public Right of Way	Yes
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes*
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes H16
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) -Conservation area adjacent to the south boundary of the site, along Beesonend Lane. -Listed building to south east of site, beyond Beesonend Lane. -Trees and hedegrows to the east of the site adjacent to Beesonend Orchard -Public Right of Way (footpath runs through the mid section of the site from west to east. Public right of way adjacent to the south west of site boundary. -Access to site is poor from Beesonend Lane, the lane is narrow and would require some form of widening to accommodate any increase housing. Access from Penny Croft is fairly adequate, however the site is some distance from the main transport network in the area (i.e St Albans Road, Redbourn Lane). Development on this site would be reliant on private vehicle for travel which would increase pressure on the existing road network, especially during peak hours given that part of the site is being proposed for a primary school. -Development pressure on land to the north west, between the site and Harpenden golf course. Would increase development pressure on Beesonend Orchard, as it would be surrounded by residential development on three sides.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * although provides visual amenity to those dwellings on Pennycroft			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	No
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Whilst development could have a negative visual impact on the surrounding open countryside, it could be argued that the site would be suitable for residential development in principle and that any new housing on the southern side of Prospect Lane could be suitably screened, with Beesonend Lane forming an appropriate Green Belt boundary (as acknowledged by the Inspector at the 1992 Local Plan Inquiry). The site's accessibility to existing infrastructure is relatively poor.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Harpenden.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses) and its local prominence.

The possibility of a sheltered housing scheme, as one option suggested by the landowner's agent, would be unlikely to be of a significantly different overall capacity, though likely to be a different form of development. Grade II Listed Beesonend House to the south-east may cause a very small reduction in overall density. Public footpath along the northern edge of the site may cause a small reduction in overall density. Given the prominence of the site in the landscape, greater than usual landscaping is highly likely to be necessary, causing a reduction in overall density. Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 4.1 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	120 – based on 37 dwellings per hectare (sheltered housing) for an approximately 4 hectare site, with an additional just under one hectare for landscaping, which is a slightly larger total site area calculation than that actually on the ground.
Council's own estimated capacity	100

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

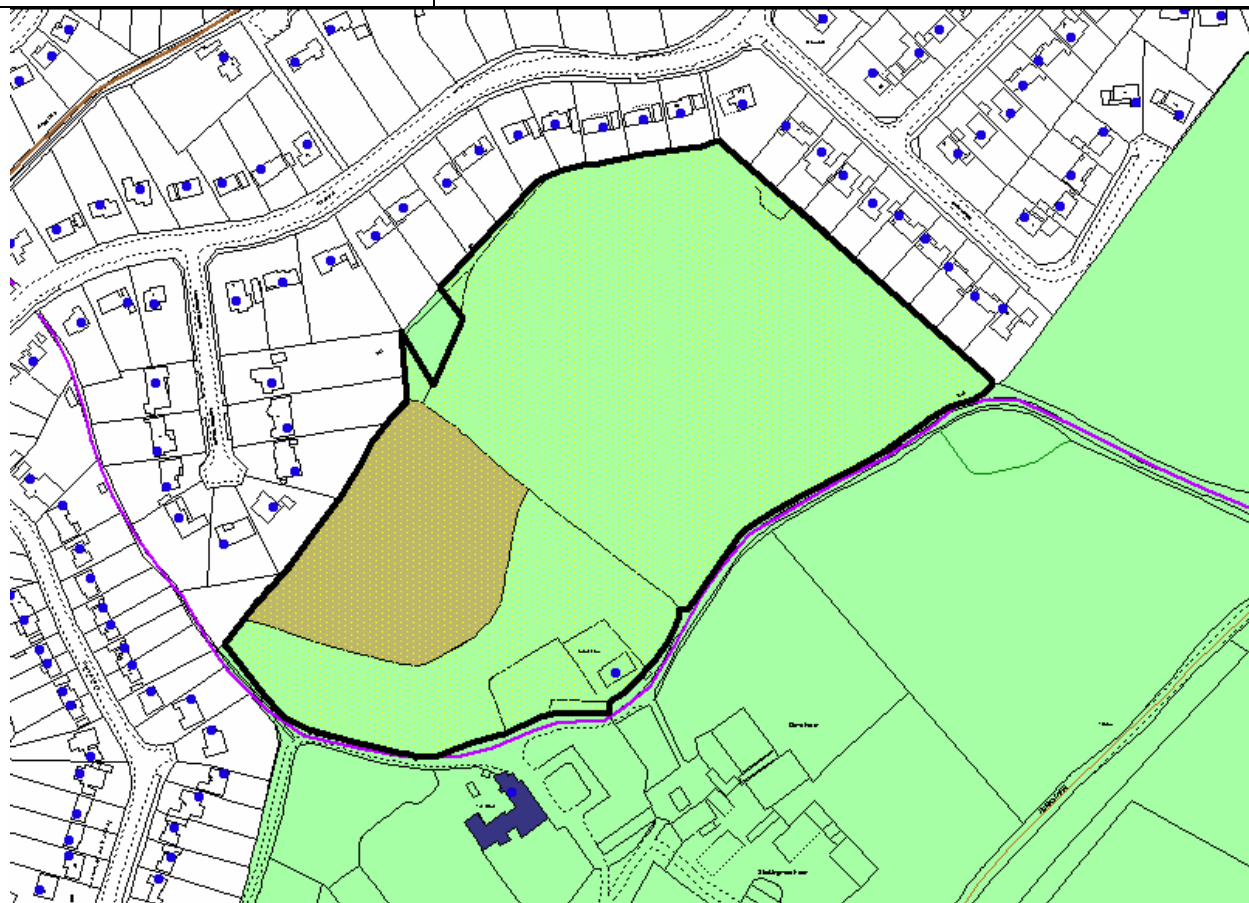
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-62
Site address (or brief description of broad location)	Grove Farm, Piper's Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr & Mrs Schofield
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA Planning
Area of site or broad location (hectares)	4.51 Hectares (1.0 net)
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Agricultural fields

Character of surrounding area (including adjoining land uses; site outlook etc)	<p>Residential to the north east of site, South east of the site are agricultural fields. Grove farm is located on the southern section of the site. Further south of the site is a mixture of B1 and B8 use (unallocated employment site). The western edge of the site is bound by residential dwellings.</p> <p>The site is rural in nature and consists partly of an open field to the east and woodland area to the west.</p> <p>Site is fairly well screened to the south and north west, however over looks rear gardens of dwellings to the north east and east with minimal screening.</p>
Method of site identification (e.g. proposed by landowner etc)	Landowner – DLA are agents
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan</u> 12 ha site was put forward for removal from the GB. In summary, the Inspector considered that the site made an overridingly important contribution, in both visual and physical terms, to the containment of the north-east sector of Harpenden and provided an attractive setting for this part of the town.</p> <p><u>1992 Public Inquiry into the District Local Plan</u> A smaller piece of land was put forward for removal from the GB, it was considered that there was no exceptional case for releasing this land from the GB and circumstances had not changed since the 1982 Public Inquiry rejected its release.</p> <p>Green Belt Review 2003</p> <p>Whilst the site is not easily visible from the existing housing development to the north, any development would clearly harm the rural setting of Harpenden and particularly the setting of Grove Farm and Grove Wood.</p> <p>This is attractive open countryside, which makes an important contribution to Green Belt Purpose 3. Its development would not only constitute inappropriate urban sprawl, contrary to Green Belt Objective 1, but could also create additional development pressure on adjoining land leading to further coalescence between Harpenden and Wheathampstead.</p> <p>The Green Belt boundary is well defined here, following the built up edge of the town, and there are no overriding reasons to suggest that the boundary should be redrawn.</p> <p>5/2008/0908 - Recent application at The Grove for conversion from B1 offices to C3 residential. This application was given the decision - DC3 Conditional Permission on 18/06/2008</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No*
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
* Ecology Database Sites 56/038 and 56/050 within the site.			

* Access could well be an issue as there seems to be little opportunity, without the need to demolish an existing dwelling, to gain access to the site. Access could be gained from Pipers lane, but given that the site would have a capacity for large numbers of dwellings access would not be suitable without extensive highways works.

* Public right of way running around the southern boundary of the site.

* Grade II Listed The Grove close by.

* Scale of development could significantly affect the character of the exiting residential area to the north and to the setting of the listed building to the south of the site.

Policy Constraints

Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes

Comments/observations (including details of any other national, regional or local policy constraints):

* TPO Wood covers approx 20% of the site, on the western side.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	TPO woodland is a significant physical constraint on this site. On advice from Trees and Woodlands, the most appropriate action would be to develop around the woodland as the loss and replanting of this number of trees is not acceptable.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Whilst development of the site could affect land that is presently rural and could result in encroachment into open countryside, depending on the location and scale of development it could possibly be contained reasonably well within the existing hedgeline. TPO woodland, a public right of way running around the southern boundary of the site and proximity of the Grade II listed 'The Grove' are all further constraints.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowners.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt adjacent to Harpenden. Access is a significant constraint, but is likely to be able to be overcome.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Existing substantial perimeter tree screening would need to be retained, limiting site capacity.

There are extensive areas of mature TPO trees in the south west of the site, which would need to be retained, limiting site capacity.

The proximity of the Grade II Listed The Grove close by would limit site capacity.

The extension of residential gardens into part of the site over the years (without planning permission), would limit site capacity.

Whilst difficult to estimate the reasonably available site area, approximately 30 dwellings per hectare is a reasonable estimate, on approximately 1 hectare of available site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	30

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-68
Site address (or brief description of broad location)	Plot 6, land adjacent to High Ridge, Spring Road, Kinsbourne Green, Harpenden.



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr C S Thompson
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.12 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Vacant land lying between two residential properties)
Current use(s)	None / trees and scrub

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is sandwiched between two large detached residential properties on Spring Road. Public amenity space is located to the south east. Open countryside to the north west. Character of the area is rural, with substantial properties in large grounds. Kinsbourne Green is one of the District's Green Belt Settlements.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Not considered directly, however, the Inspector did note when considering Dove House Farm adjacent that "I do not consider that even limited frontage development in this location would be compatible with the green belt policy which in my view rightly covers the whole area".</p> <p><u>Other Planning History</u></p> <p>Series of planning applications in 1992 relating to land to the rear of 'Kestrels', 'Michanda', 'Philae' and 'Windrush' (adjoining properties to the north east along Spring Road) seeking change of use from agricultural to residential. All refused.</p> <p>5/2005/1895 Land Adj To High Ridge, Spring Road, Kinsbourne Green, Harpenden, Single dwelling (outline) This application was given the decision - DC4 Refusal on 27/10/2005 - Appeal Lodged: 16/03/2006 - Appeal Dismissed: 11/07/2006</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Minimally
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
Site lies within the Green Belt Settlement of Kinsbourne Green.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield Site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site comprises a vacant plot of land sandwiched between two large detached residential properties on Spring Road. Whilst the site is suitable for residential development in principle, capacity is limited due to the site size and the need for suitable screening to mitigate against visual impact in this semi-rural location.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Through Core Strategy consultation the Council has sought views of stakeholders on whether or not to reclassify one or more of the existing Green Belt Settlements as 'large villages excluded from the Green Belt'. This includes Annables, Kinsbourne Green. For this site to be reasonably achievable, Annables, Kinsbourne Green would have to be reclassified through this process.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS This site comprises an undeveloped plot/garden land within the curtilage of a residential property, in an area of generally large dwellings in large private gardens. Only low densities would be in keeping with the area. Large mature trees at the front of the site would likely be needed to be kept, reducing overall capacity. Capacity is limited due to the need for suitable screening to mitigate against visual impact in this semi-rural location.	
Estimated capacity suggested by landowner/agent	1
Council's own estimated capacity	1

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	

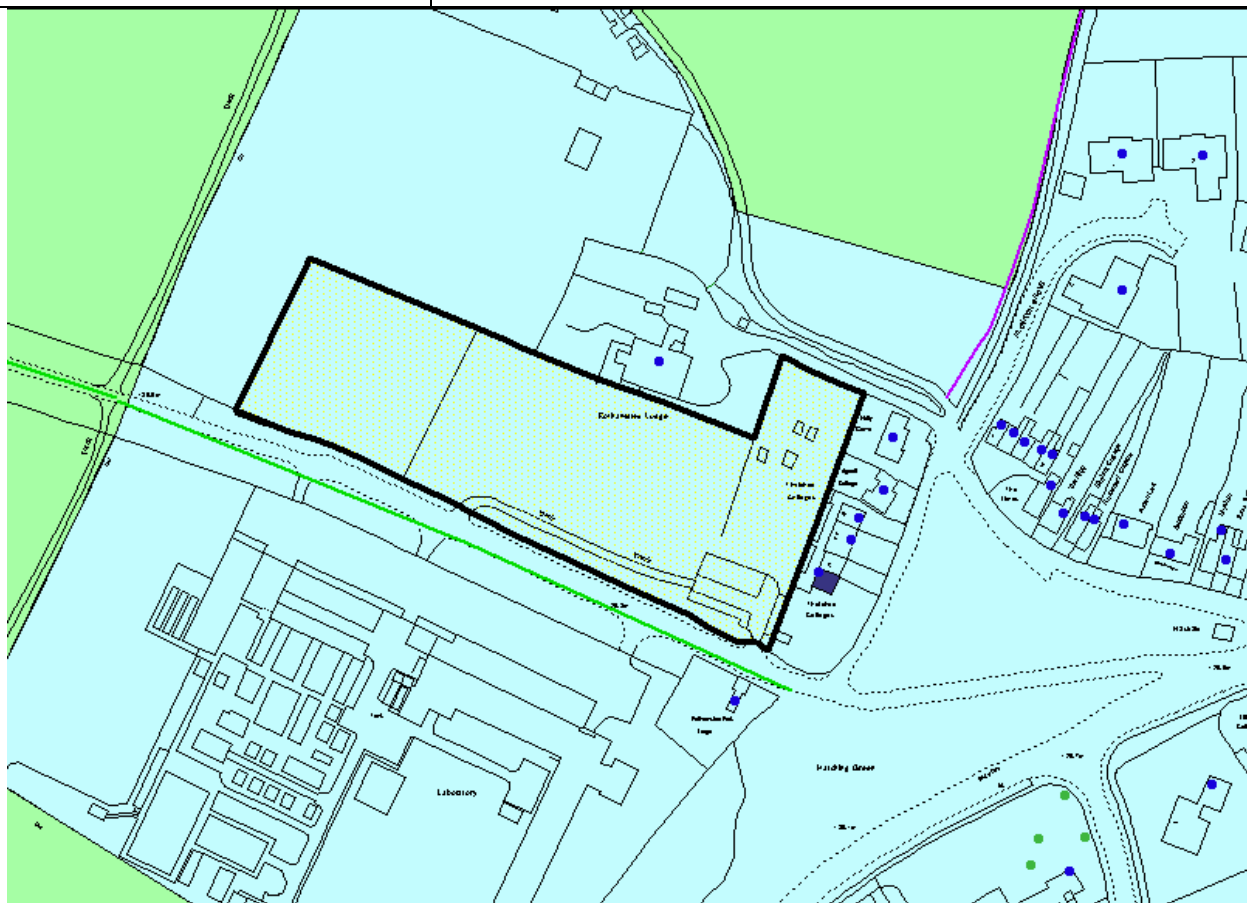
Not Currently Developable	Yes
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-98
Site address (or brief description of broad location)	Land to the west of Hatching Green & Flowton Grove, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Lawes Agricultural Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	Richard Oakley Bidwells
Area of site or broad location (hectares)	0.85 hectares
Category of site (e.g. agricultural etc)	Primarily agricultural (Possibly a small proportion of Employment land).
Current use(s)	Disused – former apiary (now relocated to Yorkshire)

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is occupied by vacant apiary structures (sheds/glasshouses). Majority of the site comprises grassed area with vegetation, including some significant mature cherry trees and a substantial hedge along the access road. The site is well screened along its western boundary. Residential properties lie to the east and north on Flowton Grove. A new residential development has recently been constructed on the former MAFF laboratories site to the south (on the opposite side of the avenue leading to Rothamsted Manor.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent
Planning History (including Local Plan Inquiries, LDF etc)	No development control history post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Partly	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Partly*	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Some existing structures on the site. * No. 1 Hatching Green (west side) is a Grade II listed building. * The Thatched cottages close by are locally listed.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Partly
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Site is well contained visually by vegetation and nearby development.
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site is well contained visually by vegetation and nearby development. Any new development would need to be sympathetic to its Conservation Area setting and would need to address its character and relationship to neighbouring dwellings (particularly those that are listed/locally listed). Avenue of mature trees and other screening would need to be retained (shading issues would reduce net developable area). Dwelling gain may also be limited by the low roof heights and modest footprint of the existing buildings on site.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Harpenden and as it is considered in part as previously developed land in the Green Belt.	
Likely timeframe for development (i.e. completion)	2009-11	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Any new development would need to be sympathetic to its Conservation Area setting and would need to address its character and relationship to neighbouring dwellings; including No. 1 Hatching Green (west side) which is a Grade II listed building and The Thatched cottages close by, which are locally listed. There are several mature trees and other screening, which would need to be retained (shading issues would reduce net developable area). Dwelling gain may also be limited by the low roof heights and modest footprint of the existing buildings on site, to minimise the additional impact on adjoining dwellings and the overall setting of the Conservation Area. Assuming the existing footprint of built development is at most approximately 0.1 hectares, out of an overall site area of approximately 0.8 hectares and new housing was of a broadly similar or moderately increased footprint, even if relocated within the site, approximately 5 dwellings, of only moderate overall heights, is a reasonable estimate.	
Estimated capacity suggested by landowner/agent	Up to 5 - The Opportunities Plan submitted assumes development on an area several times the size of the existing built footprint, which would be likely to have a considerably greater and overall negative impact on adjoining Listed and locally listed dwellings and the Conservation Area as a whole. However, more modest proposals could still potentially accommodate in the order of 5 dwellings.
Council's own estimated capacity	5

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-HW-100
Site address (or brief description of broad location)	Land at Orchard Drive, How Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hilton House Properties Limited
Contact details - if different from above (e.g. agent, planning consultant etc)	Tim Waller JB Planning Associates
Area of site or broad location (hectares)	1.34 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt - Green Space

Current use(s)	Scrub and grass, with mature trees in part
Character of surrounding area (including adjoining land uses; site outlook etc)	The site comprises unused green space, with trees and vegetation providing natural screening of the site from the North Orbital Road immediately to the west and also from the residential properties to the north. Orchard Drive is a residential street which abuts the site's eastern boundary. To the centre of the site is a single detached dwelling ('Meadowside') which occupies approx 0.1 ha. A recreation ground and equipped play area are situated to the south of the site.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (and considered as part of the Green Belt Boundary Study 2003).
Planning History (including Local Plan Inquiries, LDF etc)	<p>The dwelling within the wider site has been the subject of a few applications. Planning permission was granted for a replacement dwelling in 2001 (5/2001/2331), however, subsequent applications for a replacement dwelling and replacement bungalow respectively (5/2001/0218 and 5/2006/0004) were refused.</p> <p>Local Plan Inquiry 1992 - The Council argued the land provides an important Green Belt function by separating the two distinctive settlements of How Wood and Chiswell Green. The Inspector agreed that the land does contribute to the Green Belt function as it helps to prevent peripheral expansion and maintain the separation of Chiswell Green and How Wood. He argued that the land in question serves an important function particularly in the winter when the tree belt along the A405 loses leaves, and that as such also provides an important visual linkage to the land north of Tippetdell Lane and east of the Noke roundabout. The Inspector recommended no modification.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes*

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	Yes	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes***	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Two public footpaths cross the site from east to west. ** Development would result in further coalescence between Chiswell Green & How Wood. *** Development may place additional pressure on land to the south. The site incorporates Urban Survey Sites G3 and G4			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No

Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): The north western corner of the site is TPO woodland.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>The existing tree-lined A405 North Orbital Road lying immediately to the west is a significant feature separating the two settlements of How Wood and Chiswell Green physically, visually and in terms of their identity and function. Whilst this site is still primarily green space, it serves no real Green Belt purpose and is suitable in principle for housing, given that it is already surrounded on three sides by existing residential development.</p> <p>Existing natural screening protects residential properties from the adverse impacts of the North Orbital Road and should be retained and enhanced as a natural buffer. The north western corner of the site is also covered by TPO woodland. Furthermore, a single detached dwelling ('Meadowside') occupies approx 0.1 ha in the centre of the site, whilst a recreation ground/ equipped play area is situated in the southern corner of the site. These constraints would reduce any net developable area.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of How Wood.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the natural screening which protects residential properties from the adverse impacts of the North Orbital Road is retained and enhanced as a natural buffer. The north western edge of the site has thicker tree screening, which is also covered by TPO woodland and approaching a similar width of tree screening is anticipated on the southwest part of the site as well. The rest of the site is assumed to be developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).
Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.8 hectares of available site, out of 1.3 hectares total site area, in Zone 6.

Estimated capacity suggested by landowner/agent	36
Council's own estimated capacity (if different from the above)	30

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

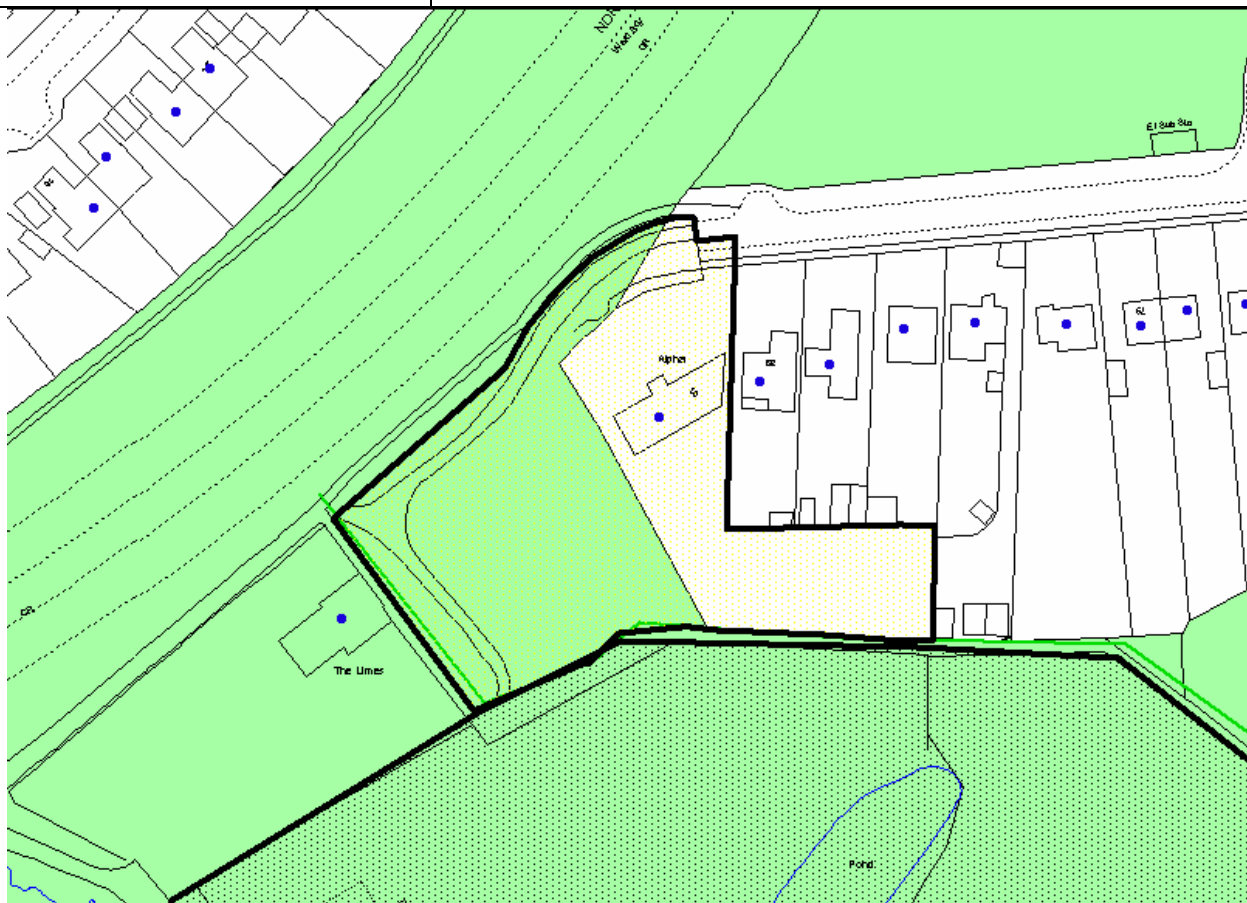
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-HW-12
Site address (or brief description of broad location)	Land at 'Alpha', 91 Mayflower Road, How Wood (adjacent to North Orbital Road)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	J & E Pearson D Emerton
Contact details - if different from above (e.g. agent, planning consultant etc)	A Emerton 'The Limes'
Area of site or broad location (hectares)	0.41 ha
Category of site (e.g. agricultural etc)	Residential / Sites with no specific purpose
Current use(s)	Site comprises a single detached dwelling in large grounds.

Character of surrounding area (including adjoining land uses; site outlook etc)	The North Orbital Road runs along the site's northern boundary. To the east (adjacent to 'Alpha' lies other residential properties on Mayflower Road. Another residential property (The Limes) is situated to the south west of the site. To the south is open green space (part of the Burston Manor Farm site).
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner (and also looked at as part of the Green Belt boundary study in 2003 – Site HW6)
Planning History (including Local Plan Inquiries, LDF etc)	<p>Long history of applications for residential development on this site, the most recent of which are as follows:</p> <p>5/2002/1076 – Outline application for residential development. Refused. Inappropriate development in the Green Belt.</p> <p>5/2002/0370 - Outline application for residential development. Refused. Inappropriate development in the Green Belt.</p> <p>Local Plan Inquiry – 1992 - The Council argued the site formed part of the wider open landscape to the south, and that development would lead to coalescence between How Wood and Chiswell Green. The Inspector agreed with the Council's arguments and the previous Local Plan Inspector's concern for protecting from wider coalescence (ie towards Watford). The Inspector considered the previous exclusion of 'Alpha' regrettable, but conceded that it would not be possible to redraw the boundary to exclude 'Alpha'. He therefore recommended no modification.</p> <p>Local Plan Inquiry – 1982 - In addition to the arguments detailed above, the Council also argued that the site was too small to be an infill site and that the exclusion of the site would lead to coalescence not only between How Wood and Chiswell Green but also Watford / St Albans. With reference to the extension of the specified settlement of How Wood to include 'Alpha', the Council argued this in no way affected the integrity of the strip of open land between Chiswell Green and How Wood. The Inspector felt that the exclusion of 'Alpha' had compromised the integrity of the narrow strip of land between How Wood and Chiswell Green. He recommended no modification, arguing that any further exclusions from the Green Belt would have a damaging effect out of proportion to the area involved.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Part
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	Yes	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Marginal
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <p>* Bridleway runs along the site boundary on two sides.</p> <p>* Site is situated adjacent to the North Orbital Road</p> <p>* Grade II* Listed Burston Manor House nearby.</p>			
Policy Constraints			

Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Part
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>Key issue in relation to this site is the likelihood of further coalescence between How Wood and Chiswell Green (and also between Watford and St Albans if surrounding land is considered). Any development would place this already narrow strip of Green Belt under greater threat.</p> <p>In 2003, Officers concluded that the present Green Belt boundary (although not ideal), formed an acceptable boundary in relation to the nature of the surrounding land uses and their history and that extension of the Green Belt boundary to include this site would be hard to defend in the long term and could lead to further development pressure on land to the south. Furthermore, Officers felt that the site formed an important part of the wider landscape, contributing to the openness of the Green Belt (albeit that a small part of the site is previously developed and most of the site is in a poor condition).</p> <p>A further site constraint is its proximity to the North Orbital Road (although screening could perhaps be introduced to reduce any noise or pollution for new residential properties).</p>
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>The site comprises a single detached dwelling in large grounds and an adjoining parcel of Green Belt land with no specified purpose. Further residential development on this site could be visually intrusive and could result in encroachment into the surrounding countryside.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of How Wood.	
Likely timeframe for development	2009-2011	

(i.e. completion)	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).
Existing natural screening protects residential properties from the adverse impacts of the North Orbital Road and should be retained and enhanced as a natural buffer, reducing available site area.
Approximately 0.2 hectares of the site are assumed to be developable (existing dwelling to be retained), out of 0.4 hectares total site area, primarily in Zone 6.

Estimated capacity suggested by landowner/agent	8
Council's own estimated capacity (if different from the above)	5

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

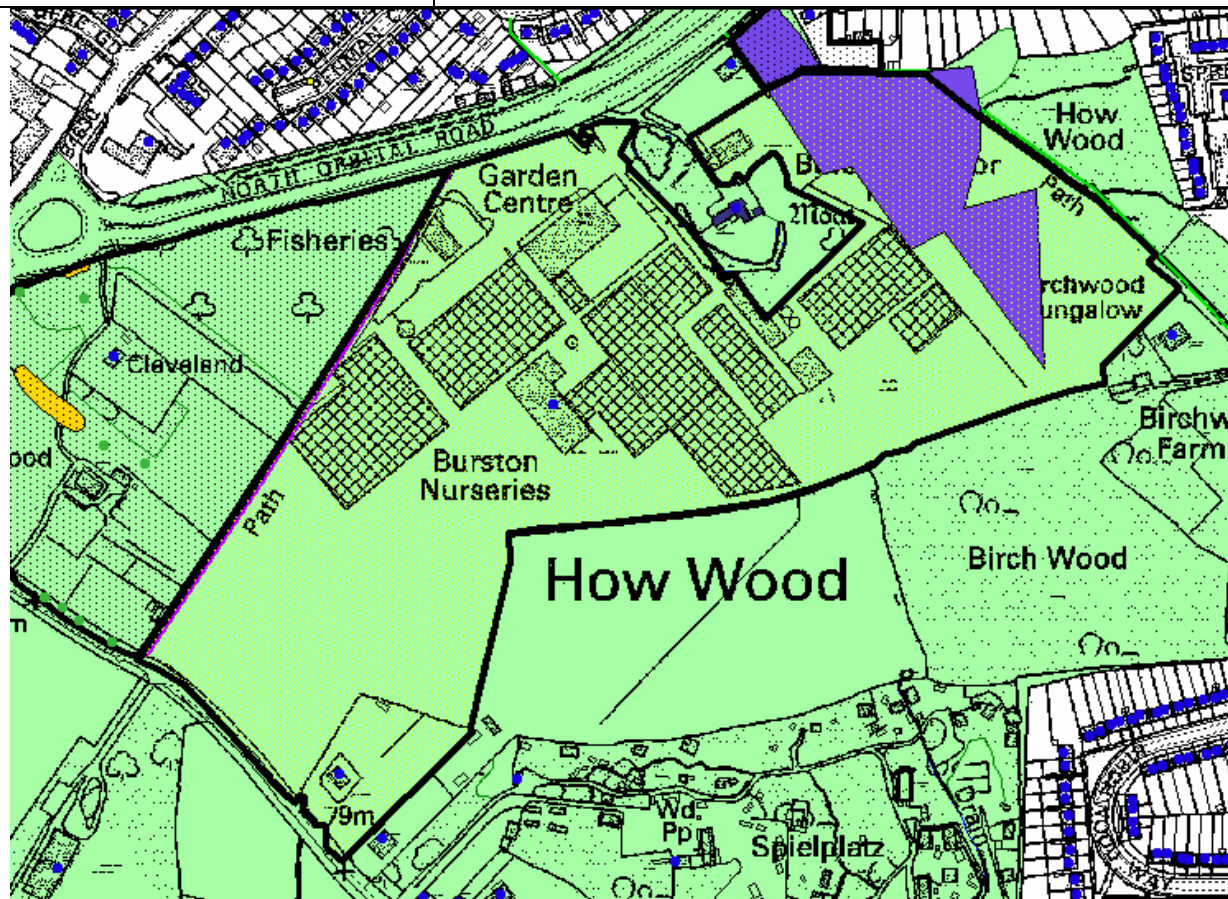
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-HW-13
Site address (or brief description of broad location)	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries, North Orbital Road, How Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Pearson family
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley of Faulkners, 49 High Street, Kings Langley, Herts, WD4 9HH Also Andrew Emerton, The Limes, North Orbital Road, St Albans
Area of site or broad location (hectares)	15.5 ha
Category of site (e.g. agricultural etc)	Site in the Green Belt - Other Commercial Uses

Current use(s)	Site is currently occupied by various commercial uses (Burston nurseries, Hertfordshire Fisheries) – retail, storage and horticulture. Also residential uses.
Character of surrounding area (including adjoining land uses; site outlook etc)	The North Orbital Road runs alongside the site's northern boundary. In all other directions the site abuts open Green Belt countryside. To the north east and south east are densely wooded areas (the latter is Birch Wood, a county wildlife site). The closest residential properties are on Mayflower Road, to the north of the site. The site (as put forward by the landowners) excludes the Burston Manor buildings in the centre of the site.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowners (Part of the site was looked at as part of the Green Belt Boundary Study in 2003).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Local Plan Inquiry 1992 – When discussing land at 'Alpha' and 'The Limes' (immediately to the north of the site), the Inspector considered that the land contributed to the openness of the wider Green Belt extending southwards towards the M25 and Bricket Wood and also to the extremely narrow gap crossing over to Chiswell Green. He also stated a view that the Council had been lax in their defence of this vulnerable locality over the years. The Inspector went on to say that it would be desirable to retain the visual quality of the bridleway by keeping both sides free from development.</p> <p>Local Plan Inquiry 1982 – Similarly, the Inspector (when discussing the 'Alpha' site) considered that the Council had already struck a compromise which narrowed the very limited gap between How Wood and Chiswell Green and that the two settlements were as close as they could be without virtual coalescence.</p> <p>Lengthy development control history in relation to the existing commercial uses on the site (e.g. glasshouses, storage and sales areas etc). No previous applications for residential development.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No***	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	Yes*	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Part

Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes**
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes****
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	Yes (but already PDL in part)	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes
Development would result in neighbouring towns merging into one another.	Yes (but already PDL in part)	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Partly	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Yes	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			Perhaps
Comments/observations (including details of other physical constraints or site designations) * Site includes AS.R.32 (Medieval Manor and Deserted Village, Burston Manor), an archaeological site which may be subject to a recording condition. ** A footpath abuts the western edge of the site and a bridleway abuts the north eastern edge of the site. *** Site abuts County Wildlife Sites (76/020 – Birch Wood and 76/021 – How Wood) **** Northern edge of the site lies adjacent to the North Orbital Road.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Only part
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>Protecting the openness of the Green Belt and preventing coalescence are seen as the key constraints regarding this site, in addition to its location adjacent to the North Orbital Road.</p> <p>Whilst the site lies within an area of archaeological interest and is adjacent to county wildlife sites and a public footpath, none of these are seen as major constraints to development.</p>
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes (in part).</p> <p>Development of the entire site would be visually intrusive and result in encroachment into the surrounding countryside, which is rural in nature. It would contribute towards significant coalescence between Bricket Wood and Chiswell Green (and to a lesser extent, between Bricket Wood and How Wood). It would also be of a scale to significantly change the size and character of How Wood and would constitute unrestricted sprawl, in what is currently a vulnerable gap between existing settlements.</p> <p>Notwithstanding the above, the site partially comprises previously developed land, with existing buildings/development associated with Burston garden centre/nursery, Hertfordshire Fisheries etc. In light of the site's PDL status, there may be limited potential for replacing some the existing uses in the northern part of the site with residential development (providing that there were environmental benefits to be achieved through removal of the majority of the large glass structures on the site and introducing new landscaping and public access to the resultant green space, as part of the Watling Chase Community Forest).</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Proposed by landowner via agent.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	<p>Yes. It could become achievable either after due consideration through the LDF process, given that the site is considered as in some parts previously developed land the site's location in the Green Belt, on the edge of the specified settlement of How Wood, or possibly from an ad hoc application, based upon some limited potential for replacing all or most of the existing uses in the northern part of the site with residential development.</p> <p>Limited residential development broadly along the lines envisaged above and</p>
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	below is believed to be supported by the landowner, as well as the original proposal for complete redevelopment of the entire site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing nursery and fishery businesses could be relocated elsewhere and there is some limited potential for replacing some the existing uses in the northern part of the site with residential development (providing that there were environmental benefits to be achieved through removal of the majority of the large glass structures on the site and introducing new landscaping and public access to the resultant green space, as part of the Watling Chase Community Forest and Green Belt improvements). Protected Ancient Woodland and Grade II listed Burston Manor, which is also a site of Archaeological and historical interest, will affect the overall location and nature of any site deemed suitable for residential development.

Assuming a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Whilst difficult to estimate, given uncertainties about the exact area covered by land which could reasonably be classed as previously developed land (non-agricultural), to give at least some indication of dwelling capacity, approximately 35 dwellings per hectare is a reasonable estimate, on approximately 2 hectares of existing built footprint equivalent, in Zone 5.

Estimated capacity suggested by landowner/agent	450
Council's own estimated capacity	70

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

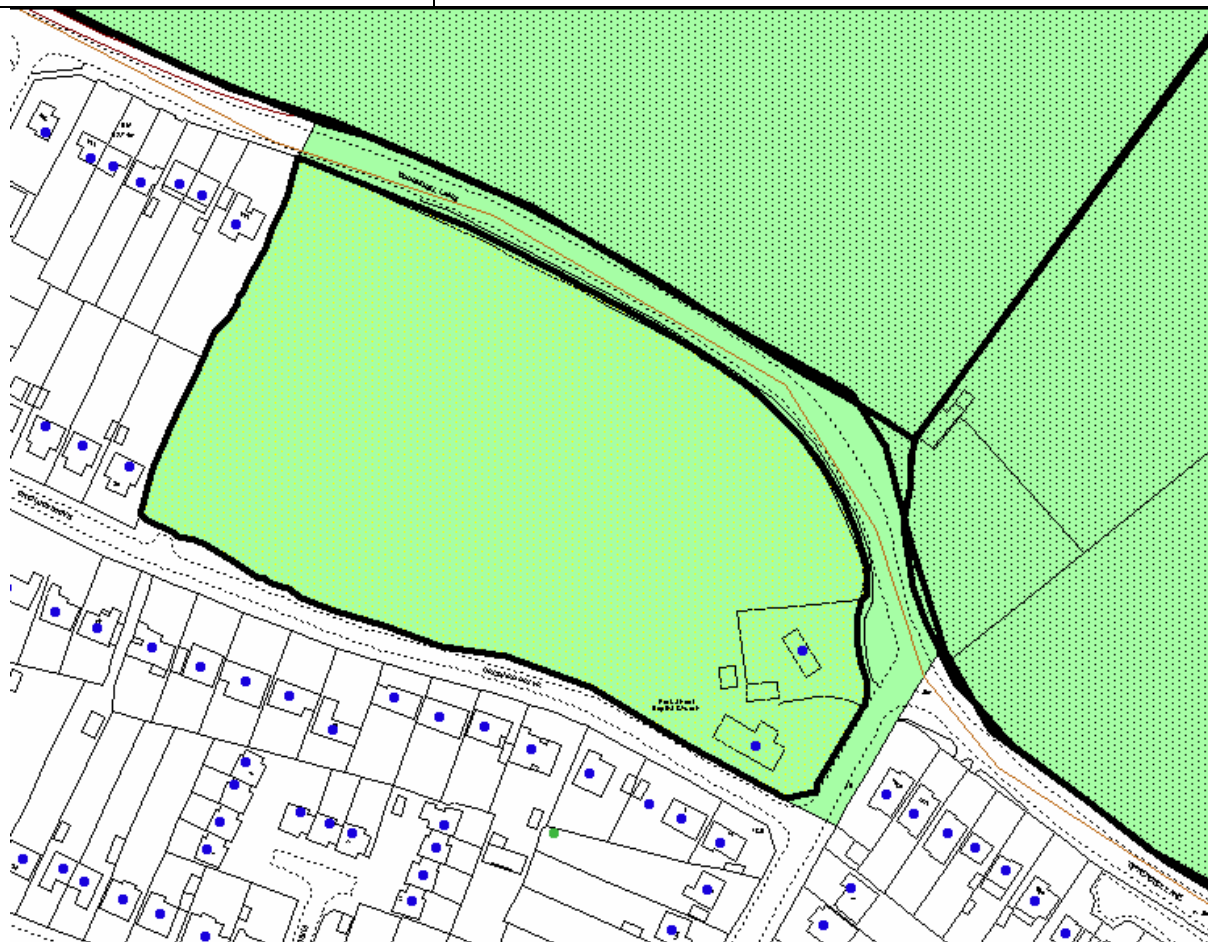
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-HW-15
Site address (or brief description of broad location)	Park Street Baptist Church/ land between Tippendell Lane and Orchard Drive, How Wood



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Old Road Securities
Contact details - if different from above (e.g. agent, planning consultant etc)	David Prince
Area of site or broad location (hectares)	2.3 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Part green space/part other urban uses)

Current use(s)	Park Street Baptist Church and green space.
Character of surrounding area (including adjoining land uses; site outlook etc)	Site is bounded by Tippendell Lane to the north, Orchard Drive to the south and Penn Road to the east. Residential properties lie to the south and west of the site, whilst open countryside lies to the north of Tippendell Lane. The site itself is open green space with some trees/vegetation. Park Street Baptist Church occupies the south eastern corner of the site with access from Penn Road.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner (also looked at as part of the Green Belt Boundary Study 2003).
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/1852/70, 5/1305/72, 5/2198/73, 5/663/79 (no decision), 5/1183/79 (appeal dismissed), 5/1351/81 (withdrawn), 5/708/82 (appeal dismissed)</p> <p>The site has been the subject of numerous applications, many of which have been appealed. All appeals have been dismissed largely because the Inspector felt any development would lead to increased coalescence between How Wood and Park Street and that there was no over-riding need (or community benefit) to be met through development of the site. However, some Inspectors have conceded the cases is marginal, and that Tippendell Lane would form a robust long-term Green Belt boundary.</p> <p>Local Plan Inquiry 1982 –</p> <p>Originally proposed as a housing site by the Council in the Deposit Draft, but later withdrawn because of lack of need and objections, this site was recommended for exclusion from the Green Belt by the Inspector. He argued any coalescence of settlements would be marginal and that Tippendell Lane would form a more robust and defensible long-term boundary (in line with Government guidance).</p> <p>However, the Council did not accept this recommendation, reiterating their objections to the site's removal from the Green Belt. These objections were based on increased coalescence between How Wood and Park Street, impact on the surrounding countryside and lack of capacity in the surrounding schools.</p> <p>Local Plan Inquiry 1992 –</p> <p>The Council and others argued against those seeking development of the land, stating that the land formed a valuable physical and visual barrier preventing the coalescence of How Wood and Park Street, and that there were no exceptional circumstances (as supported by recent appeal decisions).</p> <p>The Inspector considered the site a marginal case, but concluded that, in the absence of a clear need for additional housing land, arguments for removing the land were not justified against Green Belt purposes – particularly preventing coalescence, which in this location he considered a critical consideration.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No

Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Partly	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes

Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Park Street Baptist Church occupies a small part of the site. Back in 2003, Officers discussed the possibility of the landowners providing a new community hall as part of an overall redevelopment scheme. It was considered that there may have been some demand for this in the local area including Park Street (although this was not fully explored). It was also thought that development of the site would allow for the redevelopment of the Park Street Baptist Church, which was located on site in a sub-standard pre-fabricated unit.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Park Street Baptist Church occupies the south eastern corner of the site, whilst the remainder is green space.</p> <p>Development would have some impact on the site's openness and contribute marginally to coalescence between How Wood and Park Street (particularly at the north eastern corner of the site). However, Tippendell Lane could form a robust, long term Green Belt boundary which would separate the site from the open countryside to the north east and landscaping/screening could be introduced to mitigate any visual impact of development.</p> <p>The site has been considered in the past for 'enabling' housing to fund re-provision of the Baptist Church and provide a new community hall.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of How Wood.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	Yes
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing church site was retained (and possibly redeveloped as part of an overall scheme, possibly with additional community facilities) and the rest of the site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Retention of the church site and likely creation of additional community facilities would cause a reduction in overall capacity.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1.6 hectares available out of 2.3 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	60-70
Council's own estimated capacity	55

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

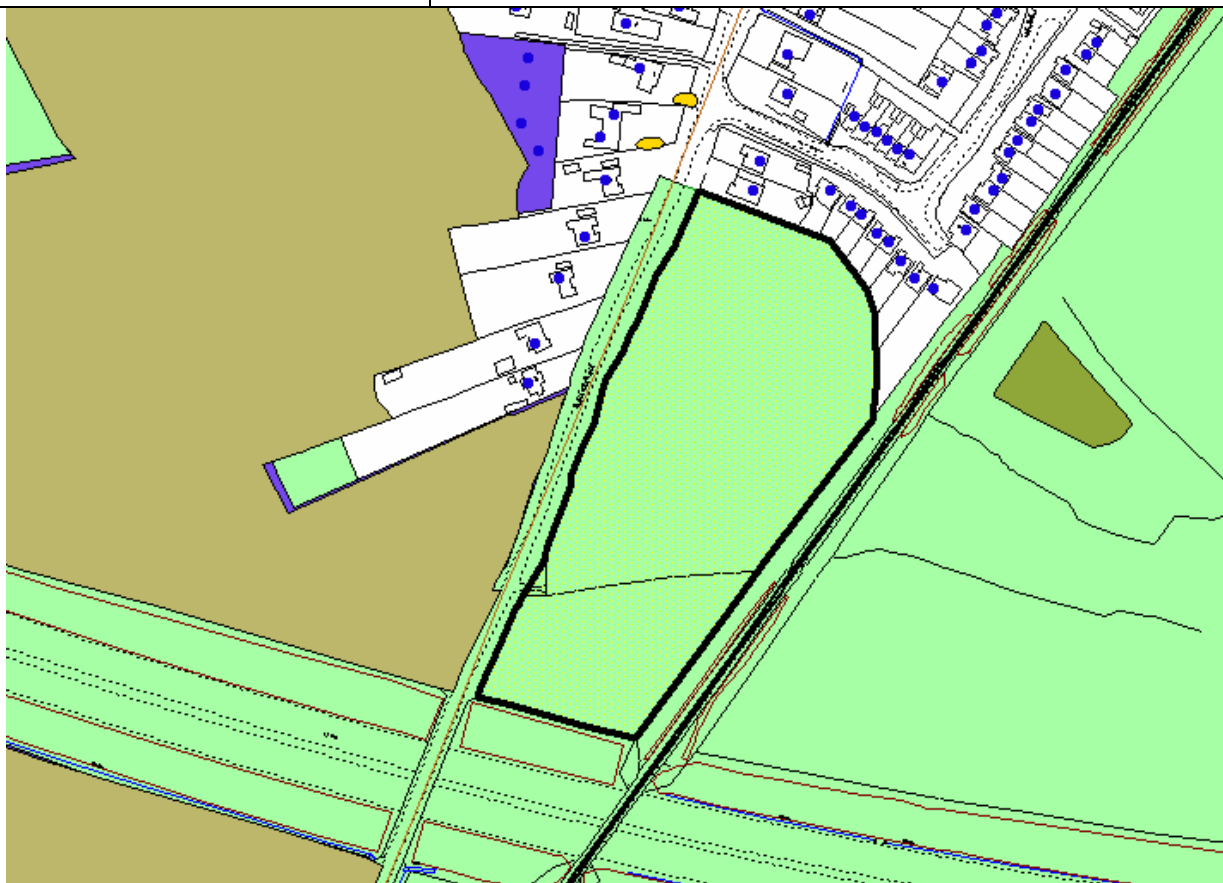
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-HW-193
Site address (or brief description of broad location)	Land south of How Wood adjacent to Park Street Lane, railway line and M25



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley Faulkners
Area of site or broad location (hectares)	2.3 hectares
Category of site (e.g. agricultural etc)	Greenfield
Current use(s)	None – vacant land

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is long and relatively narrow, bordering residential development immediately to the north. The M25 runs to the south of the site, with a railway line to the east and Park Street Lane to the west. The site is overgrown with some scrub/vegetation and has a heavily treed border, particularly towards the north west.
Method of site identification (e.g. proposed by landowner etc)	Looked at as part of the Green Belt Boundary Study 2003 (and representations made on this site as part of the Local Plan Second Review in 1999).
Planning History (including Local Plan Inquiries, LDF etc)	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No**	SSSI	No
Ancient Woodland	No*	Local Nature Reserve	No*
County Wildlife Site	No***	Poor access	No
Site of Geological Importance	No***	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes****
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps
Development would result in neighbouring towns merging into one another.	Yes	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Marginal
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site lies adjacent to Blackgreen Wood (Ancient Woodland and Wildlife Site) to the south west. ** Site lies adjacent to (but not within) floodplain. *** Site lies adjacent to Moor Mill and Park Street Pits (a protected species site, geological SSSI and County Wildlife Site). **** Southern part of the site abuts the M25 motorway. * Ecology Database site 76/057			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Grade 3	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>Development on all of this site would significantly contribute to the visual and (to a lesser extent) physical coalescence of How Wood and Bricket Wood. Development would also result in encroachment into open countryside and would affect land that is rural rather than urban in nature.</p> <p>The southern part of the site is also in close proximity to the M25 and suffers from air and noise pollution.</p>
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>Yes.</p> <p>Development on all of this site would significantly contribute to visual and (to a lesser extent) physical coalescence of How Wood and Bricket Wood. Development would also result in encroachment into open countryside and would affect land that is rural rather than urban in nature. The southern part of the site is also in close proximity to the M25 and suffers from air and noise pollution.</p> <p>However, the northern half of the site is bounded by existing residential development to the north and west and its development would not have the same impact as described above.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner in the past and is believed to still have an active interest in pursuing development on this site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	<p>Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of How Wood.</p> <p>Opportunities for a carbon-offset scheme through tree planting may be possible.</p>	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the southern approximately 'half' of the site is retained as a natural buffer against the M25 and most of the existing screening around the site perimeter is also retained. The rest of the site is assumed to be developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses).

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately just under 1 hectare of available site (out of 2.3 hectares total site area), in Zone 6.

Estimated capacity suggested by landowner/agent	
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Council's own estimated capacity	30
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IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

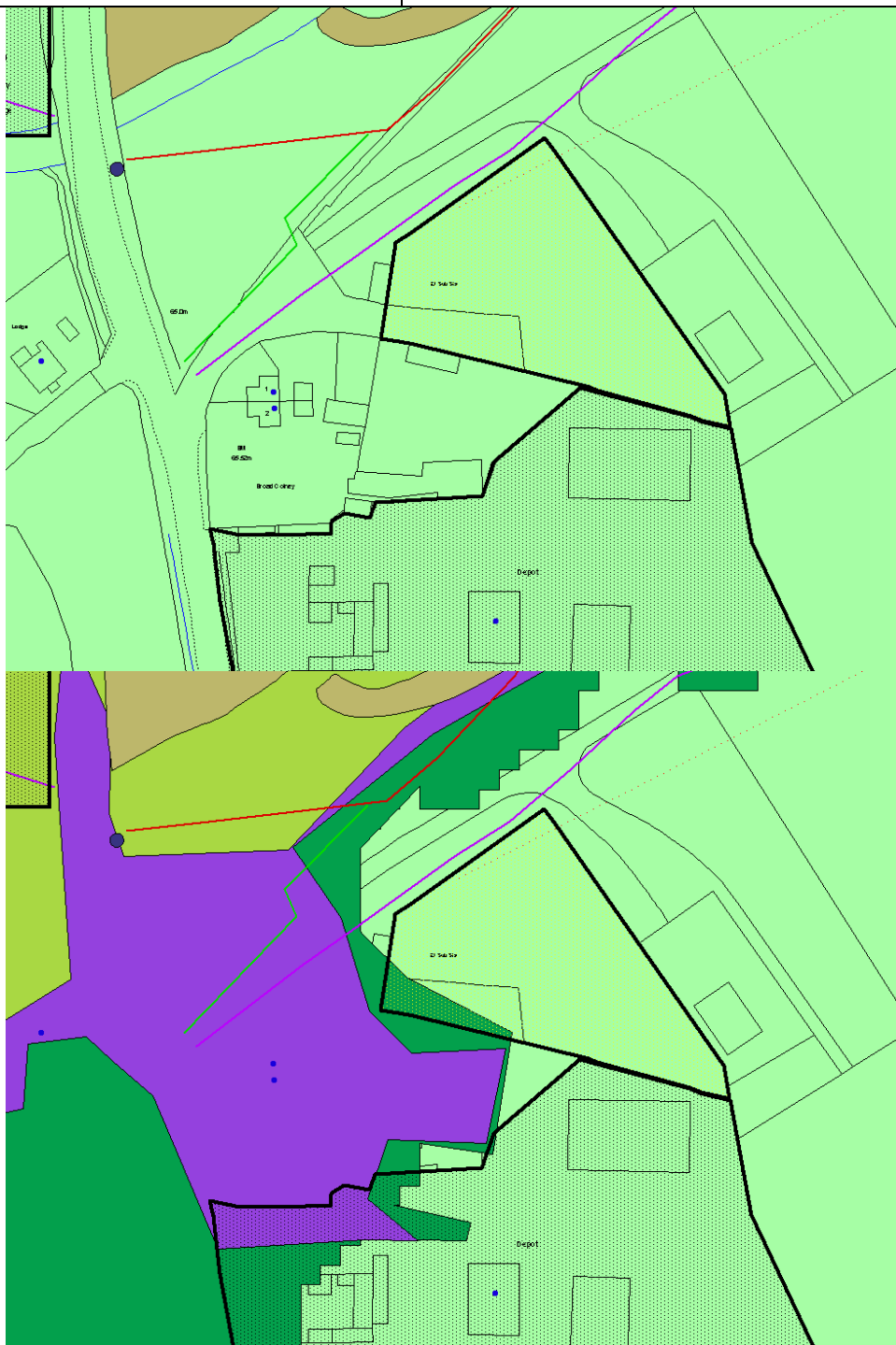
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-117
Site address (or brief description of broad location)	Land to the east of Shenley Lane, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	D Ivory
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley, Bidwell Faulkners
Area of site or broad location (hectares)	0.32 Hectares
Category of site (e.g. agricultural etc)	Employment land
Current use(s)	Contractors yard.
Character of surrounding area (including adjoining land uses; site outlook etc)	Employment / storage yard / hardstanding to the south and east. Green space with trees leading to Broad Colney Lakes Nature Reserve NR2 to the north. Electricity substation with access road, green space and residential house leading to Shenley Lane to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2003/0047 Erection of scaffolding racks and change of use to builders yard This application was given the decision - DC3 Conditional Permission on 29/04/2003</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>This site is at the western edge of Area Of Search 4.</p> <p>Area of Search No. 4 – South of London Colney</p> <p>This area of search comprises around 44 hectares of Green Belt land to the west of the Colney Fields retail park, south of the Broad Colney Nature Reserve and north of the River Colne. The area was subject to sand and gravel extraction, which ceased in the late 1970s, when the land was then filled with domestic waste. Further investigation needs to be carried out with regard to any remediation works which may be necessary to allow new development.</p> <p>The area could accommodate employment development (perhaps a business park), but it is not envisaged that more than around a quarter of this broad area would be built upon.</p> <p>Access to the M25 and primary road network is very good. There are also existing bus services along Shenley Lane and Barnet Road. Consequently, this area is likely to be attractive to new businesses.</p> <p>It is unlikely that road access would be secured through the Colney Fields retail park. Vehicular access could perhaps be provided from the M25, onto Bell Lane and then Shenley Lane (a bridge over the M25 directly onto Bell Lane would probably be too expensive).</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No*	Poor access	No

Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Perhaps – due to previous land uses
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some*	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Yes*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Yes*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	N/A
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach			No

across the Common); or the historic centres of Redbourn or Wheathampstead		
Comments/observations (including details of other physical constraints or site designations) <p>* Broad Colney Lakes Nature Reserve NR2, which is also County Wildlife Site 76/006 close by to the north.</p> <p>* Approx 5% of the site is in Flood Zone 2 Medium Probability</p> <p>* Varying levels of tree screening on different sides.</p> <p>* Public footpaths just to the north of the site.</p> <p>* Site is sandwiched between existing storage yards and commercial depots.</p> <p>* Small electricity pole on site. Small electricity substation immediately adjacent.</p> <p>* Given the low amounts and low heights of existing buildings on the site, any residential development is likely to be significantly more visually intrusive from the surrounding countryside</p>		
Policy Constraints		
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 102	Site with social or community value (provide details)
Tree Preservation Orders	No	Greenfield site
Comments/observations (including details of any other national, regional or local policy constraints): <p>Policy 24 Unallocated employment sites</p> <p>On existing employment sites not covered by Policies 20 or 23, employment development will normally be restricted to Use Class B1 (business use). Subject to this:</p> <p><u>B Within the Green Belt</u></p> <p>i) existing uses will not normally be allowed to expand;</p> <p>ii) redevelopment of existing established sites will be permitted if clear environmental benefits would result. Improved landscaping should normally be provided and there will be a presumption against any increase in floorspace. The future use should reflect the location of each particular site and employment use may not be acceptable on certain sites.</p>		

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	Yes (only in conjunction with Site 253).
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>This site abuts the north western boundary of the HR Owen site (253) and is currently used as a scaffolding yard. It is recommended that this site be given further consideration for housing development, only on the basis of a comprehensive scheme, including the HR Owen Site. Residential development on the site in isolation would be inappropriate, given that it is surrounded by low density employment uses and substantial hardstanding.</p> <p>As for Site 253, the existing development is minimal in terms of overall floorspace and is of a relatively low height. Consequently, any</p>

	<p>redevelopment for residential purposes could be more visually intrusive from the surrounding countryside, including the nearby Broad Colney Lakes Nature Reserve NR2, which is also County Wildlife Site 76/006.</p> <p>Approx 5% of the site is in Flood Zone 2 - Medium Probability.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Site put forward by an agent on behalf of the landowner; however the site, in isolation, would not likely be considered for residential development given that it is surrounded by low density employment uses and substantial hard standing. The adjacent site (253) is not currently available for development.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration (only in conjunction with site 253) through the LDF process, as a site in the Green Belt to the west of London Colney.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and in order to secure some major environmental enhancement of the area as part of Watling Chase Community Forest / Green Belt, some 'enabling development' is allowed, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses, possibly with some small apartment blocks). Approximately 15% of the site is in Flood Zone 2 Medium Probability, reducing capacity slightly. This site would only be considered as a small part of a comprehensive scheme with SHLAA 253 adjacent, which could increase achievable density slightly. Given the uncertain nature of any decisions regarding the degree of 'enabling development' that would be both acceptable to gain Watling Chase Community Forest / Green Belt enhancement and also still be financially attractive enough to facilitate development, it is very difficult to judge how much of the site would be available for housing, but approximately 0.15 hectares out of the 0.3 hectare overall site seems a reasonable estimate. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.15 hectares of available site, in Zone 6

Estimated capacity suggested by landowner/agent	8-10
Council's own estimated capacity (if different from the above)	5

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
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Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-133
Site address (or brief description of broad location)	Land adjacent to No. 375 High Street, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.18 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Unused land)

Current use(s)	Unused land, grown to substantial trees and scrub.
Character of surrounding area (including adjoining land uses; site outlook etc)	A414 North Orbital abuts the site to the north. Suburban residential development on the other sides.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	To a small degree	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Arguable*
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Arguable*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * A414 North Orbital borders the site on the north side. * Release of the site from the Green Belt could create a more clearly defined, robust long term boundary, not on its own, but with other small pockets adjacent on the south of the A414 as well.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The A414 North Orbital Road will constrain dwelling gain on this site. Full noise/ pollution assessments will be required. Release of the site from the Green Belt could create a more clearly defined, robust long term boundary, not on its own, but in conjunction with other small pockets of land to the south of the A414.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site was submitted by the landowner
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	If the site is considered appropriate for development and planning permission is granted (subject to PPG 24, Noise Assessment work being carried out) HCC would sell the site for development.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS If the site were developed for housing (with a mix of dwelling types appropriate to the area (principally semi – detached), screening would have to be retained to allow a noise barrier between the north orbital and the site which would limit the capacity of the site. Access would also have to be provided into the site from the High Street, London Colney and planning standards for amenity space adhered to.	
Estimated capacity suggested by landowner/agent	None suggested
Council's own estimated capacity	4 (2 pairs of semi-detached dwellings)

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

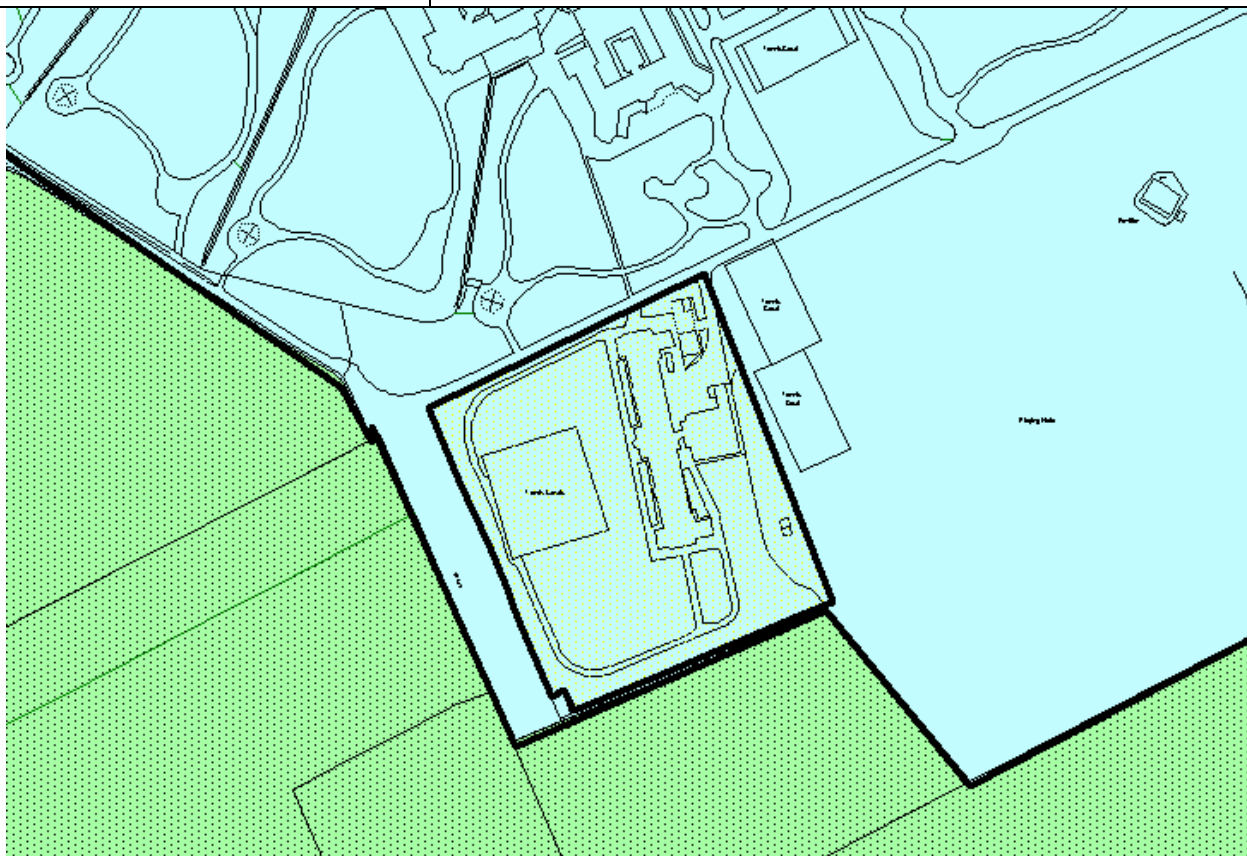
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-172
Site address (or brief description of broad location)	The Former Nurses' Quarters, Napsbury Hospital Site, London Colney, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Owners -Crest Nicholson (Eastern) Ltd Owners map indicates a 1 metre ransom strip round the whole site boundary. This is believed to be still owned by the Health Authority.
Contact details - if different from above (e.g. agent, planning consultant etc)	Kim Webster, Crest Nicholson (Chiltern) Ltd Other representations have also been made
Area of site or broad location (hectares)	1.29 Hectares
Category of site (e.g. agricultural etc)	Healthcare sites / Sites in the Green Belt
Current use(s)	Former Nurses' Quarters, Napsbury Hospital (in disrepair)

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the south. A mixture of scrub and open fields to the west. Residential part of the former Napsbury hospital site to the north. Cricket pitches and other landscaping to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Overall Napsbury site addressed, but no specific comments in relation to this building.</p> <p><u>General Planning History</u></p> <p>5/2002/1256 Residential development comprising 545 dwellings with shops, doctors surgery and community facilities (outline) This application was given the decision - Outline Permission on 01/07/2004</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Adjacent to Area of Search 3 – West of London Colney</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	Yes*
Air Quality Management Area	No	Conservation Area	Yes*
Tree and hedgerows	Yes*	Other habitat/green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No*

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Perhaps*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Adjacent to Urban Survey site A2 * The entire site falls within the Registered Park and Garden of Napsbury * The entire site falls within Napsbury Conservation Area. * Substantial tree and hedgerows on site. * Degree of trees / hedgerows on site constitutes a Green Space. * Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses by reducing the amount of open recreational land available for the Napsbury residents to less than that agreed for the overall Napsbury scheme and by being more visually intrusive than the agreed scheme for nearby residents and when viewed from adjacent countryside. The balance of the agreed amenity space across the whole of the site perimeter on this side of the site would be severely compromised by any residential use. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 19	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	Yes*	Greenfield site	Perhaps*

Comments/observations (including details of any other national, regional or local policy constraints):

* The site was agreed to be pulled down and used as recreational facilities by the developers of the former Napsbury Hospital, who also own this site. This site was at one time indicated for tennis courts.

*Whole of Registered Park and Garden of Napsbury is still a TPO Woodland site – though this does not reflect the reality on the ground.

The site falls within the area covered by Policy 139 Napsbury Hospital Redevelopment.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>It was agreed that the building would be demolished by the developers of the former Napsbury Hospital (who also own this site) and that the site would be used as recreational facilities. However, this was never secured through the Section 106 agreement.</p> <p>Notwithstanding the above, the Council is still keen to see the building demolished and used for recreation rather than as a development site. Enforcement action cannot be taken though, unless the building becomes unsafe.</p> <p>If it is not possible to secure the demolition of the building, it may be preferable to see it converted for residential purposes, than for the building to become a ruin. It is on this basis that the site has been shortlisted.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. The site is owned by developers of the Napsbury Hospital Site who have expressed an interest to develop.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. The site contains an existing substantial building and is positioned in a reasonably sustainable location. There is a 1m ransom strip (owned by the Health Authority) around the boundary of the site which may delay redevelopment. The Authority is believed to own this strip to maximise revenue in the event of redevelopment rather than in order to stop it.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

<p>As outlined in the Stage 1 assessment, the Council is still keen to see the building demolished and the site utilised for recreational facilities. If it is not possible to secure the demolition of the building for recreational use, the Council would seek a conversion of the existing building for residential use rather than redevelopment of the entire site. This would limit housing capacity on the site.</p> <p>Assuming that the building is converted for residential use with a dwelling mix of 1-3 bed flats, an appropriate estimate is 35 units.</p> <p>(It is important to note that the number of units that can be provided by converting the existing building will vary considerably depending on the type of residential accommodation to be provided e.g. bed sits would allow more units to be provided compared to 2/3 bed flats)</p>	
Estimated capacity suggested by landowner/agent	70 flats (this would most likely be in the form of single bedsits/studio flats)
Council's own estimated capacity (if different from the above)	35

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

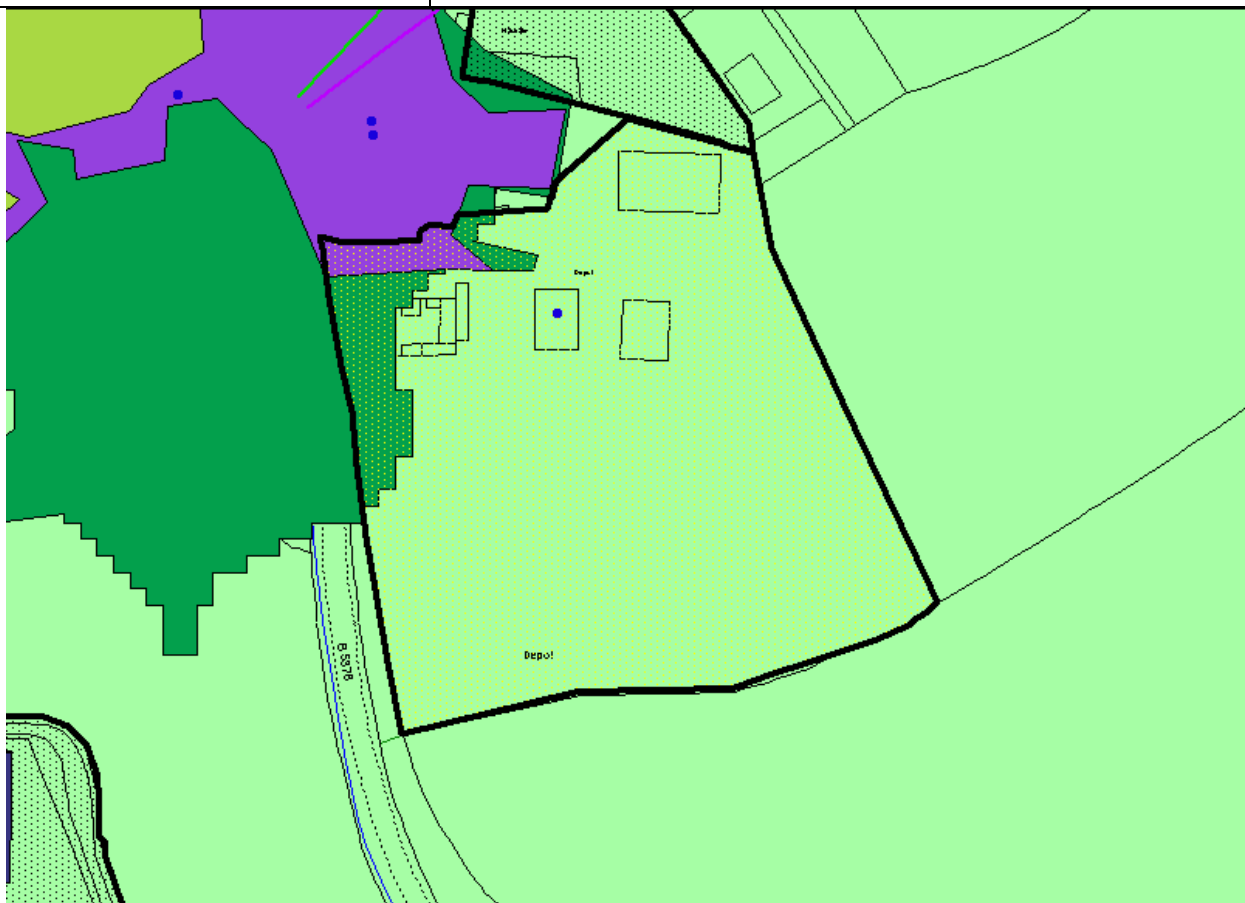
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-253
Site address (or brief description of broad location)	HR Owen, Shenley Lane, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.2 ha
Category of site (e.g. agricultural etc)	Employment land / Other Commercial Uses
Current use(s)	Car depot and associated garaging and storage.

Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily open green belt fields surrounding, with small storage depot and two residences to the north.
Method of site identification (e.g. proposed by landowner etc)	SADC officers.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>This site is at the western edge of Area Of Search 4.</p> <p>Area of Search No. 4 – South of London Colney</p> <p>This area of search comprises around 44 hectares of Green Belt land to the west of the Colney Fields retail park, south of the Broad Colney Nature Reserve and north of the River Colne. The area was subject to sand and gravel extraction, which ceased in the late 1970s, when the land was then filled with domestic waste. Further investigation needs to be carried out with regard to any remediation works which may be necessary to allow new development.</p> <p>The area could accommodate employment development (perhaps a business park), but it is not envisaged that more than around a quarter of this broad area would be built upon.</p> <p>Access to the M25 and primary road network is very good. There are also existing bus services along Shenley Lane and Barnet Road. Consequently, this area is likely to be attractive to new businesses.</p> <p>It is unlikely that road access would be secured through the Colney Fields retail park. Vehicular access could perhaps be provided from the M25, onto Bell Lane and then Shenley Lane (a bridge over the M25 directly onto Bell Lane would probably be too expensive).</p> <p>Nothing else relevant post 2000.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	N/A
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Broad Colney Lakes Nature Reserve NR2, which is also County Wildlife Site 76/006 close by to the north.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Comments/observations (including details of any other national, regional or local policy constraints):

Policy 24 Unallocated employment sites

On existing employment sites not covered by Policies 20 or 23, employment development will normally be restricted to Use Class B1 (business use). Subject to this:

B Within the Green Belt

- i) existing uses will not normally be allowed to expand;
- ii) redevelopment of existing established sites will be permitted if clear environmental benefits would result. Improved landscaping should normally be provided and there will be a presumption against any increase in floorspace. The future use should reflect the location of each particular site and employment use may not be acceptable on certain sites.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes (existing footprint only)</p> <p>The site comprises previously developed land including some existing buildings and an area of substantial hardstanding for car parking. However, the existing development is minimal in terms of overall floorspace and is of a relatively low height. Consequently, any redevelopment for residential purposes could be more visually intrusive from the surrounding countryside, including the nearby Broad Colney Lakes Nature Reserve NR2, which is also County Wildlife Site 76/006.</p> <p>Approximately 10% of the site is in Flood Zone 3a (High Probability) and a further 5% is in Flood Zone 2 (Medium Probability).</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	<p>No. Although there has been some previous developer interest in the site, there has been no identified intention to develop or sell by the landowner.</p> <p>Furthermore, it is considered that redevelopment of this site should also include redevelopment of the employment areas to the north, one of which has already been identified through the SHLAA process (site 117). It is unknown who the owner of the second employment area is and it has not been put forward through the SHLAA process.</p>
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	<p>Yes, after due consideration through the LDF process, as a site in the Green Belt to the west of London Colney where the Council has, for some time, been trying to secure the removal of these badly sited uses. It has been recognised in the past that the uses are unlikely to be removed unless some 'enabling development' of a type not normally accepted in the Green Belt is permitted on part of the site.</p>	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	

ESTIMATING HOUSING POTENTIAL**CAPACITY ASSUMPTIONS**

Assuming the employment uses could be located elsewhere and in order to secure some major environmental enhancement of the area as part of Watling Chase Community Forest / Green Belt, some 'enabling development' is allowed, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses, possibly with some small apartment blocks).

Approximately 5% of the site is in Flood Zone 3a (High Probability) and a further 10% is in Flood Zone 2 (Medium Probability), possibly reducing site capacity slightly.

Given the uncertain nature of any decisions regarding the degree of 'enabling development' that would be both acceptable to gain Watling Chase Community Forest / Green Belt enhancement and also still be financially attractive enough to facilitate development, it is very difficult to judge how much of the site would be available for housing, but (taking example of the universal salvage yard site in Redbourn) approximately 1.1 hectares out of the 2.2 hectare overall site seems a reasonable estimate.

Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 1.1 hectares of available site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	28 (based on density levels at Universal Salvage Site, Redbourn)

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

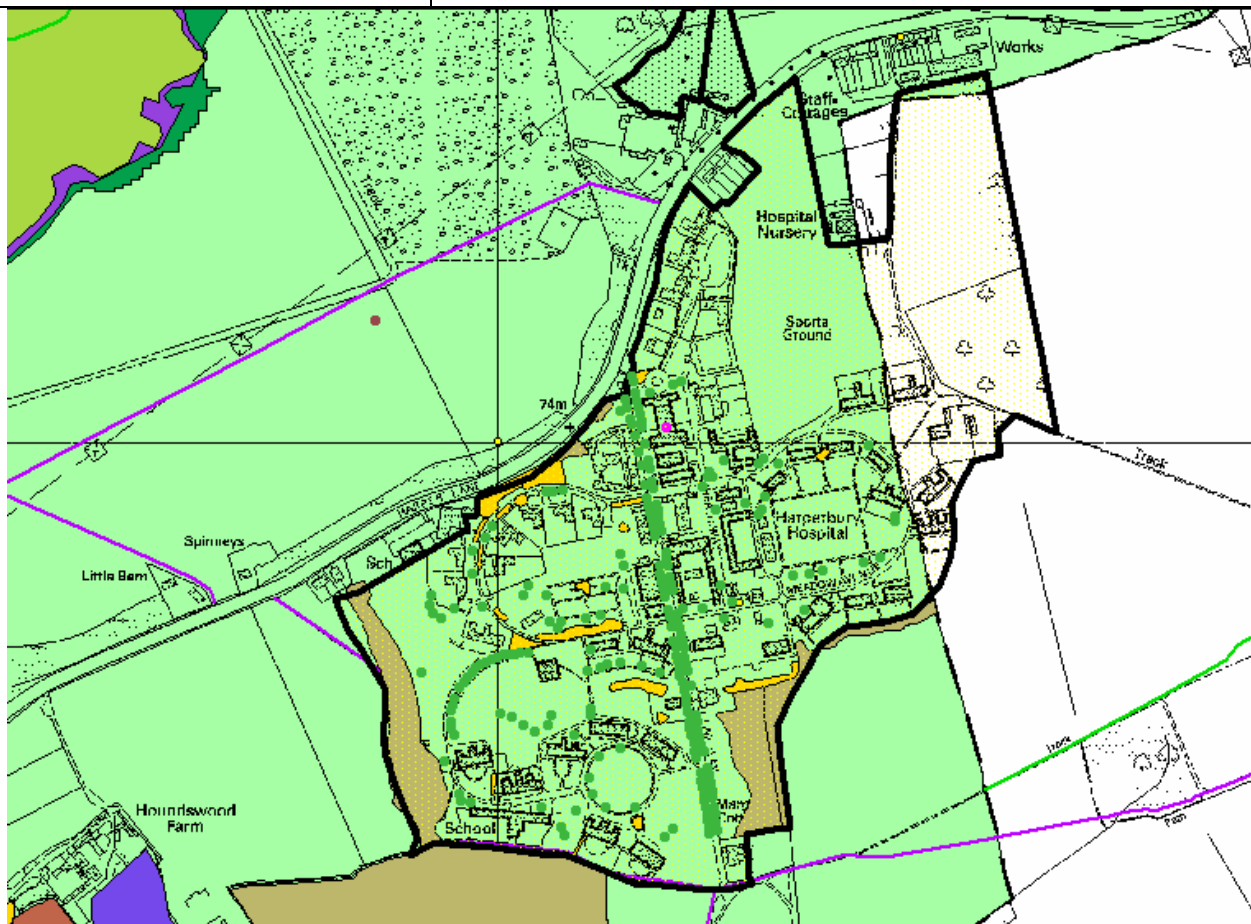
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-254
Site address (or brief description of broad location)	Harperbury Hospital, Harper Lane, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Secretary of State for Health
Contact details - if different from above (e.g. agent, planning consultant etc)	Tribal Group
Area of site or broad location (hectares)	46 ha
Category of site (e.g. agricultural etc)	Healthcare Sites
Current use(s)	Harperbury Hospital

Character of surrounding area (including adjoining land uses; site outlook etc)	Open Green Belt, predominantly arable fields, with some wooded areas, to the east, south and west. Harper Lane and some housing to the north.
Method of site identification (e.g. proposed by landowner etc)	Pre-application discussions over a long period. (Invalid application late 2008 for residential redevelopment (382 dwellings).
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Invalid application late 2008 for residential redevelopment (382 dwellings).</p> <p>None other relevant post 2000.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p><i>Other proposed sites</i> – the capacity study states that the Council is not committed to accepting housing on these sites, but the Council's provisional view is that they should be allocated for housing in the Site Allocations DPD. The largest sites in this category are Harperbury Hospital (350 homes are assumed through redevelopment of this Green Belt hospital site)</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Perhaps	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site includes Urban Survey sites H2 and H3 and is adjacent to H1 * Site adjacent to County Wildlife Site 77/009			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 19	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Hospital has considerable community value * Numerous TPO Woods, TPO Groups and many TPO points throughout the site.			

Can any of the physical or policy constraints identified above, be overcome?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. As part of pre-application discussions, a scheme was submitted in June 2008 which proposes retention of the hospital and redevelopment in the north west sector of the site and 382 dwellings on the rest of the site, equal to the current footprint. A full application was submitted in late 2008 that proved to be incomplete and invalid. The site lies in an isolated, currently unsustainable location. However, it is a previously developed site and is therefore shortlisted only on this basis.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a history of pre-application discussions between developers and the District Council which indicates an interest to develop.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a large area of previously developed land in the Green Belt (or possibly from an ad hoc application).	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming the TPO woods, Groups and Trees are retained and Urban Survey Sites are left undeveloped as is the sports/recreational grounds to the north (as it is of key community value). The rest of the site is assumed to be developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).	
Estimated capacity suggested by landowner/agent	382
Council's own estimated capacity (if different from the above)	350

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

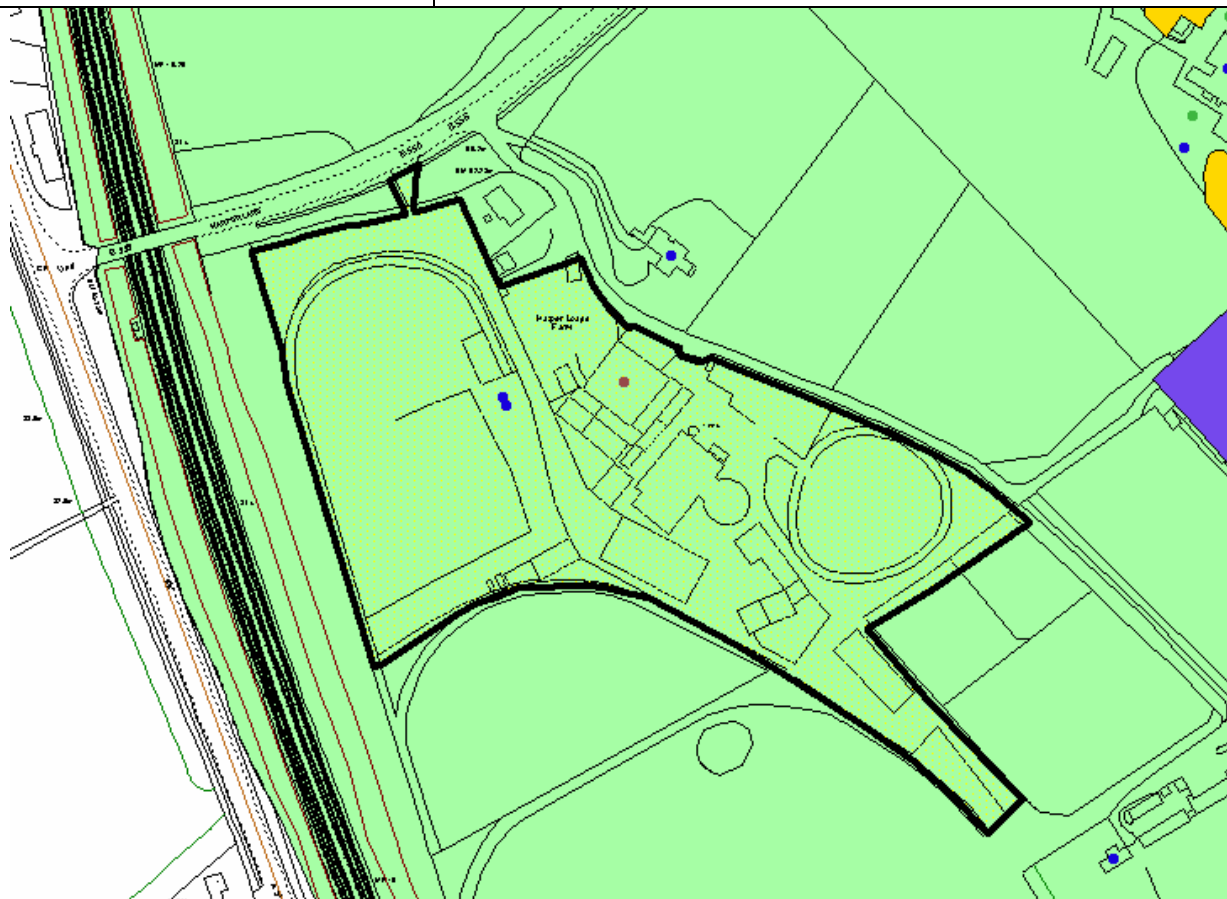
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-114
Site address (or brief description of broad location)	Harper Lodge Farm, Harper Lane, Radlett, WD7 7 HH



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Ownership details - including whether freehold or lease and length of lease (if applicable)	K,D & C Ivory
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley, Bidwell Faulkners
Area of site or broad location (hectares)	4.2 Hectares (1.0 net)
Category of site (e.g. agricultural etc)	Sites in the Green Belt – Mixed Uses.
Current use(s)	Mixture – Waste Transfer Station, open storage, industrial, warehousing, stables, contractors yards.

Character of surrounding area (including adjoining land uses; site outlook etc)	Mainline railway line and Watling Street to the west, with open fields beyond. Harper Lane with tree belt beyond, to the north. Open fields / paddocks to the east, containing an isolated residence. Open fields / paddocks to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/1825 Harper Lodge Farm, Harper Lane, Shenley, Radlett, WD7 7HU Demolition of existing buildings and erection of residential development (outline) This application was given the decision - DC4 Refusal on 06/11/2006</p> <ol style="list-style-type: none"> 1. The site is within the Metropolitan Green Belt in the Hertfordshire Structure Plan and St Albans District Local Plan Review 1994 wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 (New Housing Development in Specified Settlements) of the Hertfordshire Structure Plan and Policy 1 (Metropolitan Green Belt) of the St Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and the applicant has failed to demonstrate exceptional circumstances in this case. 2. The proposed development would fail to result in clear environmental benefits and would result in an increase in floorspace compared with the existing structures on the site. The proposed development would therefore have a detrimental impact on the openness of the Green Belt, contrary to Policies 1 (Metropolitan Green Belt), 24 (b) (Unallocated Employment Sites), 105 (Landscape Development and Improvement) and 143A (Watling Chase Community Forest) of the St Albans District Local Plan Review 1994. 3. The proposed development would result in the loss of an approved waste transfer station and would therefore prejudice the use of that land for those purposes and no suitable alternative provision is proposed. The proposal is therefore contrary to the provisions of Policy 18 (Residential Caravans, Mobile Homes and Dwellings Constructed of Short-Life Materials) (3) of the Waste Local Plan 1995-2005. 4. The applicant has failed to submit a Flood risk Assessment contrary to the provisions of PPG25. (Planning Policy Guidance 25 – Development and Flood Risk). The proposed development may therefore result in flooding to the detriment of the area, contrary to the aims of PPG25 and Policy 84 (Flooding and River Catchment Management) of the St Albans District Local Plan Review 1994. 5. In the absence of adequate provision for affordable housing, the proposal would conflict with the aims of Policy 7A (Affordable Housing in Towns and Specified Settlements) of the St Albans District Local Plan Review 1994 and the Council's Supplementary Planning Guidance and would therefore be likely to cause harm by exacerbating the shortfalls in affordable housing provision in the District. The proposed development therefore conflicts with Policies 2 (Settlement Strategy) and 10 (Loss of Residential Accommodation) of the Hertfordshire Structure Plan Review 1991- 2011 and Policy 7A (Affordable Housing in Towns and Specified Settlements) of the St Albans District Local Plan Review 1994 and the Council's Supplementary Planning Guidance. 6. In the absence of measures to ameliorate the harm and effect the development would have on local services, in particular in terms of primary and secondary education, libraries, youth and childcare, the proposal is contrary to the provisions of Policies 1 (Metropolitan Green Belt) and 2 (Settlement Strategy) of the Hertfordshire Structure Plan Review 1991-2011. 7. Having regard to the isolated location of the site, the absence of measures to ameliorate the harm the development would have on the local highway network, in particular in terms of access to jobs, shops and leisure opportunities, the proposal would be unsustainable and would be car based. The proposal would be therefore contrary to the provisions of Policies 1 (Metropolitan Green Belt), 2 (Settlement Strategy) and 22 (Small Businesses) of the Hertfordshire Structure Plan Review 1991-2011 and Policies 34 (Highways Considerations in Development Control) and 35 (Highway Improvements in Association with Development) of the St Albans District Local Plan Review 1994. <p>Many previous applications, refusals, approvals and Certificates of Lawfulness across the whole site, dating back many years.</p> <p>Amongst the most relevant - 5/1996/0443 Certificate of Lawfulness for use as a Waste Transfer Station, based on such usage having been carried out for over 10 years.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Likely
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes

Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <p>* Access for such a large site is relatively poor, with poor public transport linkages and narrow road access from Harper Lane/ Watling Street bridge over the railway.</p> <p>* Substantial mature tree screening on railway perimeter.</p> <p>* Site is at edge of NS6 – Notifiable sites (hazardous installations)</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 21	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): <p>* Possible community value to stables.</p> <p>Policy 24 Unallocated employment sites</p> <p>On existing employment sites not covered by Policies 20 or 23, employment development will normally be restricted to Use Class B1 (business use). Subject to this:</p> <p><u>B Within the Green Belt</u></p> <p>i) existing uses will not normally be allowed to expand;</p> <p>ii) redevelopment of existing established sites will be permitted if clear environmental benefits would result. Improved landscaping should normally be provided and there will be a presumption against any increase in floorspace. The future use should reflect the location of each particular site and employment use may not be acceptable on certain sites.</p>			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	Yes.
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>This is an unallocated employment site in an isolated location, lying to the east of the main railway line and south of Harper Lane. Accessibility is relatively poor, with poor public transport linkages and narrow road access from the Harper Lane/ Watling Street bridge over the railway.</p> <p>The site comprises an operational waste transfer facility, open storage,</p>

	<p>industrial, warehousing, stables and contractors' yards. It lies on the edge of Area NS6 – Notifiable Sites (Hazardous Installations). Residential development would result in the loss of an approved waste transfer station and would therefore prejudice the use of that land for those purposes, unless a suitable alternative provision was proposed.</p> <p>Development of the entire site would increase coalescence towards Radlett, but there would be little visual intrusion as the site is already well screened by vegetation.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This unallocated site is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	<p>Yes, after due consideration through the LDF process, as a large site of previously developed land in the Green Belt.</p> <p>Highways implications of this large site will need to be considered, particularly due to the narrow bridge over the railway, close by to the west.</p> <p>Loss of a waste transfer station may be a constraining factor.</p> <p>There is a risk of site contamination due to previous uses, though this is likely to be reasonably remediable.</p> <p>Opportunities for a carbon-offset scheme through tree planting may be possible.</p>	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the waste transfer station and all other uses could be located elsewhere and in order to secure some major environmental enhancement of the area as part of the Watling Chase Community Forest / Green Belt, some 'enabling development' is allowed, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouse) or possibly a retirement community, as suggested by the landowner's agent.

Substantial mature tree belt on an embankment, with train line beyond, on the west side of the site, may reduce site capacity.

Irregular site shape may slightly reduce overall capacity.

The existing footprint of the main buildings on the site is approximately 1 hectare.

Only a relatively low density environment would be likely to be appropriate and fulfil Green Belt enhancement objectives in this location.

Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 1 hectare out of the overall 4.2 hectare site, in Zone 6.

Estimated capacity suggested by landowner/agent	150
Council's own estimated capacity	30

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

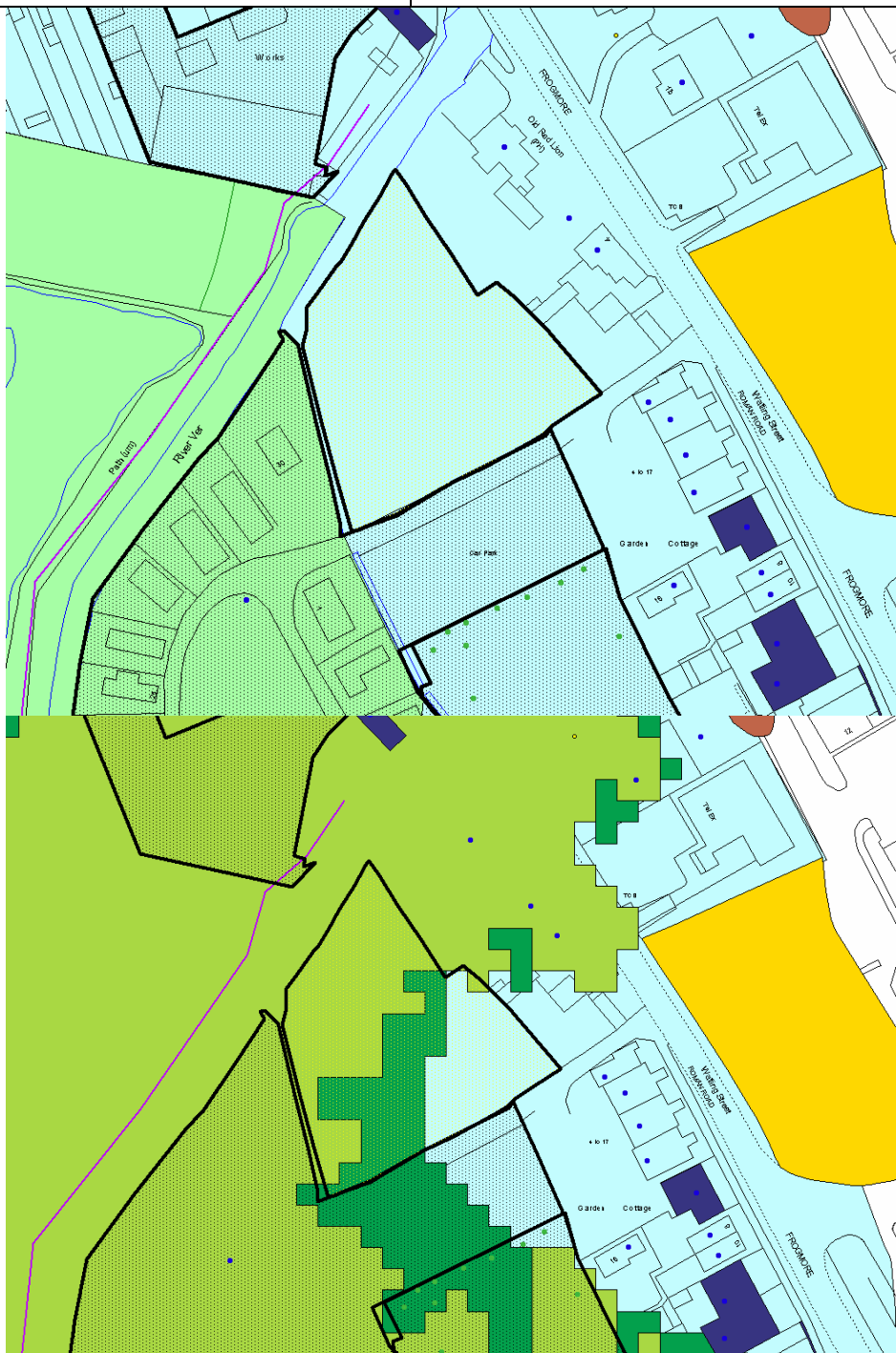
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-192
Site address (or brief description of broad location)	Car park and land to the south west of the Old Red Lion Public House, Watling Street, Frogmore



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	DLP Planning
Area of site or broad location (hectares)	0.27 ha
Category of site (e.g. agricultural etc)	Other Commercial Uses
Current use(s)	Car parking and other land to the south west of the Red Lion PH.
Character of surrounding area (including adjoining land uses; site outlook etc)	River Ver to the north, with houses and light industrial / commercial buildings beyond. Partly tree fringe and River Ver to the west, with Frogmore Home Park to the south west. Mostly Frogmore Home Park and partly a line of residential properties (including several Listed buildings), to the south. The Red Lion pub and residential properties, with Watling Street beyond, to the east.
Method of site identification (e.g. proposed by landowner etc)	Put forward by agent for Local Plan Review in 2001 and included in Green Belt Review 2003.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Not considered directly, however, the Inspector did note when considering the extension of specified settlement Park Street into this part of Frogmore that the boundaries had been drawn quite tightly in this area (although he considered that the chance of further development was unlikely).</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 Update</p> <p>Site to be excluded from the Green Belt, but not allocated for housing (May 2003)</p> <p>Green Belt Review 2003</p> <p>The site scores reasonably well against the Green Belt criteria above. In particular, release of the site would not harm the openness of the Green Belt.</p> <p>However, the site is located wholly within the flood plain and considering there is no existing built development it would seem unlikely development suitable in this location. For this reason it is not considered appropriate to consider this site under stage 2.</p> <p>Nevertheless, this does not rule out the possibility of excluding the land from the Green Belt should it be concluded that land to the south should be excluded. Indeed in such a case it would make sense to do so.</p>

SITE SUITABILITY

Physical Constraints

Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps

Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Approx 40% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 20% lies within Flood Zone 2 (Medium Probability). * Urban Survey Site F7 is part of the site. * County Wildlife Site 76/023 adjacent to the site. * Several Grade II listed buildings close by to the south east and north east. * Locally listed Red Lion pub adjacent and other locally listed buildings in close proximity to the north and south. * The site is in the Park Street/Frogmore Conservation Area. * Development may cause harm to the amenity of adjacent residential properties. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Partly
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This site comprises the car parking area and other land to the south west of the Red Lion Public House, which fronts Watling Street and is locally listed. Approx 40% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 20% lies within Flood Zone 2 (Medium Probability). An Urban Survey Site forms part of the site and a County Wildlife Site 76/023 lies adjacent. Several Grade II listed buildings close by to the south east and north east. Given these constraints and taking account of the site's location in the Park Street/Frogmore Conservation Area, residential capacity on this site is likely to be limited.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Site put forward by an agent in 2001, but attempts at further contact have not confirmed any current intention to redevelop.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt consisting of a site of previously developed land adjacent to a specified settlement, Park Street and with the potential to move the Green Belt boundary to follow the line of the river, to the west. The practicalities and costs of flood mitigation may prove to be a considerable constraint to housing achievability.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Approximately 40% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 20% lies within Flood Zone 2 (Medium Probability).

The site is considered only on the basis of the potential to move the Green Belt boundary to follow the line of the river, to the west of Park Street, which may provide some very limited potential for additional residential development on part of this site.

An Urban Survey Site forms part of the site and a County Wildlife Site 76/023 lies adjacent. It lies in a Conservation Area, with several Grade II listed buildings close by, limiting potential capacity.

Assuming loss of car parking will not endanger the viability of the Red Lion pub.

Assuming the flood risk can be controlled and approximately 60% of the site is available for housing.

Assuming the overall site, was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be townhouses or possibly small apartment blocks).

Approximately 50 dwellings per hectare is a reasonable estimate, on approximately 0.15 hectares of available site, in Zones 5/4.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	8

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-240
Site address (or brief description of broad location)	49-53 Radlett Road, Frogmore



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.68 ha
Category of site (e.g. agricultural etc)	Other Commercial Uses
Current use(s)	Petrol station and light industrial/commercial units

Character of surrounding area (including adjoining land uses; site outlook etc)	Car Showroom and associated car parking to the north. Open fields to the east, at edge of former Radlett Aerodrome (SRFI enquiry site). Residential properties to the south and over Radlett Road to the west.
Method of site identification (e.g. proposed by landowner etc)	Previous contact with Agent
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000. NB - at edge of former Radlett Aerodrome (SRFI enquiry site)

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Site comprises petrol station and light industrial/commercial units. No known constraints. Residential acceptable in principle.</p> <p>[NB: Appeal re: the proposed Strategic Rail Freight Interchange was dismissed. However, there is a reasonable likelihood of resubmission in the future. The SRFI would be located on land immediately to the east.]</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Informal discussions were held with an agent on behalf of the owner in recent years, but attempts at further contact have not confirmed any current intention to redevelop.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a relatively large site of previously developed land, in the Green Belt, in the settlement of Radlett Road/Frogmore.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site, was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be principally small apartment blocks or townhouses).
The low heights of and orientation of the site in relation to adjacent dwellings will limit dwelling gain.
Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.7 hectares of available site, in Zones 5/4.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	25

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-262
Site address (or brief description of broad location)	37-47 Radlett Road, Frogmore (Toyota Showroom)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Andrew Rowley Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Ottaways
Area of site or broad location (hectares)	0.71 ha
Category of site (e.g. agricultural etc)	Other Commercial Uses
Current use(s)	Car Showroom and associated car parking.

Character of surrounding area (including adjoining land uses; site outlook etc)	Rear gardens of residential properties to the north. Open fields to the east, at edge of former Radlett Aerodrome (SRFI enquiry site). Petrol station and light industrial/commercial units to the south. Residential properties over Radlett Road to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via solicitor.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2003/0145 37 - 47, Radlett Road, Frogmore, St Albans, AL2 2JX Residential development (outline) This application has been withdrawn</p> <p>Residential Development outline 37-47 Radlett Road Frogmore St Albans.</p> <p>I write to you in connection with the above application for planning permission. A resolution was made by this Council to grant planning permission on 21 July 2003 subject to your entering into a Section 106 legal agreement within six months form the date of that decision.</p> <p>Principle of housing therefore acceptable to SADC in the past.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
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Officers Conclusions - Stage 1	Yes.
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	Site comprises car showroom and associated car parking. No known constraints. Residential acceptable in principle. (Larger site than previously accepted in principle). [NB: Appeal re: the proposed Strategic Rail Freight Interchange was dismissed. However, there is a reasonable likelihood of resubmission in the future. The SRFI would be located on land immediately to the east.]

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by landowner via solicitor.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a relatively large site of previously developed land, in the Green Belt, in the settlement of Radlett Road/Frogmore.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS	
Assuming the overall site, was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be principally small apartment blocks or townhouses). The low heights of and orientation of the site in relation to adjacent dwellings will limit dwelling gain. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.7 hectares of available site, in Zones 5/4.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	25

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-286
Site address (or brief description of broad location)	Land to r/o Nos. 1-7 Moor Mill Lane and Nos. 110-126 Radlett Road, Frogmore



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.58 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Residential)
Current use(s)	Residential back gardens

Character of surrounding area (including adjoining land uses; site outlook etc)	
Method of site identification (e.g. proposed by landowner etc)	Green Belt Review 2003 and previous informal approach from a developer
Planning History (including Local Plan Inquiries, LDF etc)	<p>Green Belt Review 2003 – Site PS10</p> <p>Members Steering Group 16th July 2002 It is concluded that Radlett Road, Frogmore, should retain its Green Belt status and that the full force of Green Belt policy should apply.</p> <p>5/2007/1465 6 Moor Mill Lane, St Albans, AL2 3UA Addition of first floor to provide a two storey dwelling house This application was given the decision - DC4 Refusal on 10/09/2007 The proposal is considered unacceptable on the grounds that the scale and visual impact upon the building as originally constructed would create a building of significantly larger or different character. This is contrary to Policy 1 e) (Metropolitan Green Belt) and 13 (i) (Extension or Replacement of Dwellings in the Green Belt) of the St. Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	Possibly*	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	N/A
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * The site may be inside the Air Quality Management Area at Frogmore, because of the adjacent M25. * Adjacent to the M25 * Significant residential development in place of a large garden area would diminish visual amenity of adjacent properties.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Several Panel members expressed concern over the shortlisting of this site, primarily due to the anticipated reduction in openness of the Green Belt and the major tree constraints. However, the site comprises garden land to the rear of a number of residential properties along Moor Mill Lane and Radlett Road, where there may be scope for some residential development, subject to the assessment of the site's accessibility and sustainability.</p> <p>There may also be air quality issues related to the site's proximity to the M25.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. There has been no recent application for residential redevelopment and given the length of time since additional dwellings were last proposed and the number of gardens involved, there is some doubt as to if or when the site may be available in the future.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Through Core Strategy consultation the Council has sought the views of stakeholders on whether or not to reclassify one or more of the existing Green Belt Settlements as 'large villages excluded from the Green Belt'. This includes Radlett Road/Frogmore. For this site to be reasonably achievable, Radlett Road, Frogmore would have to be reclassified through this process.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). The notably open and verdant character of the area will limit site capacity. Substantial mature trees on the site may limit site capacity. The site is inside/adjacent to the Air Quality Management Area at Frogmore, because of the adjacent M25, limiting site capacity. Access may require the demolition of one or more dwellings, reducing net dwelling gain. Approximately 20-25 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

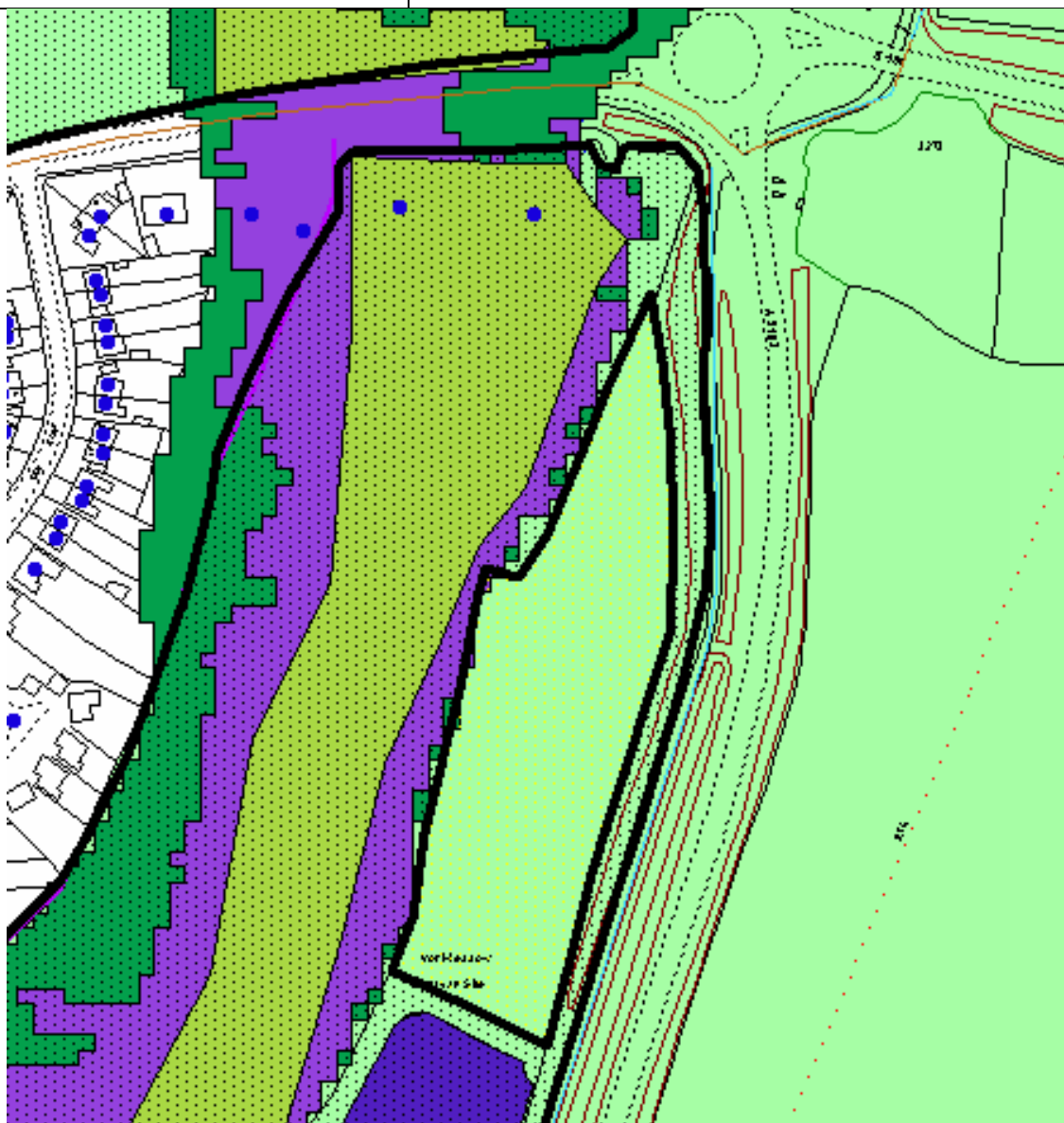
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-137
Site address (or brief description of broad location)	Land at Former Fish Street Farm (north of the Ver Meadows gypsy site) NB: Overlaps with 'land to the east of Redbourn/ West of A8183' (site 18)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
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Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	1.1 hectares
Category of site (e.g. agricultural etc)	Disused land
Current use(s)	Vacant
Character of surrounding area (including adjoining land uses; site outlook etc)	Site lies to the west of the A5183 Redbourn bypass, but is not visible from the road due to dense screening/earth bund. Immediately to the south is the Ver Meadows Gypsy site (HCC). The River Ver runs to the west. The site itself is green space, with some trees/vegetation along its boundaries. The green space extends further west as far as the residential properties on Ver Road and Flint Copse.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (and considered as part of wider East of Redbourn area – Site R2 – in the Green Belt boundary Study 2003.
Planning History (including Local Plan Inquiries, LDF etc)	For full history of the “East of Redbourn” area see wider site SHLAA18 Nothing else post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes**	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps some from the A5183

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Not in isolation
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes (but not beyond the bypass)	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	If released in connection with adjoining land
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No***
Comments/observations (including details of other physical constraints or site designations) <p>* Western fringe of site is marginally within flood zone 3b.</p> <p>** Site lies to the north of the Redbourn Watercress Beds – a wildlife and protected species site.</p> <p>*** Site is far enough away from Redbourn's historic centre not to have an impact on its character. It is also well screened and would not affect the setting of the village.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): Landscape Development Area (as defined in Local Plan) Upper Ver Valley Landscape Character Area.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. None of the constraints identified (i.e. proximity to a Wildlife Site, trees and hedgerows, green space, possible noise from bypass) represent any serious obstacle to development. However, it is considered that the whole area to the east of Redbourn (and west of the bypass) should be looked at in its entirety, rather than just this pocket of land in isolation.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site put forward by the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Redbourn, only when considered as a small part of a comprehensive scheme for SHLAA site 18.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS This site would only be considered as a small part of a comprehensive scheme for SHLAA site 18 and is therefore included in the assessment for the overall SHLAA site 18.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

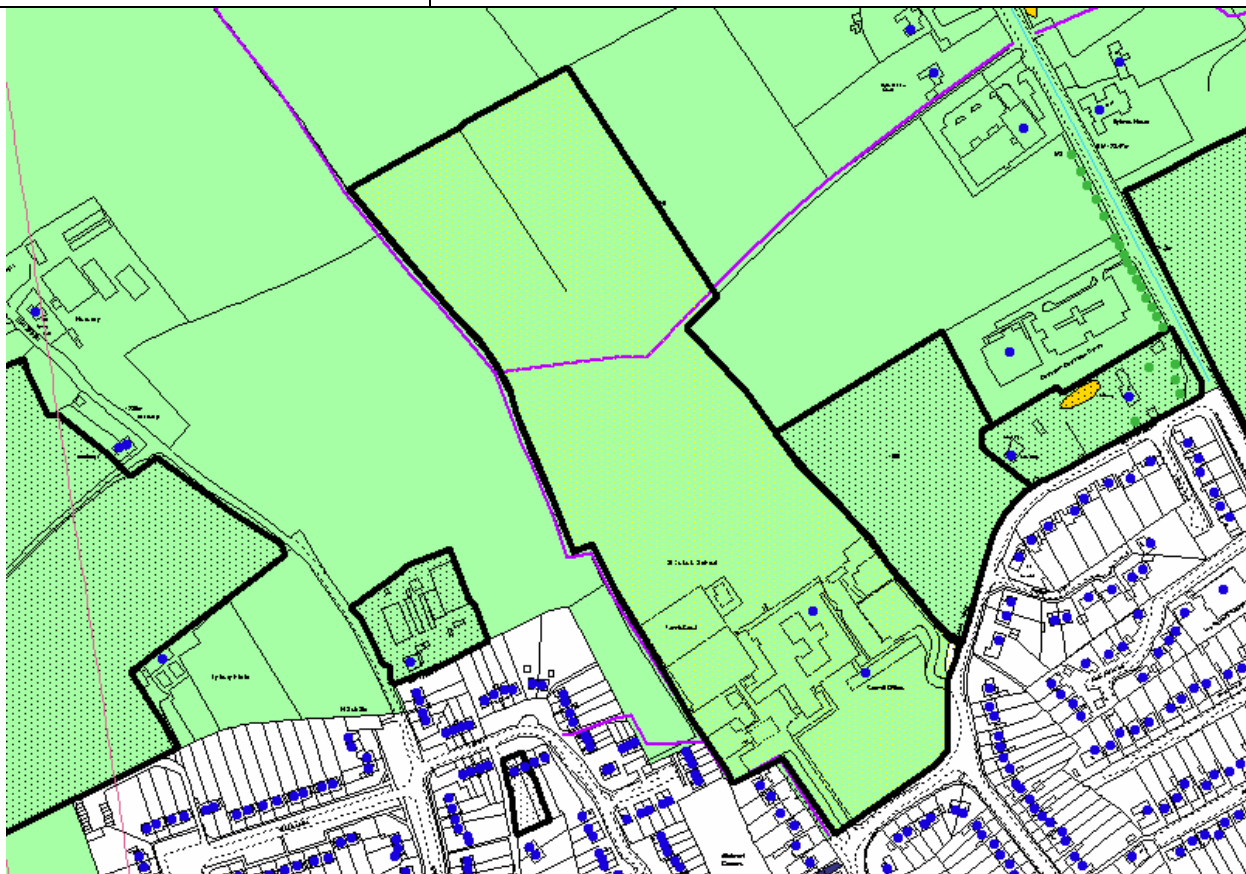
Deliverable	
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-138
Site address (or brief description of broad location)	St Lukes School, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	7.97 ha
Category of site (e.g. agricultural etc)	Education Sites
Current use(s)	St Luke's Special School

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the north. Mixture of open fields and residential to the west. Playing fields to the east. Residential area over Blackhorse Lane to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Arguable	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
* Public footpath along western boundary of the site and across the middle of the site, east to west, approx two-thirds of the way to the north.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	TBC
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 95	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
* St Luke's Special school and the playing fields have community value. The HCC proposal would be for reprovision of special school facilities at a co-located site with another secondary school, possibly in Hemel Hempstead.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes (only the southern part) Development of the northern part of the site (currently school playing fields) would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside, would create additional development pressure on adjoining land, would result in

	<p>unrestricted sprawl and would be large enough to significantly change the size and character of Redbourn.</p> <p>The southern part of the site is occupied by educational buildings (school for special needs – level 2). If looked on favourably for residential development, the County Council would consider the potential of relocating the school (the most likely area of search for an alternative site would be in the Borough of Dacorum)</p> <p>The site may, therefore, have some redevelopment potential for residential uses within its existing built footprint.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, site proposed as a possibility by the landowner, if it was seen as a preferred location by SADC, but considerable uncertainty exists over the practicalities of relocation of existing facilities. The existing special school and other tenants are likely to be relocatable over a period of time if the site is preferred / allocated for housing provision.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a large site of previously developed land in the Green Belt, on the edge of the specified settlement of Redbourn.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS <p>Assuming school and other uses can be located elsewhere and approximately the existing built footprint at the southern end of the site was redeveloped for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family dwellings, including semi-detached and townhouses). Given the playing field uses adjacent, appropriate separation by screening and distance of separation will be needed, possibly reducing overall capacity.</p> <p>Existing substantial screening would likely need to be retained, causing a small reduction in capacity. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 2 hectares out of the overall 7.2 hectare site, in Zone 5.</p>	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	70

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
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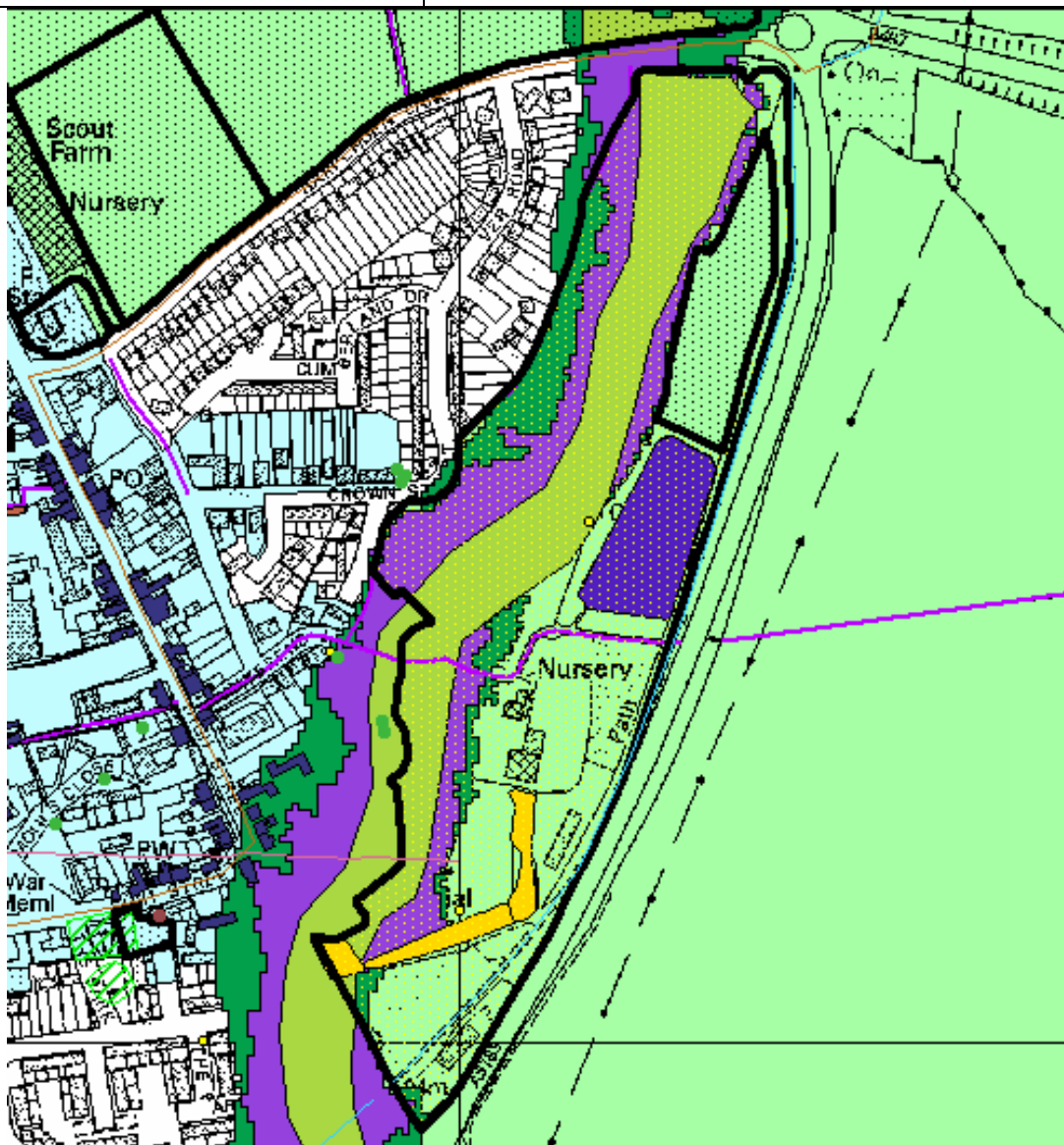
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-18
Site address (or brief description of broad location)	Land to the east of Redbourn/ West of A5183 (overlaps 137)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	<p>John Holden of Pegasus Planning on behalf of Martin Grant Homes and Hamilton Homes.</p> <p>Also Jamie Sullivan of Tetlow King on behalf of London & Cambridge Properties.</p> <p>Possibly also Pennard Holdings</p> <p>Also includes HCC owned land at SHLAA-GB-R-137 and HCC owned Caravan Site.</p>
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Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	13.2 Ha
Category of site (e.g. agricultural etc)	Various – including Sites within the Green Belt / Other commercial uses / Vacant/disused land and buildings
Current use(s)	Various – including rough ground, open space, glasshouses, haulage yard, gypsy/traveller caravan site, former watercress beds.
Character of surrounding area (including adjoining land uses; site outlook etc)	Busy A5183 bypass along boundary to east of site, with open fields beyond. Residential properties and Redbourn Industrial Estate lie to the west, on the opposite bank of the River Ver.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowners via agents.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>The Bridge nursery site included a dairy, poultry farm, touring caravan storage and grazing land (mostly in active use). A number of glasshouses were unused but could easily be brought back into use or removed. The site was in an attractive, predominantly open valley. Glasshouses were not out of keeping with the rural setting and the site was clearly beyond the suburban development on the edge of the village. Some screening exists along the southern boundary. It was considered that the line of the bypass would provide an effective eastern boundary but in itself this was not sufficient to justify movement of the green belt boundary, indeed it was an argument for keeping development back for noise and visual reasons.</p> <p>The site was thought unsuitable for development on environmental and land use grounds. If developed it would have been a string of housing along Harpenden Lane, which could not have been regarded as infilling or rounding off. A precedent would be set for the development of the whole of the land between the approved District Plan boundary of Redbourn and the line of the new bypass.</p> <p>Nevertheless once the bypass was opened it was suggested that a review of the green belt boundary on the east side of Redbourn be undertaken.</p> <p>Inspector's Comments</p> <p>The desirability of reconsidering the green belt boundary on the east side of Redbourn in relation to the line of the bypass was common ground between the objector and the Council. He saw no reason to question the appropriateness of such a review which would consider the land use pattern taking into account the control level needs at that time and noted that the landowners would be involved in the study suggested on behalf of the Council. In the circumstances the Inspector considered that any ad hoc amendment of the Green Belt boundary in relation to the objection site would be premature. This would be better considered in the wider context of an overall study of Redbourn's eastern green belt boundary.</p> <p>He recommended that no modification be made in response to the objection, but that a new Policy 1B, along the lines suggested by the Council, be incorporated in the Written Statement.</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p>
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>Council's Case</u></p> <p>Response to the consultation document published in 1986 favoured retention of the objection land as it was or as Green Belt recreational land. The Council officers recommended a development option changing the Green Belt boundary to follow the bypass and a residential, industry and open space mix of land uses. The Council did not accept the officer recommendation and the land remained in the Green Belt. Further consideration of the land was undertaken in 1988, when it was decided to propose that the land should stay in the Green Belt in the deposit Local Plan.</p> <p>In 1992, the Council considered that the land fulfilled a Green Belt purpose in several ways. The land was considered rural in character, with part of the Ver Valley as an important feature. Although there was some dereliction in the locality this was no reason to amend the Green Belt boundary, which was already well defined by trees and hedges</p>

	<p>along the eastern edge of the settlement built-up area. Redbourn possessed an attractive and historic centre and if the objection land were developed, there was concern that this could lead to traffic generation which would adversely affect the centre. The release of land may also have contributed to resources which should be directed towards urban renewal.</p> <p><u>Inspector's Comments</u></p> <p>Policy 75B made it clear that the Green Belt boundary to the east of Redbourn would be reviewed. It was the Inspector's conclusion that in the case of East Redbourn the Green Belt boundary was not defined on a permanent basis in the 1985 Local Plan and that it fell to the current Local Plan to determine this.</p> <p>The potential for unrestricted expansion of Redbourn is limited on its southern and north eastern sides by the strong physical barriers of the Nicky Line, Dunstable Road and Harpenden Lane. South of Harpenden Lane the development edge was less strongly defined by rear gardens and an open link between part of Crown Street and the objection land. Further east the prominent barriers of the Nicky Line and the bypass presented an obvious restraint on sprawl in that direction and the Inspector considered that development of the land would not lead to unrestricted growth of Redbourn or to the coalescence of settlements.</p> <p>He accepted that the dominant character of the land appears to be rural, but also contained some commercial development south of Waterend Lane. In his opinion, the gypsy site with its prominent fencing and compound appearance was an eyesore which detracted significantly from the visual quality of the area. Also, parts of the land were overlooked by the housing to the west and enclosed by the walkway and noisy bypass to the east. The whole area was isolated by roads on three sides and housing on the other, and this together with its general appearance provided more cohesion with the Redbourn settlement than with the open agricultural landscape to the north and east. There was no question that if the land were developed then some countryside would be lost, but the visual impact and encroachment on the wider countryside surrounding Redbourn as a whole would be limited and the visual effect would be seen as rounding off the settlement within the strong physical boundaries.</p> <p>The Inspector considered the most important consideration to be whether the boundary paid due regard to the long term development needs of Redbourn. Concerns raised elsewhere at the inquiry strongly suggested that there was a need to find land for a certain amount of development outside the confines of the existing built-up area in the short term, let alone any longer term development needs. Although the evidence was not conclusive, it led the Inspector to believe that the Council had not taken proper account of the probable future development needs of Redbourn when setting the proposed boundary.</p> <p>He concluded that the exclusion of the objection land from the Green Belt would not have a serious effect on its main purposes or the character of Redbourn. He stated that a long term, defensible Green Belt boundary would be best provided by continuing the line already established along the southern edge of the settlement which follows the Nicky Line in a northerly direction around the objection land to Harpenden Lane.</p> <p>Notwithstanding, the Inspector also considered it vital to adopt a comprehensive land use scheme for the land, which should include measures to safeguard the section of the Ver Valley and any proven ecological interest of the former watercress beds.</p>
<p>Planning History (including Local Plan Inquiries, LDF etc)</p>	<p><u>Green Belt Review 2003</u></p> <p>Overall, I do not consider that this site fulfils the main objectives of Green Belt designation and its removal from the Green Belt could allow for development which meets identified needs in the local area (particularly for affordable housing).</p> <p>Nevertheless, the environmental sensitivities of the site (e.g. wildlife designations and the flood risk etc) mean that any development would need to be very carefully located and, in reality, the net developable area would be small in comparison with the whole site. In addition, any development scheme would need to include a strong landscape buffer and a significant element of public open space to protect residential amenity in the locality.</p> <p>In light of the above, I tend to support the views of the Inspector at the 1992 Public Local Inquiry, who advocated the redrawing of the Green Belt boundary to follow the Nicky Line and also recommended the preparation of a comprehensive land use scheme for the area.</p> <p>On one small part of the site - 5/2000/0385 Detached dwelling (outline) This application was given the decision - DC4 Refusal on 18/04/2000 (No details found).</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	Yes*	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Two Minor Incidents*
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No*	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps*
Development would result in neighbouring towns merging into one another.	No*	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Yes*	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No*	Existing Green Belt boundary is well defined	Yes*

Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No*
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Approximately a third of the site, running north to south down the middle and west sides, is in Flood Zone 3b (Functional Flood Plain). A further proportion is Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), covering just over half the total area; effectively all of the western half of the site.</p> <p>* Local wildlife site 55/014 former watercress beds. Also R11 and R12 Urban Survey sites.</p> <p>* County Wildlife site 55/014</p> <p>* Two pollution incidents - 29.08.2000, 13.01.1988.</p> <p>* Access off the busy A5183 and possibly across the River Ver, will need careful consideration.</p> <p>* Trees and hedgerows around site perimeter, of varying condition. Additional trees inside site, particularly on the southern and northern ends of the site.</p> <p>* Footpaths along the east and west boundaries of the site.</p> <p>* Adjacent to busy A5183, though well protected by screening.</p> <p>* Dependent on its scale and nature, development may cause demonstrable harm to the character and amenity of the residential areas across the River Ver to the west.</p> <p>* Whilst development of the whole area would constitute a significant enlargement of the Redbourn urban envelope, the curtailment provided by the A5183 should not result in unrestricted sprawl of large built up areas or be large enough to significantly change the size and character of the settlement.</p> <p>* Even though there is a relatively low percentage of the site that is likely to be developable, primarily due to flooding risk, the overall size of the development is substantial in comparison with the size of the village as a whole.</p> <p>* Development would lead to some movement of the village envelope towards Harpenden, but not beyond the existing physical boundary provided by the bypass.</p> <p>* Whilst there is some current and previous development on site, as a whole, the area is a combination of rural and urban fringe, rather than urban in nature.</p> <p>* Development would not assist in urban regeneration as such, even though some previously developed land is involved, as the site as a whole is rural and rural fringe, rather than urban in nature.</p> <p>* The existing Green Belt boundary is reasonably well defined, along the Ver River and edge of the existing residential and industrial developments and provides a clear visual boundary to the present Green Belt.</p> <p>* Release of the site from the Green Belt would create a more clearly defined, robust long term boundary along the A5183 / Nicky Line.</p> <p>* If this site is developed up to the boundary with the A1583, development pressure on the broader Green Belt beyond the A5183 to the east would be small. However, it would lead to very strong development pressure on the smaller site to the south west, between the bypass and the edge of the settlement of the village, including area SHLAA-GB-R-199.</p> <p>* Whilst the site would be unlikely to visually affect the historic centre of Redbourn, associated issues such as increased traffic flows may have some implications for the historic village centre.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 96	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Local villagers have made representations about its community value in the past and major riverside improvement works have been carried out in recent years * Three adjoining TPO Groups across southern portion of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	The preparation of a comprehensive land use scheme for the area, as advocated by the 1993 Inspector and the Green Belt Review officer of 2003, would seek to fully investigate and overcome or mitigate the variety of constraints.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Approximately a third of the site, running north to south down the middle and west sides, is in Flood Zone 3b (Functional Flood Plain). A further proportion is Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), covering just over half the total area; effectively all of the western half of the site. Site constraints (primarily due to flood risk) would significantly reduce the net developable area. Relocation of the gypsy/traveller caravan site would also need consideration. Site has a long planning history, particularly in relation to Green Belt boundary review. Local villagers have made representations about the site's community value in the past and major riverside improvement works have been carried out in recent years. A comprehensive scheme for the area would need to consider what community infrastructure would be needed to mitigate development impact on this small village. It is possible that the southern part of the site might be more suitable for employment uses.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owners. There is more than one owner of the overall site, but a consortium approach is indicated and highly likely. Redbourn Parish Council is believed to possess a long lease on a small part of the overall site, which is an official "Millenium Garden", which may constrain availability.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of Redbourn. The location or relocation of the Gypsy site may constrain achievability. Mitigation of flood risk may constrain achievability.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes

	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the Gypsy site could be accommodated within the site, or alternatively re-located nearby in Redbourn and employment uses could be located elsewhere; and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Approximately a third of the site, running north to south down the middle and west sides, is in Flood Zone 3b (Functional Flood Plain). A further proportion is Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), covering just over half the total area; effectively the entire western half of the site, causing a significant reduction in overall capacity.

The shape of the site likely to be unaffected by flooding and its relationship to adjoining land uses will cause a reduction in overall capacity.

The site contains a County Wildlife site 55/014 and Local wildlife site 55/014 former watercress beds, causing some reduction in overall capacity.

Significant mature trees, including those in a large TPO Group, should be retained, reducing overall capacity. A comprehensive scheme for the area would need to consider what community infrastructure would be needed to mitigate development impact on this small village, possibly causing some reduction in overall capacity.

It is possible that the southern part of the site might be more suitable for employment uses, causing some reduction in overall capacity.

Given the flooding constraints in particular, it is very difficult to judge how much of the site would be available for housing, but approximately 3 hectares out of the 13.2 hectare overall site seems a reasonable estimate.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 3 hectares of available site, in Zone 6.

Estimated capacity suggested by landowner/agent	225-250
Council's own estimated capacity (if different from the above)	100 – (The site capacity could be significantly different to this and is very difficult to judge in this instance, particularly because of the flooding constraints, which would require full site surveys to determine).

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

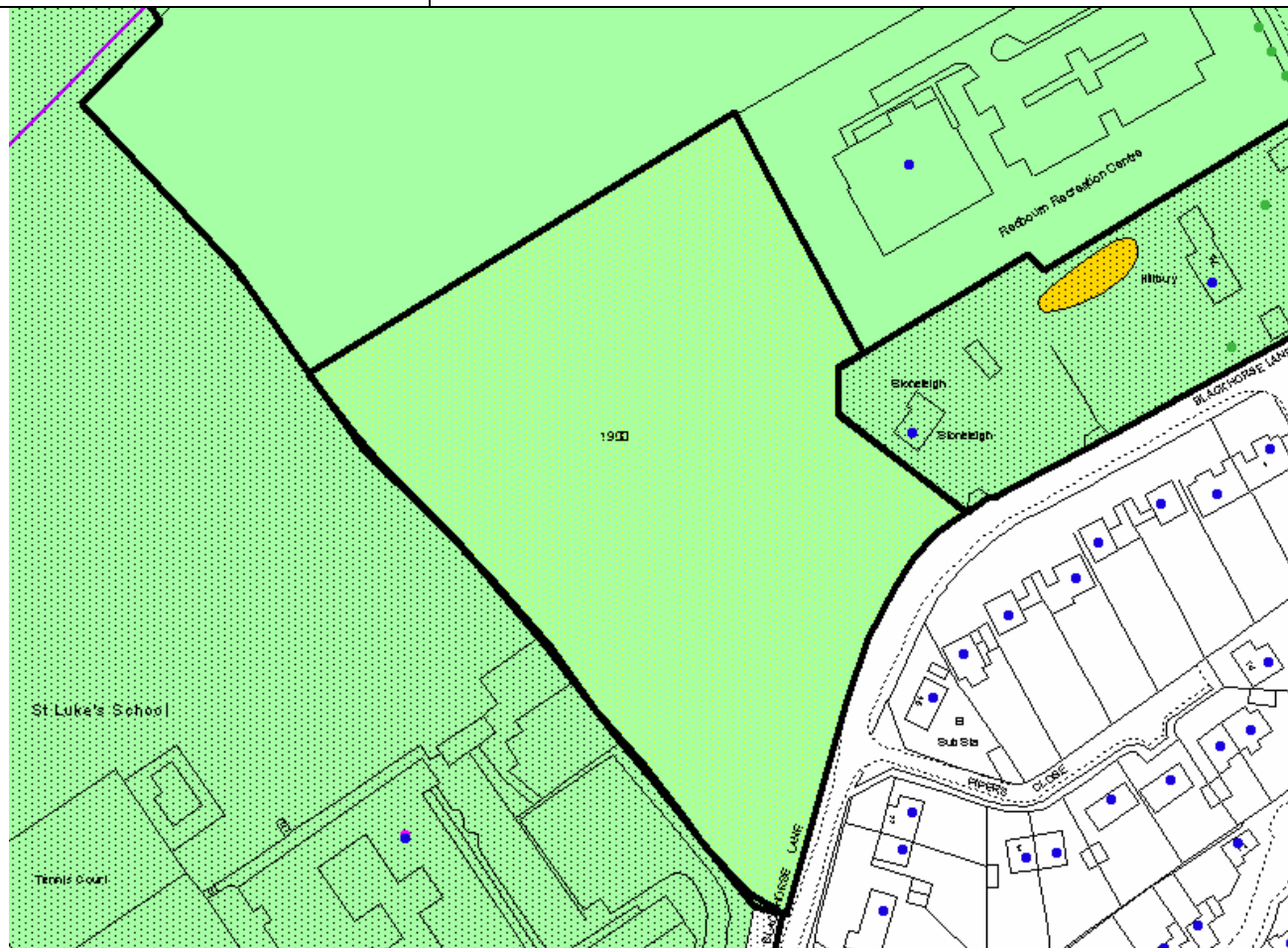
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-19
Site address (or brief description of broad location)	Land north of Blackhorse Lane, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr D Jump, Jarvis Group plc
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA Planning
Area of site or broad location (hectares)	1.65 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Open Space)

Current use(s)	Playing fields
Character of surrounding area (including adjoining land uses; site outlook etc)	Further playing fields to the north and partly to the west. St Luke's special school to the west. Residential houses and Redbourn Leisure Centre to the east. Residential area over Blackhorse Lane, to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>This site was discussed under Policy 92 'New Indoor Sports Facilities'. The Council considered that the site was suitable for a new recreation centre as it was well served by the Dunstable Road, would be located by playing fields and would benefit the current appearance of the locality by replacing dilapidated farm buildings. It was suggested that there were no suitable sites within the village limits and consequently no alternative to a Green Belt location for the new centre.</p> <p>The Inspector was more sceptical about the appropriateness of the site for leisure uses on this scale. He said that the sports hall site was quite prominent and would represent an intrusion into the countryside, an erosion of the Green Belt and a precedent for future extension of the settlement limits. He went on to say that the fact that the land contained derelict buildings was not a reason to allow development in the Green Belt and that there were more suitable ways of improving the appearance of the site, e.g. tree planting.</p> <p>The Inspector concluded by saying that if the Council decided to proceed to allocate the land for a sports hall despite his recommendation, then it was his opinion that the site and the dwelling to the south should not remain in the Green Belt and that the boundary should be adjusted accordingly.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 (Part of R4)</p> <p>Despite Members' earlier resolution that this site be retained in the Green Belt, Officers' are inclined in the light of this assessment to agree with the Inspector at the 1992 Inquiry, who advised that, if built contrary to his recommendations, the Recreation Centre and the residential properties to the south should be removed from the Green Belt.</p> <p>The site clearly forms part of the built up area of Redbourn and residential development could be secured on the land to the south of the Recreation Centre and its car park, although the density would depend on whether the existing residential properties were to be demolished (if not, then low density infill development is the more likely option). It might also be possible to secure improved leisure facilities on the northern part of the site, for the benefit of the local community.</p> <p>Development of the site would undoubtedly have a visual impact on surrounding land, although this comprises playing fields, which have more of an urban fringe rather than rural character. Without evidence to suggest that there is a surplus of public open space in Redbourn, it is not recommended that the Green Belt boundary be redrawn to include any part of the Dunstable Road Recreation Ground.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Arguable	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes

Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Part of Urban Survey Site R13			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy/Playing Pitches Strategy	Perhaps*
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 95	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * SADC Policy 93 – Site is designated for open public space OS.2 Redbourn Playing Fields * Sport England would need to be consulted on any proposals involving the loss/partial loss of the playing fields.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes (but only in conjunction with Sites 138 & 266)</p> <p>Development of this site (which comprises the southern part of existing playing fields lying to the south west of the Redbourn Recreation Centre) would result in infill within open countryside, would be visually intrusive from the surrounding countryside and would create additional development pressure on adjoining land.</p> <p>However, it is recommended that this site is shortlisted only so that it is looked at comprehensively with adjoining sites 138 and 266.</p> <p>Sport England would need to be satisfied that any loss of playing pitches would be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the local community.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowner. (Redbourn Playing Fields Trust is believed only to have an informal agreement, not a lease, on the land).
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Redbourn.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming playing fields and other Green Space uses can be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family dwellings, including semi-detached and townhouses).

Given the playing field uses adjacent, appropriate separation by screening and distance will be needed, possibly reducing overall capacity.

Given the prominence of the site in the landscape, greater than usual landscaping may be necessary, causing a reduction in overall density.

Existing substantial screening would likely need to be retained, causing a small reduction in capacity.

Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 1.6 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	40 – based on an incorrect site area of 1.1 hectares.
Council's own estimated capacity	45

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-266
Site address (or brief description of broad location)	'Stoneleigh' and 'Hillbury', Blackhorse Lane, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Roger & Shirley Gray – Stoneleigh, TBC - Hillbury
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.68 ha
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential houses in large gardens.

Character of surrounding area (including adjoining land uses; site outlook etc)	Leisure centre to the north. Detached house in large garden to the east. Residential area over Blackhorse Lane to the south. Playing fields to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by one of the two landowners
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>This site was discussed under Policy 92 'New Indoor Sports Facilities'. The Council considered that the site was suitable for a new recreation centre as it was well served by the Dunstable Road, would be located by playing fields and would benefit the current appearance of the locality by replacing dilapidated farm buildings. It was suggested that there were no suitable sites within the village limits and consequently no alternative to a Green Belt location for the new centre.</p> <p>The Inspector was more sceptical about the appropriateness of the site for leisure uses on this scale. He said that the sports hall site was quite prominent and would represent an intrusion into the countryside, an erosion of the Green Belt and a precedent for future extension of the settlement limits. He went on to say that the fact that the land contained derelict buildings was not a reason to allow development in the Green Belt and that there were more suitable ways of improving the appearance of the site, e.g. tree planting.</p> <p>The Inspector concluded by saying that if the Council decided to proceed to allocate the land for a sports hall despite his recommendation, then it was his opinion that the site and the dwelling to the south should not remain in the Green Belt and that the boundary should be adjusted accordingly.</p> <p><u>General Planning History</u></p> <p>97/0244 Change of use of land to garden, land adjacent to Stoneleigh (Conditional permission).</p> <p>Land at Hillbury - 5/88/0380 Erection of 7 bungalows and double garages, (Refused).</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	Marginal	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Arguable
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Unlikely	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Possibly
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 95	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * 5 TPO points and a TPO Group on the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This site comprises garden land of two substantial residential properties. The northern boundary of the site abuts the Redbourn Recreation Centre, which would form a buffer between any new development and the open countryside beyond.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, site proposed by one of the two landowners, but the intentions of the other owner are currently unclear.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a site of previously developed land in the Green Belt, on the edge of the specified settlement of Redbourn.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the whole site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey detached, semi-detached and townhouses).
Demolition of two existing dwellings will limit net dwelling gain.
Existing 5 TPO points and TPO Group within the site will significantly reduce site capacity.
Existing substantial screening would likely need to be retained, causing a reduction in capacity.
Approximately 20 dwellings per hectare is a reasonable estimate, on approximately 0.6 hectares of total site, in Zone 6.

Estimated capacity suggested by landowner/agent	5 (just at Stoneleigh)
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

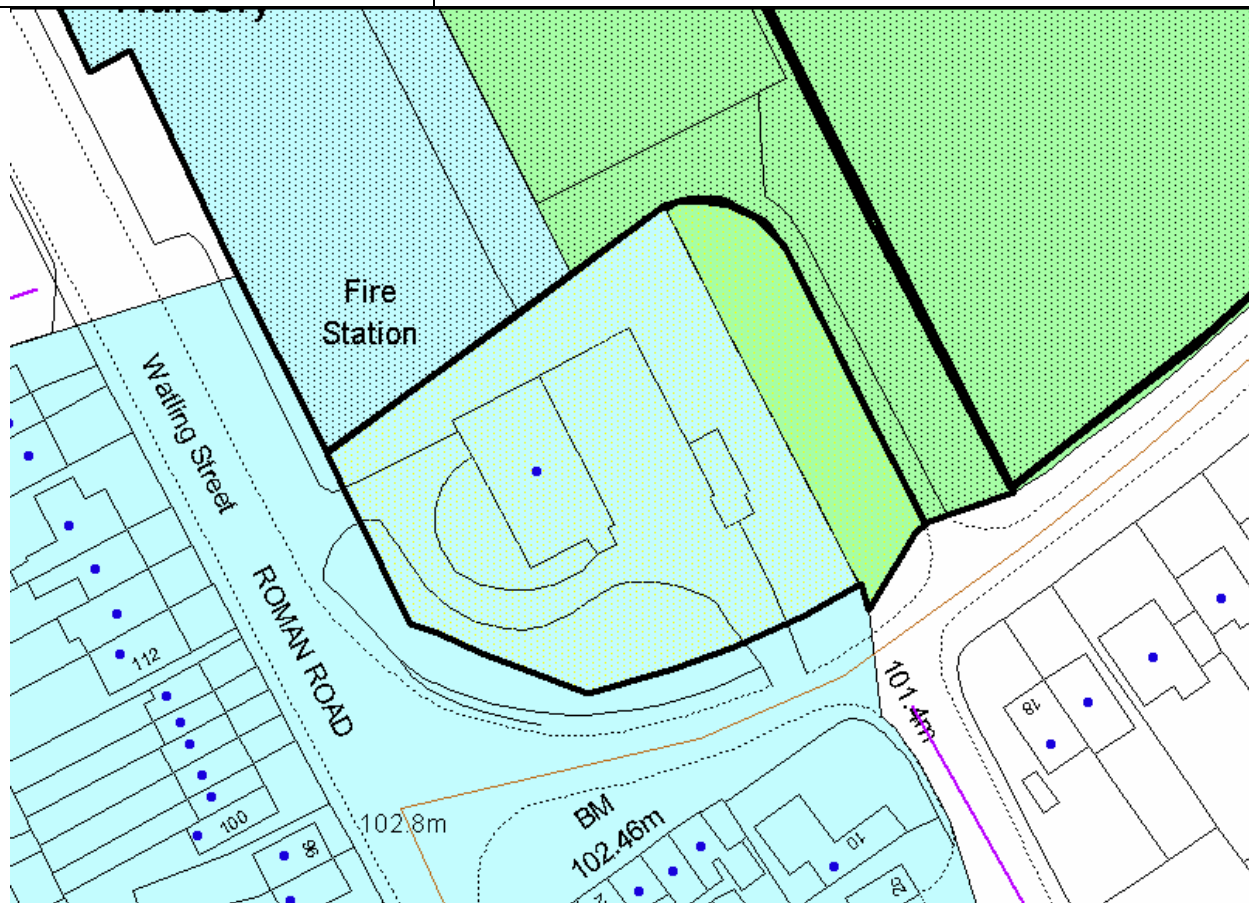
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-277
Site address (or brief description of broad location)	Fire Station, south of Scout Farm, Dunstable Road, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.27 ha
Category of site (e.g. agricultural etc)	Other Urban uses
Current use(s)	Redbourn Fire Station

Character of surrounding area (including adjoining land uses; site outlook etc)	On the edge of the main part of the village, close to the High Street. Redundant glasshouses and open space to the north. Wide open fields to the east. Residential parts of Redbourn over the roads to the south and west.
Method of site identification (e.g. proposed by landowner etc)	Identified by SADC officers
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> 5/2001/0488 Prior Approval - Erection of telecommunications equipment This application was given the decision - TA permission not required on 04/05/2001

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Yes*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Existing telecoms equipment at 23m on the fire tower. Due to lack of alternative sites close by, Orange may utilise Code Powers to prevent removal of the tower. This would constrain, but not prevent residential redevelopment of the whole site. * Numerous Listed Grade II and locally listed buildings on the High Street, not far away.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes LCA 96	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Fires station provides considerable local amenity.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site is suitable in principle for residential development. However, Herts County Council currently has no plans to redevelop the site for residential purposes. This would only happen if a wider scheme for housing was approved on the adjoining Bridge Nursery site, with the

	<p>Fire Station accommodated elsewhere in the village or remodelled within the site.</p> <p>There is existing telecoms equipment at 23m on the fire tower. Due to lack of alternative sites close by, Orange may utilise Code Powers to prevent removal of the tower. This would constrain, but not necessarily prevent, residential redevelopment of the whole site.</p> <p>Site lies within the Redbourn Conservation Area.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, site identified by SADC officers as part of a potential small redevelopment area, but owners have no current intention to leave and relocation of the existing Fire Station may be difficult to achieve.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a site of previously developed land in the Green Belt, on the edge of the specified settlement of Redbourn, close to the High Street.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS <p>Assuming the Fire station could be re-located elsewhere (and the telecoms equipment) and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses, or a small block of apartments). Existing substantial screening would likely need to be retained, causing a small reduction in capacity. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.25 hectares of overall site, in Zone 6.</p>	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

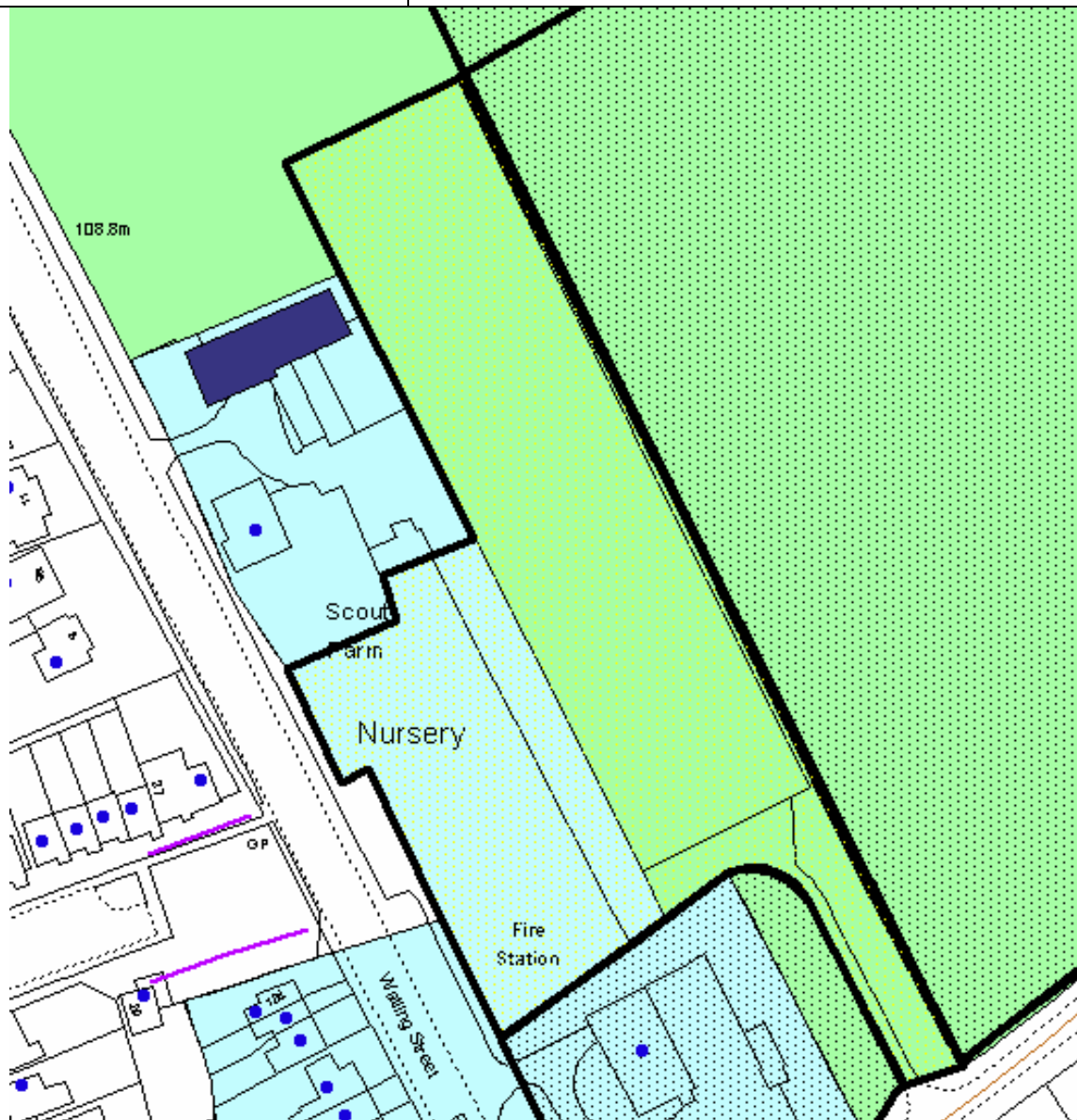
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-278
Site address (or brief description of broad location)	Bridge Nursery, Dunstable Road, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hobley Nesbit Partnership
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA Planning

Area of site or broad location (hectares)	0.3 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Redundant glasshouses and open space adjacent.
Character of surrounding area (including adjoining land uses; site outlook etc)	Farm buildings to the north, with open fields beyond. Open fields to the east. Small fire station to the south, with residential areas beyond. Residential areas over the Dunstable Road, to the west.
Method of site identification (e.g. proposed by landowner etc)	Previous planning refusal 5/2007/1417
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/0249 Part Of, Scout Farm, 10 Dunstable Road, Redbourn, AL3 7PQ Residential development (outline) This application was given the decision - DC4 Refusal on 23/03/2006</p> <p>The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St Albans District Local Plan Review 1994 wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation.</p> <p>5/2007/1417 Land & Glasshouses At, Scout Farm, 10 Dunstable Road, Redbourn, Demolition of existing glasshouses and erection of two semi-detached four bedroom dwellings with associated parking and access This application was given the decision - DC4 Refusal on 15/08/2007</p> <p>1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St Albans District Local Plan Review 1994 wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is an inappropriate use within the Green Belt by definition, and cannot be justified in terms of the purposes specified. Whilst the Applicant has advanced a case of very special circumstances, no exceptional circumstances are apparent in this case that would be sufficient to outweigh the normal presumption against inappropriate development, particularly in regard of the considerable discrepancy between the height, character, visual prominence and scale of formalised development of the structures proposed compared to those existing on site.</p> <p>2. The proposed dwellings would be sited within the Redbourn Conservation Area, where new development is required to enhance or preserve the character and appearance of its surrounds. The proposed erection of a pair of semi detached two storey dwellings would significantly increase the level intrusion of built development upon this part of the Conservation Area within the Metropolitan Green Belt, which is essentially quite rural at this point. It is considered that the proposal would fail to enhance or preserve the character of the Conservation Area in this location, by virtue of size, height and frontage length, and also as a result of the increased urbanising influence that it would introduce into a the rural character of the streetscene at this point, contrary to Policies 69 (General Design and Layout) and 85 (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.</p> <p>On the 4th April 2007 a further meeting was held with Ben Borthwick (Planning Officer) to discuss the principle of residential development on the site and the amount that would be acceptable. This matter was raised by Ben Borthwick at the subsequent Planning "stand-up" meeting. There was a general consensus that it may be possible to make a case of very special circumstances sufficient to permit 2 semi-detached two storey cottages sited on the Dunstable Road Frontage. It was considered that a 90% reduction in floor space would need to be achieved.</p>

SITE SUITABILITY

Physical Constraints

Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes

Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Grade II Listed Scout Farm Barn close by. * Locally Listed Scout Farm close by.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Whilst an outline application and a full application for two residential dwellings have been recently refused, there may be scope to accommodate some limited residential development here, given the advantages of its sustainable location close to the village High Street and the previous glasshouse uses on the site. Consideration will need to be given to the Conservation Area status, the overall rural nature of the site and potentially harmful intrusion into the open Green Belt. Current planning application for B1 uses on land adjacent is pending (not clear if all the glasshouses are proposed for demolition).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential development on part of the site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, on the part of the site between Scout Farm and the Fire Station, after due consideration through the LDF process, given the site's location amongst development in the Green Belt, on the edge of the specified settlement of Redbourn.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

An application for the part of the site between Scout Farm and the Fire Station for two residential dwellings was recently refused, but there may be scope to accommodate some limited residential development here, given the advantages of its sustainable location close to the village High Street and the previous glasshouse uses on the wider site.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2 (could be more for smaller dwellings, but large dwellings are most likely).

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

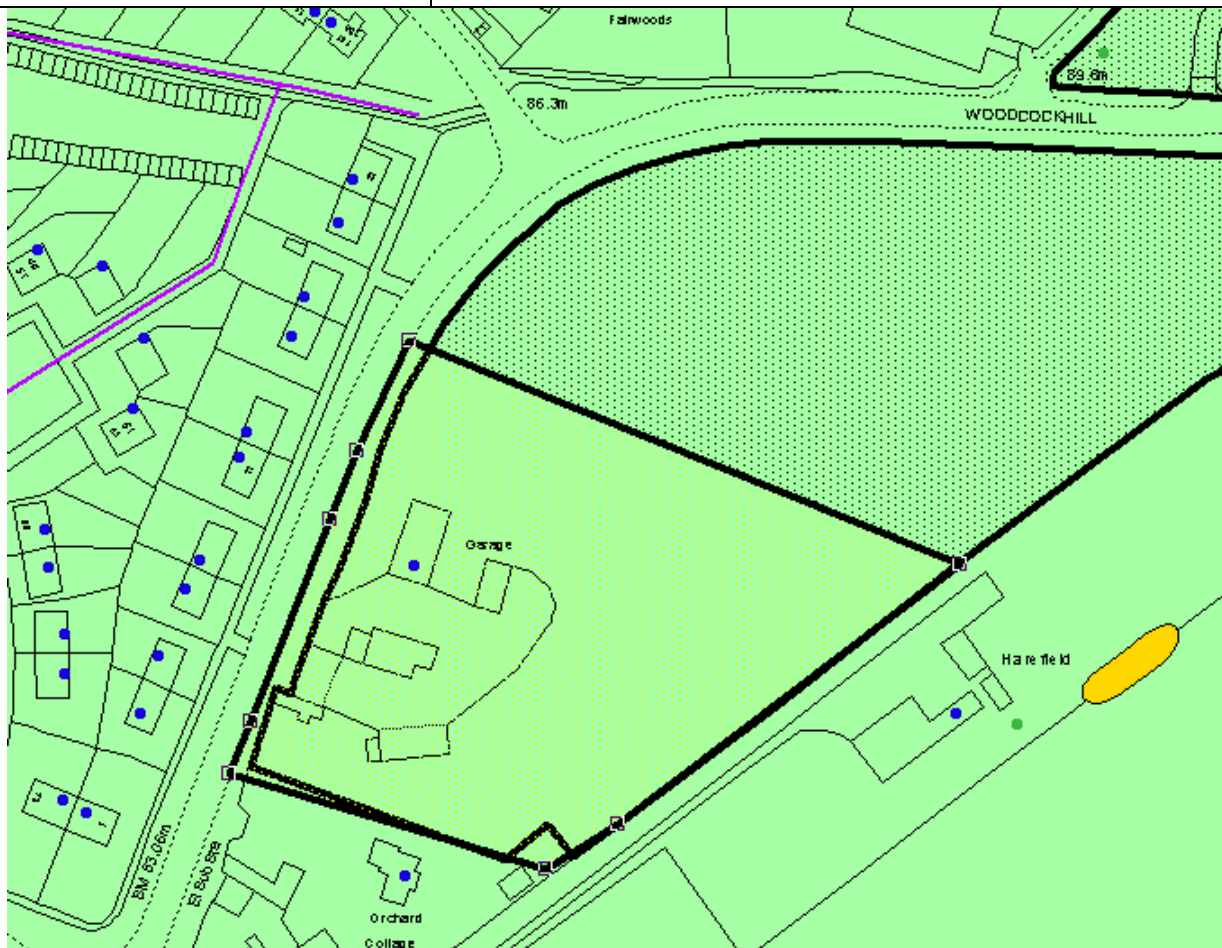
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-198
Site address (or brief description of broad location)	Land at Woodcock Hill, Sandridge



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Ownership details - including whether freehold or lease and length of lease (if applicable)	D'Arblay Investments Limited Sandridge Parish Council and Hightown Praetorian & Churches Housing Association have also been involved in discussions.
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley Bidwell Faulkners
Area of site or broad location (hectares)	1 hectare
Category of site (e.g. agricultural etc)	Employment Land and Sites in the Green Belt (open space)

Current use(s)	Orchard Garage and scrubland adjacent.
Character of surrounding area (including adjoining land uses; site outlook etc)	The site lies on the eastern extremity of Sandridge. Garage buildings and hardstanding occupy a part of the site in the south west of the site. The remainder of the site is green space with some trees/vegetation. Woodcock Hill forms the northern and western boundary. Residential properties to the west on the opposite side of the road. Individual properties (Orchard Cottage and Harefield to the south and east respectively).
Method of site identification (e.g. proposed by landowner etc)	2003 Green Belt Boundary Study (larger site boundary site SHLAA116 also proposed by landowner via agent)
Planning History (including Local Plan Inquiries, LDF etc)	<p>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</p> <p>Site considered with respect of extending the Green Belt Settlement boundary and building in the region of 65 dwellings. The Council argued that large scale development of this site would be hard for the village to absorb, and would damage attractive views, particularly from the south and southeast. The Inspector did not consider this site the most appropriate for housing, and was concerned about the villages proximity to Jersey Farm – therefore supporting its position as a Green Belt Settlement washed over by the Green Belt. He recommended no modification.</p> <p>Development Control History</p> <p>5/603/80 - Housing (outline) refused on Green Belt grounds, land of need and erosion of distinctiveness of two settlements (Sandridge and St Albans) though intrusion of development into countryside.</p> <p>Three other applications for a mixture of 2 dwellings and 6 workshops, 6 workshops, and 1 dwelling (5/88/0957, 5/88/2406 and 5/90//1278 respectively). All refused.</p> <p>Green Belt Review 2003</p> <p>The issue of affordable housing is significant in this case. In terms of Green Belt purposes and boundary definition the case is marginal, and it would clearly be preferable to set a boundary along Woodcock Hill if Sandridge was to be excluded.</p> <p>Nevertheless, assuming the site was to be released for development it would be possible to create a satisfactory residential environment that scores well against the vast majority of the above sustainable development criteria. Increased reliance on the car for essential trips would however, to some extent result.</p> <p>The main issue therefore is whether the planning gain of affordable housing outweighs the damage to the permanence of Green Belt boundaries (if Sandridge was to be excluded). In this respect, and taking account of the characteristics of the site, there is a strong argument to support this. However, if the site was to be excluded my view is that this should not include the northern most tip of the site, which should arguably be kept in an open use.</p> <p>I do not, however, think that development on the scale previously indicated (up to 65 dwellings) would be appropriate (see history).</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No*	SSSI	No

Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Possibly
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Partially	Development would be visually intrusive from the surrounding countryside	Partially
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Partially	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			Yes

Comments/observations (including details of other physical constraints or site designations)			
* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No		
Comments/observations (including details of any other national, regional or local policy constraints):			
* In 2003, Officers gave some thought to the possibility of achieving a cemetery on the undeveloped northern part of this site. This was considered to have merit as the existing village cemetery was almost full.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Garage buildings and hardstanding are situated in the south western corner of the site. The rest of the site comprises green space with some trees/vegetation. There are residential properties to the west on the opposite side of the road.</p> <p>Development could result in some encroachment into open countryside, although landscaping/screening could mitigate any visual impact. Discussions have taken place in the past with regard to the possibility of some residential 'enabling' development to secure a cemetery in the northern part of the site.</p> <p>NB: The full extent of Site 116 (which overlaps this site) is considered to constitute unacceptable encroachment into open countryside to the north east and has therefore been rejected in favour of this site boundary.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by landowner via agent.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as in part a site of previously developed land in the Green Belt, not far from the settlement centre of Sandridge and where community benefits may be forthcoming.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the Garage site and employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Discussions have taken place in the past with regard to the possibility of some residential 'enabling' development to secure a cemetery in the northern part of the site, hence the approximately 1 hectare available site.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1 hectare of available site, in Zone 6.

Estimated capacity suggested by landowner/agent	40 – for a larger intended site area, based on the 2003 Green Belt Study estimate.
Council's own estimated capacity	35

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-25
Site address (or brief description of broad location)	Pound Farm, High Street, Sandridge



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Salvation Army
Contact details - if different from above (e.g. agent, planning consultant etc)	Carol Ripley Strutt and Parker
Area of site or broad location (hectares)	1.38 hectares
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Part residential, agricultural, equine, joiners workshop, redundant.

Character of surrounding area (including adjoining land uses; site outlook etc)	The farm complex is located on the western side of the High Street, within the settlement of Sandridge, albeit in the Green Belt. A row of residential properties lie to the north, whilst agricultural fields adjoin the site to the south and west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Relevant development control history:</p> <p>5/94/0191 Change of use from agricultural to outdoor manege. Cond perm.</p> <p>5/95/0332 Change of use from agricultural building to industrial workshop. Cond perm.</p> <p>5/01/1453 Change of use from agricultural barn to stabling for 5 horses. Cond perm.</p> <p>5/90/1935 Refurbishment and alterations to existing stables. Cond perm.</p> <p>5/92/1530 Change of use from agricultural buildings to 16 stables, indoor riding area and stores. Cond perm.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	Yes**	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes***	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations	No	Public Right of Way	Yes#
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No****

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No*****
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Yes, but already built development on site
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Yes	Existing Green Belt boundary is well defined	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	N/A
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			
Comments/observations (including details of other physical constraints or site designations) # Bridleway crosses the site. * Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future. ** Site comprises AS.R.19 Saxon and Medieval Village Sandridge (An archaeological site which may be subject to a recording condition) *** Pound Farmhouse is Grade II listed, as are the barn range immediately south of the farmhouse. Several other Listed and Locally Listed buildings close by. **** Site lies adjacent to the main thoroughfare through Sandridge. ***** Provided development does not exceed the existing built footprint.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No*	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Comments/observations (including details of any other national, regional or local policy constraints):

* Site is in agricultural use, but comprises buildings and hardstanding.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Any development would need to be sensitively designed given the Grade II listed status of Pound Farmhouse and the associated barns.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Whilst this is previous developed land in the Green Belt, it is a sensitive site incorporating Grade II listed Pound Farmhouse and associated barns. Consequently, it is not considered suitable for new residential development. However, conversion/re-use of the some of the existing buildings for residential purposes may be possible.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by landowner via agent.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a relatively large site of previously developed land in the Green Belt, near the settlement centre of Sandridge.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the agricultural uses could be located elsewhere, conversion/re-use of the some of the existing period buildings for residential purposes and replacement of some/all of the modern farm buildings with sensitively and appropriately designed dwellings, principally family housing, including two storey semi-detached and townhouses, may be possible.

Pound Farmhouse is Grade II listed, as is the barn range immediately south of the farmhouse. Several other Listed and Locally Listed buildings close by, causing some reduction in overall density.

Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future and would have to be investigated, possibly causing some reduction in overall density.

The site is within AS.R.19 Saxon and Medieval Village Sandridge (An archaeological site which may be subject to a recording condition), so therefore may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall density.

Estimated capacity suggested by landowner/agent	30
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Council's own estimated capacity	25 (it is very difficult to assess sites of this nature)
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IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

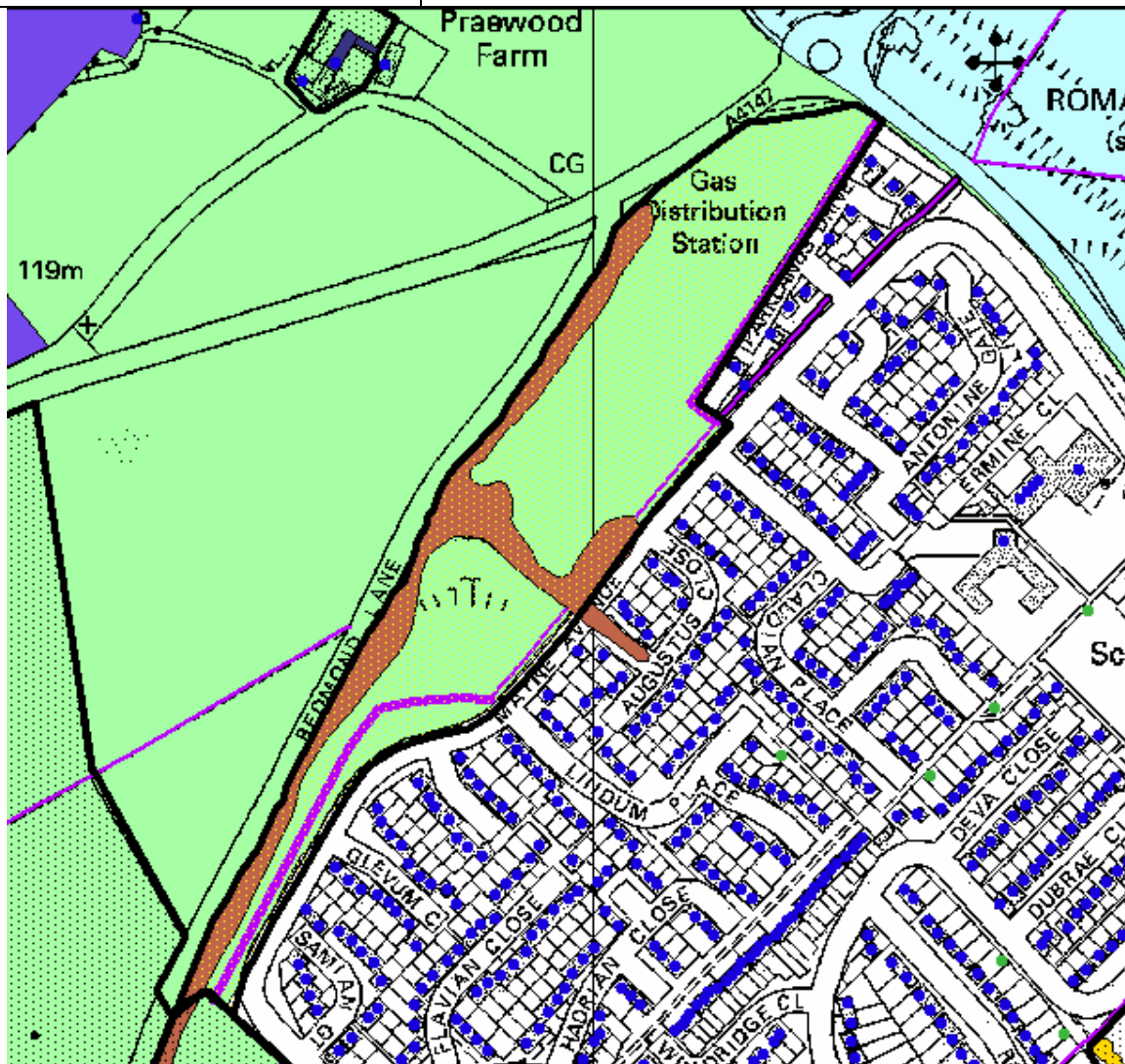
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB –SA-126
Site address (or brief description of broad location)	Land between Mayne Avenue and Bedmond Lane



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Banner Homes limited – Paul McCann
Contact details - if different from above (e.g. agent, planning consultant etc)	James Finn – Barton Willmore
Area of site or broad location (hectares)	5.8ha

Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Vacant open fields
Character of surrounding area (including adjoining land uses; site outlook etc)	Agricultural fields to the north and west of Bedmond Lane, urban area of St Albans to the east and south comprising of residential dwellings. Site is open to the north and east.
Method of site identification (e.g. proposed by landowner etc)	Landowner / Agent
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Not directly considered, but discussion on land to the south was addressed, in parts. Here the Inspector took the view that the existing Green Belt boundary around the Verulam Estate was well defined.</p> <p><u>General Planning History</u></p> <p>There is a very long and complex history on this site. Major applications for residential development have been refused since at least 1974 (5/1306/74 – outline for 163 houses and 90 dwellings). Since that time there has been a steady stream of applications for various uses including residential, mixed use to include school, girl guides, gypsy caravan site, place of worship etc. The erection of 12 dwellings was eventually permitted west of Mayne Avenue adjacent to the north of the site (5/1987/0181). This permission was given largely because the land was deemed to still have a valid outline permission relating to a wider application east of the site. Most recently a deemed application, on appeal against Enforcement Notice, for change of use from agriculture to land used for the deposit of waste material, was dismissed (5/1997/0291ENF).</p> <p><u>Green Belt study 2003 site ref SA18</u></p> <p>It was determined that only a small proportion of the site could perhaps be acceptably developed, and in such a case there was no advantage in altering the Green Belt boundary.</p> <p>Nevertheless, some development could conceivably take place in a more sensitive manner than alternative Green Belt sites. Officers therefore recommend that this site is not ruled out at this stage. However, any future consideration would require a more detailed look at issues of visual impact and potential screening in respect of Green Belt Purposes 3 and 4.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No* AM.7 to the north	Ground contamination	Possibly*
Site for Local Preservation (archaeological)	No* AS.LP.8 opposite site	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Yes*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	Possibly*	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Marginally*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Marginally
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			Possibly
Comments/observations (including details of other physical constraints or site designations)			

* No Local preservation (archaeology) designation on the site however there is on the opposite side of Bedmond Lane – AS.LP.8 in District Local Plan 1994 AM.7 abuts northern most boundary. ASR 23 Area Subject to a Recording Condition. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.

* Noise pollution could occur to the north of the site. Where site is adjacent to Hemel Hempstead road

* Public footpath runs north south to the eastern edge of the site and through the centre of the site, east to west.

* Trees and hedgerows to the west of the site provide some broken screening from Bedmond lane. Little screening on eastern boundary. Trees present in centre of the site.

* Appeal for change of use from agriculture to land used for the deposit of waste material, was dismissed (5/1997/0291ENF)

* North of site is an Urban Survey Site (ref AL3/5). The site scored 5 with habitat described as semi natural and semi improved site.

* The setting and character of the city could (marginally) be harmed from the approach to the city along Hemel Hempstead Road.

* GIS indicates Gas Distribution Centre at the north of the site Mobile communications Mast is on north west part of site.

Policy Constraints

Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes LCA 10.	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes

Comments/observations (including details of any other national, regional or local policy constraints):

* Extensive TPO Area along the west boundary of site and through the centre of the site, west to east.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>There were some issues raised r.e. the visual impact of development on the view of St Albans when the site was considered as part of the 2003 GB boundary study. Screening and the TPO areas could be retained and improved along the western boundary.</p> <p>TPO area could be retained and leave a majority of the north of the site available for development.</p> <p>Public footpaths could also be incorporated into a proposal for the development of the site.</p>
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Officers Conclusions - Stage 1 (I.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Visual impact and views towards St Albans are key concerns. However, screening and the TPO areas could be retained and improved along the western boundary to provide a landscape buffer, leaving the majority of the north of the site available for development. Public footpaths could also be incorporated into any proposal for the development of the site.</p> <p>Whilst it is felt that this site could have some development potential and should be given further consideration for housing, the scale of development proposed by the agent would not be acceptable.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowners.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt close to St Albans.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

The site is in a known area of high archaeological interest and pre-determination works may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity.

Public footpath runs north south to the eastern edge of the site and through the centre of the site, east to west, potentially limiting site capacity.

GIS indicates Gas Distribution Centre at the north of the site and a Mobile communications Mast is on the northwest part of site, potentially limiting site capacity.

The site is at a major gateway to St Alban and arguably its development would affect the setting of the city from certain aspects, potentially limiting site capacity.

There may be site contamination issues, due to previous uses on site, potentially limiting site capacity.

Existing perimeter tree screening would need to be retained and improved, potentially limiting site capacity.

There is an extensive TPO Area along the west boundary of site and through the centre of the site, west to east, limiting site capacity.

The narrow and irregular shape of the site will limit overall capacity.

Appropriate distance away from the busy A4147 would need to be maintained, with appropriate screening, limiting site capacity.

Assuming the tree screening and the TPO areas would be retained and improved along the western boundary to provide a landscape buffer, leaving the majority of the north of the site available for development and public footpaths would also be incorporated into any proposal.

It is difficult to calculate a developable area, but assuming approximately 35 dwellings per hectare is a reasonable estimate, on approximately 3 hectares available out of the 5.8 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	120
Council's own estimated capacity	110

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

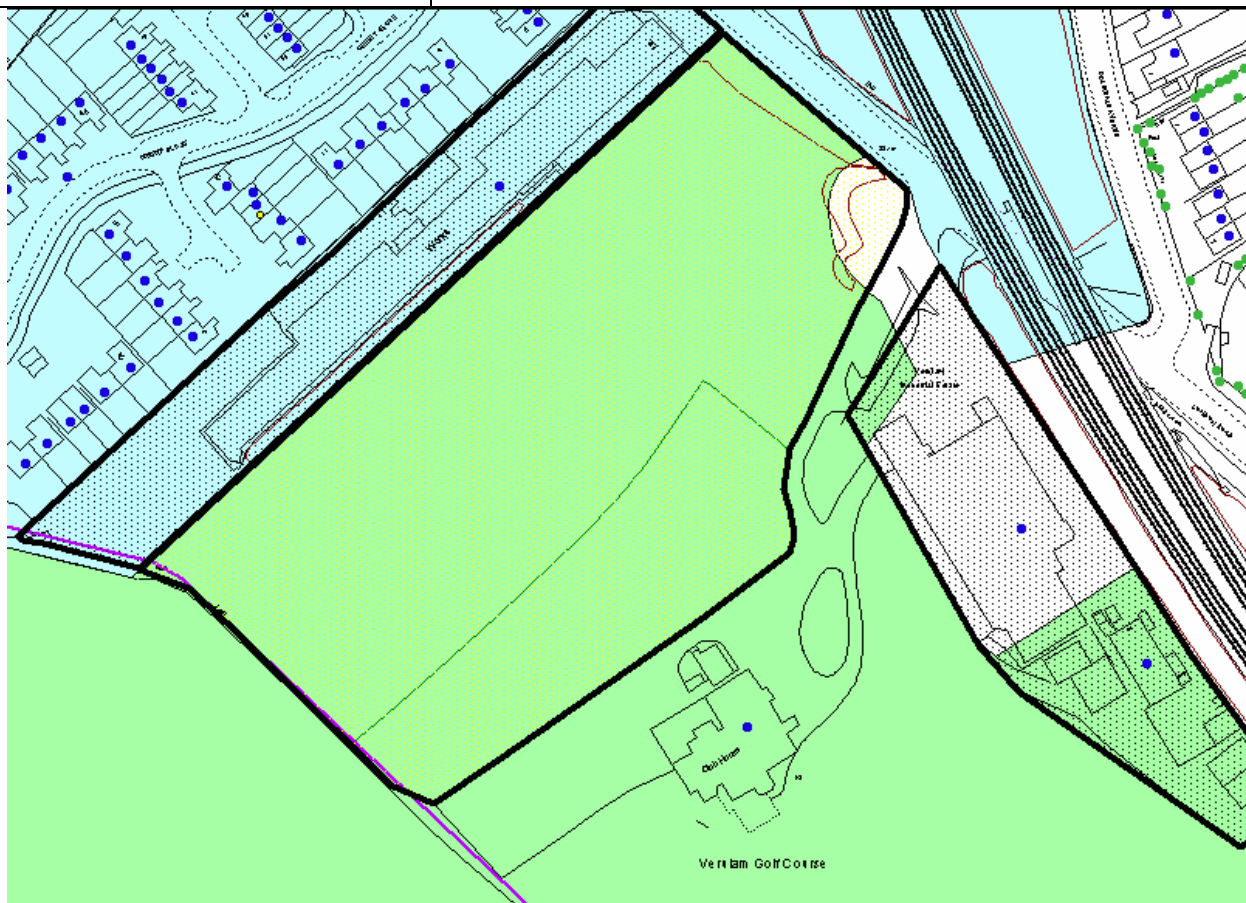
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-127
Site address (or brief description of broad location)	Land to the north of Verulam Golf Club, London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Verulam Golf Club (who have assigned an option to Beechwood Homes Ltd)
Contact details - if different from above (e.g. agent, planning consultant etc)	Tim Waller JB Planning Associates
Area of site or broad location (hectares)	2.2 hectares
Category of site	Sites in the Green Belt (Disused land)
Current use(s)	Vacant land to the north of the golf club.

Character of surrounding area (including adjoining land uses; site outlook etc)	Site borders London Road to the north east, with the golf course and clubhouse to the south and an employment area (Verulam Estate) to the south east. The site is lightly wooded in parts and has a steep north west slope, particularly near London Road. The southern part of the wider site is currently car parking for the golf course, but this part of the site is not currently envisaged by the owners as forming part of the likely development area.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (and also looked at as part of the Green Belt Boundary Study in 2003).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Local Plan Inquiry 1992 - This site was proposed in the 1991 Deposit Draft for a small hotel, leisure or community uses (Site 8E, Policy 122) – with access not to be taken from the golf club entrance on London Road.</p> <p>Verulam Golf Club objected arguing the club house and car park area should be included in a comprehensive scheme. The Council argued at the Public Inquiry that inclusion of the club house and car park area was inappropriate given their prominent location above site 8E (which lies below the skyline). The Inspector argued that although a comprehensive scheme made sense (barring access constraints) there appeared to him no clear case to allocate site 8E for any use. He felt the site formed part of the wider Green Belt, and that the current boundary was well defined by the existing built form and topography of the area. In these circumstances he recommended deletion of the site, a view strengthened by the premature nature of the proposal given access constraints. The Council accepted this recommendation, and Site 8E was deleted.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	Yes**
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No****
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations	No	Public Right of Way	Yes*

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes***
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Possibly
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Marginal
Development of the site would affect land that is presently rural rather than urban in nature	Marginal	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Marginal	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * The current access is substandard and possibly could not be used for additional development. Submission proposes various alternative access arrangements which may result in improved access for this site and adjoining existing uses. ** Largely north west facing slope in a gully. * Public footpath adjoins southern boundary of the site. *** Site lies adjacent to London Road and close to the Midland Mainline railway. **** Site lies adjacent to St Albans Conservation Area			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): Site was designated within a landscape development area in the Local Plan. * Site forms part of Verulam Golf Club. Site includes part of existing car park for the golf club.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>Poor access and sloping site – however, these constraints could potentially be overcome.</p> <p>Development would also need to mitigate against any negative impact on the setting of the adjoining Conservation Area.</p> <p>Visual intrusion in the Green Belt could be mitigated by new planting/landscaping and protection of existing vegetation.</p>
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>This site has a significant slope and comprises vacant land to the north of the golf course, which currently has poor access. However, these constraints could be overcome (indeed there are potential access improvements to be gained for the immediate area). Development would also need to mitigate against any negative impact on the setting of the adjoining Conservation Area. Visual intrusion in the Green Belt could be mitigated by new planting/landscaping and protection of existing vegetation.</p> <p>The Green Spaces Strategy identifies a deficiency in natural/semi-natural green space in this part of St Albans. However, given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publicly accessible green space. Nevertheless, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing access to natural/semi-natural green space in the locality. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowners.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt adjacent to St Albans. Access is a significant constraint, but is likely to be able to be overcome.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses, possibly also with small apartment blocks). Steep slopes at the entrance to the site from London Road may limit site capacity.
 Site lies adjacent to St Albans Conservation Area, possibly limiting site capacity.
 Existing perimeter tree screening would need to be retained, potentially limiting site capacity.
 There are extensive areas of mature trees, particularly in the north east and south east sections of the site, which would need to be retained, limiting site capacity.
 Long views from the south into the site and its relative prominence may limit the reasonable height of apartment blocks, limiting capacity.
 Sloping nature of the site may afford relatively easy opportunities for underground/undercroft parking for small apartment blocks, potentially raising site capacity.
 Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1.7 hectares available out of the 2.2 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	60
Council's own estimated capacity	60

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

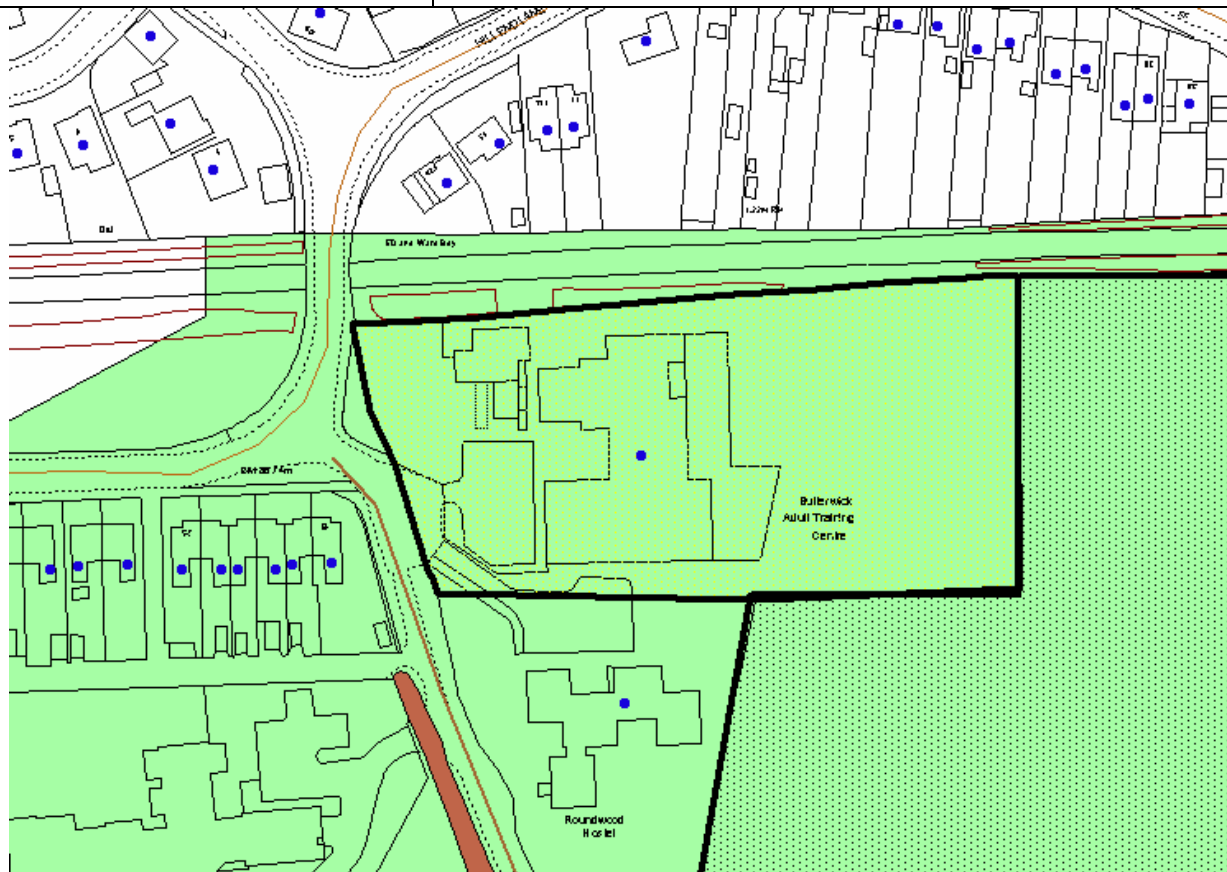
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-160
Site address (or brief description of broad location)	Butterwick Adult Training Centre and land to the rear, Hill End Lane, St Albans.



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Herts Property Hertfordshire County Council Matthew Wood
Area of site or broad location (hectares)	0.75ha
Category of site (e.g. agricultural etc)	Educational
Current use(s)	Adult Training Centre

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential to north and west of site. School (Nicholas Brakespear) playing fields to south and east of site. Site is open to the east but well screened to the north by trees and vegetation and set back from Hill End Lane/Hixberry Lane. The western side of the site is developed whilst the eastern side is open greenspace.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner
Planning History (including Local Plan Inquiries, LDF etc)	No relevant planning history

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Partially*
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Partially*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * County Wildlife sites 68/044 – north 68/063 south west * Wildlife site (68/003) to the north of the site boundary and to the south west (68/063) of the site over Hixberry Lane. * Alban Way runs along north boundary of site.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	tbc
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 30	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	In part
Comments/observations (including details of any other national, regional or local policy constraints): * Adult training centre has community value			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes (in part) All of this site is categorised as previously developed land, however only part of the site is actually occupied by built development. There may be potential for some housing within the site, but not including the open green space to the rear, which contributes to the openness of the Green Belt and also contributes to the adjoining County Wildlife sites.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner. The existing adult education tenants are likely to be relocatable if the site is preferred / allocated for housing provision.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a site of previously developed land in the Green Belt, on the edge of St Albans.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming adult training facilities can be located elsewhere and the overall built portion of the site, not the open green area to the rear, was re-developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). Adjacent mature trees, wildlife considerations and the Alban Way footpath and cycle path adjacent may slightly reduce capacity. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.6 hectares out of the 0.75 hectares overall site, in Zone 5

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	20

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-184
Site address (or brief description of broad location)	Land to r/o of Corder Close and Jerome Drive



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Multiple owners
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.85 ha
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential back gardens

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential houses and gardens to the north and north west. Open arable fields to the west and south. Small copse of trees and further residential houses to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by agent for Green Belt Review in 2002
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>On balance there is a strong case to exclude the site. This is particularly due to its existing residential character and existing poorly defined Green Belt boundary. Any further residential development would be reasonably accessible and it is likely to secure affordable housing.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Adjacent to Area Of Search 1</p> <p>Area of Search No. 1 – South West of St Albans</p> <p>This area of search lies broadly between the A4147 Hemel Hempstead Road and the M10 motorway and comprises approximately 30 hectares of Green Belt land, currently in agricultural use. It is possible that the area could accommodate up to around 900 new homes as an extension to the adjoining residential area (the Verulam Estate).</p> <p>The area could alternatively accommodate a substantial amount of employment land (potentially in the form of a high quality business park offering a mixture of office, research and development and/or light industrial accommodation).</p> <p>Local shops and services can be found within walking distance in Abbey Avenue. The area also has good access to the existing road network and there are regular bus services into St Albans City Centre and Watford, along the Watford Road. This makes the area commercially attractive to developers, from both a housing or employment perspective.</p> <p>Significant growth in this area could increase the need for (and potentially fund) a western link road from the A4147 Hemel Hempstead Road (at its junction with Bedmond Lane) to a new junction with the M10 motorway. Such a road (see paragraph 10.134 above) would help ease congestion, particularly in the vicinity of King Harry Lane/Watford Road.</p> <p>There are no known environmental constraints in this broad area.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Unclear – on edge of.
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Slight
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Slight
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No

Comments/observations (including details of other physical constraints or site designations) * Adjacent to Ecology Database site 67/006 * New access would have to be created The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Two TPO points in back garden adjacent.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site comprises residential back gardens which are only partially in the Green Belt. The likelihood of any intention to redevelop for residential use by the current or potential future owners (particularly given the number of multiple owners) is uncertain, which brings the deliverability of this site into question.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. An approach was made several years ago which did not result in any application. The sheer number of garden owners involved, where officers have no reasonable belief that a significant consortium has been formed specifically to develop the site, makes availability very uncertain.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site currently in residential use. It has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).
The shape of the site and its orientation and relationship to adjacent dwellings will significantly reduce overall capacity.
Significant mature trees will reduce capacity.
Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares available out of a total 0.85 hectare site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

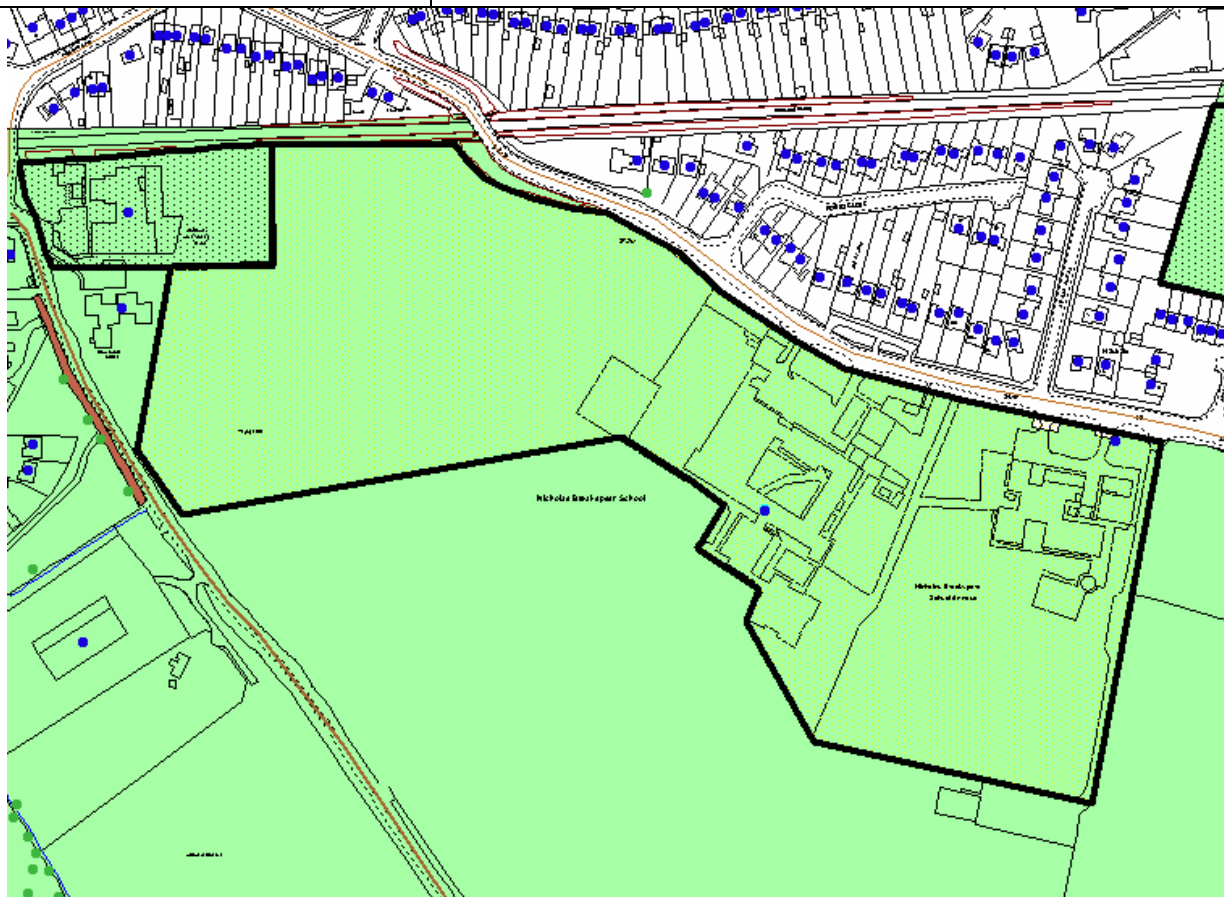
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-222
Site address (or brief description of broad location)	Land at Nicholas Breakspear School, Colney Heath Lane, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	HCC/ Nicholas Breakspear School
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	8.4 ha
Category of site (e.g. agricultural etc)	Educational / Sites in the Green Belt
Current use(s)	School playing fields / school

Character of surrounding area (including adjoining land uses; site outlook etc)	Alban Way, with residential areas beyond, to the north. School/residential areas over the road, to the east. Playing fields to the south. Adult training centre and hostel to the west.
Method of site identification (e.g. proposed by landowner etc)	Green Belt Boundary Study 2003 and previous school proposals.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 Update</p> <p>Further consideration (March 03 report) Deferral (May 03)</p> <p>Green Belt Review 2003</p> <p>This is a marginal site. It scores well against the vast majority of the above criteria but has a few significant disadvantages in terms of Green Belt criteria and accessibility.</p> <p>Arguably, the site is unsuitable for release from the Green Belt if it were not for the possibility of considerable benefits resulting from development for the school. Given this further assessment is required as to the impact of losing playing fields and the evidence that the development needs of the school cannot be provided for through other means, or that they cannot be accommodated on the existing developed site.</p> <p>The outcome of the Council's open space and playing pitch strategy will have a crucial bearing on any decision.</p> <p>If it becomes clear that the area to be developed is surplus to requirement, and that there are no other alternatives to funding essential school development, then there may be a strong case for releasing this land from the Green Belt.</p> <p>If the site was to be released, it would arguably make sense to include the school in this. It is currently proposed to designate the school as a Major Developed Site in the Green Belt in the District Plan Review pre-consultation draft (see history).</p> <p>On the 3rd October 2002 Members' of the District Plan Review Steering Group resolved that the Cabinet be requested to endorse Chapter 14 (Major Developed Sites in the Green Belt) as a basis for the pre deposit consultation document. This includes Nicolas Breakspear School.</p> <p>This was endorsed by Cabinet at their meeting of 5th November 2002.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No

Comments/observations (including details of other physical constraints or site designations)			
* County wildlife site 68/044 Alban Way to the north.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy/Playing Pitches Strategy	Perhaps*
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 102	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
* School playing fields. Sport England would need to be consulted on any proposals involving their loss/partial loss.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes</p> <p>The Council has heard nothing recently from the school regarding its expansion plans (new educational buildings were proposed on part of the playing fields within the Green Belt, funded by residential development on part of the current school's footprint).</p> <p>Development of this site would result in a breach of the current permanent, defensible Green Belt boundary, would constitute significant intrusion into open countryside and would affect land that is rural in nature. It would also result in partial loss of school playing fields.</p> <p>Given these constraints, the site has only been shortlisted subject to the school satisfactorily demonstrating that there are educational benefits to be achieved from allowing some enabling housing development to fund expansion and new facilities for the school and that these benefits cannot be achieved through other means (i.e. through consolidation/ re-provision of facilities within the existing built footprint on the site).</p> <p>Sport England would need to be satisfied that any loss of school playing pitches would be re-provided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community.</p> <p>Any housing development would increase any identified deficiencies in green space provision within this part of St Albans, which would also need to be mitigated.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, the latest school pre-application discussions in 2007 were for a large expansion of the school, which did not include a residential element, but this scheme was deemed very unlikely indeed to be acceptable and a more appropriate scheme, including housing, may well be proposed at a future date.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process (or possibly as an ad hoc application), given the site's status as in part a site of previously developed land in the Green Belt, on the edge of St Albans, where community benefits may be forthcoming. It is believed that the loss of existing playing pitches could be offset by additional playing pitches if they were to be acquired (perhaps the former Oaklands College playing pitches, immediately to the south). Building Bulletin 98 gives guidance as to minimum playing field and gross total site areas necessary to fulfil the Education (School Premises) Regulations 1999 and proposals here are unlikely to lead to unacceptable levels of playing pitch availability.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Considerable doubt exists as to what form any residential development might take. A possible scenario is constructed below.

Assuming part of the school playing fields was redeveloped wholly for housing, as enabling development for school, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Replacement school fields could then be provided on the former Oaklands playing fields to the south-east, which are approximately 4.5 hectares in size.

Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, approximately 35 dwellings per hectare is a reasonable estimate, on approximately 4.5 hectares, in Zone 5.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, it could be in the region of 150 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-245
Site address (or brief description of broad location)	The Dak, Colney Heath Lane, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr T Loy
Contact details - if different from above (e.g. agent, planning consultant etc)	The Dak, Colney Heath Lane, St Albans
Area of site or broad location (hectares)	1.18 ha
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential house in very large garden

Character of surrounding area (including adjoining land uses; site outlook etc)	The Alban Way footpath and cycle path and open land leading to the Alban Way, to the north. Mostly open field / vacant land to the east, with ribbon residential property to the south east. Colney Heath Lane, with open fields beyond, to the south. Part residential property and part open green space (former playing fields and before that a former gravel pit) to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner (jointly with site 72).
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 - <u>Part of</u> Site formed <u>part of</u> SA6</p> <p>There are clear arguments for altering the Green Belt boundary in this location. This would result in some development possibly to the extent of triggering affordable housing with little impact on the purposes of including land in the Green Belt. Nevertheless, the site is not highly accessible and residents are likely to rely on the private car for a significant number of their journeys.</p> <p>Initially there appear to be four options:</p> <ul style="list-style-type: none"> • Leave the Green Belt as it is, which is not ideal as it does not form a particularly robust long term boundary. • Move the boundary to the east of 101 but leave 107 in the Green Belt. This would have the advantage of adding to a limited extent to the permanence of Green Belt, but the disadvantage of being unlikely to yield much if any housing. • Move the boundary east to include no. 107 as proposed in original submission • Extend the boundary east to include no. 135. This would have the advantage of creating a permanent and defensible Green Belt boundary whilst accommodating some additional development, but likely to result in pressure to release land to the north. <p>It is not recommended that the boundary is altered to be drawn west of 107 Colney Heath Lane as this would not add to its permanence and is likely to lead to pressure for new releases at a later date.</p> <p>The arguments are finely balanced, and will also depend on the availability of alternative sites, but it is considered the most appropriate way forward is likely to be option 3 – extending the Green Belt boundary east of 135 Colney Heath Lane.</p> <p>However, a final decision will depend to a large extent on what decision is made regarding SA5 (Land at Boissy Close). For example, release of SA5 could enable a reasonable planned development to be brought forward – whereas its retention in the Green Belt and release of the land considered in this assessment could result in limited additional housing and an intensification of unsightly ribbon development.</p> <p>Outline permission for one dwelling at 107 Colney Heath Lane was refused on grounds of Green Belt Policy and that the proposal would be out of keeping with its rural surrounds (5/0507/76).</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly*
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No

Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	Perhaps*	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Arguable
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Adjacent to Ecology Database Site 68/028 * Adjacent to County Wildlife Site 68/003 * Swan Pit, site 72 adjacent, has correspondence relating to ground infilling and possible ground contamination. * A number of mature trees and substantial hedgerows around and inside the site. * The number of mature trees and open grassed area constitutes a Green Space. * Swan Pit adjacent to the west and the land adjacent to the east are both believed to have			

been used for sand and gravel extraction, which is not believed to have happened on this site.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 30	Site with social or community value (provide details)	No
Tree Preservation Orders	No*	Greenfield site	No*
Comments/observations (including details of any other national, regional or local policy constraints): * Not technically Greenfield, though it appears so in large part * TPO Wood abuts eastern edge of the site			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Development on this site would affect land that is arguably rural in character at the rear and would result in encroachment into open countryside. However, it is recommended that this site be given further consideration for housing development in conjunction with adjacent land to the north of Boissy Close (site 72),. This would enable a well planned development that could secure affordable housing and create a robust, long term Green Belt boundary. Development of Site 245 in isolation would only result in limited additional housing and an intensification of existing ribbon development. Development could result in the sterilisation of mineral reserves but the site is too small for any mineral working.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's status as a site of previously developed land in the Green Belt, on the edge of St Albans.
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Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the single dwelling is removed and the overall site was available for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Substantial tree screening, especially in the north-west corner, where the Alban Way adjoins, will need to be retained and may slightly reduce overall capacity.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1.1 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	35
Council's own estimated capacity	35

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-289
Site address (or brief description of broad location)	Grounds Maintenance Depot, Verulamium Park (Westminster Lodge), St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	SADC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.20 ha
Category of site (e.g. agricultural etc)	Other urban uses
Current use(s)	Westminster Lodge and associated buildings.

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area to the south. Verulamium Park to the north and west. Holywell Hill to the east.
Method of site identification (e.g. proposed by landowner etc)	SADC officers.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Access to the site through the adjoining residential area may be difficult to achieve and an alternative access through Westminster Lodge would be unusual for a residential development.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Redevelopment of the leisure facilities at Westminster Lodge is a Council priority. The funding package for redevelopment of the sport centre site is currently still dependent on some enabling development, most likely limited residential redevelopment on the current grounds maintenance depot.

	Access will be a major issue, as the existing road would need improving. There are also tree constraints and the site lies within the Conservation Area.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, the site is SADC owned and is actively being considered for residential redevelopment. Relocation of the depot is seen as a constraint that may reasonably be overcome.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process (or possibly as an ad hoc application), given the site's status as a site of previously developed land in the Green Belt, on the edge of St Albans, where community facility improvements are a high council priority.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely townhouses). Any new development would need to be sympathetic to its prominent setting alongside Verulamium Park and Conservation Area status, limiting site capacity. The site is in a known area of high archaeological interest which may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity. Approximately 40 dwellings per hectare is a reasonable estimate, on approximately 0.2 hectares of overall site, in Zone 5.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	8

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

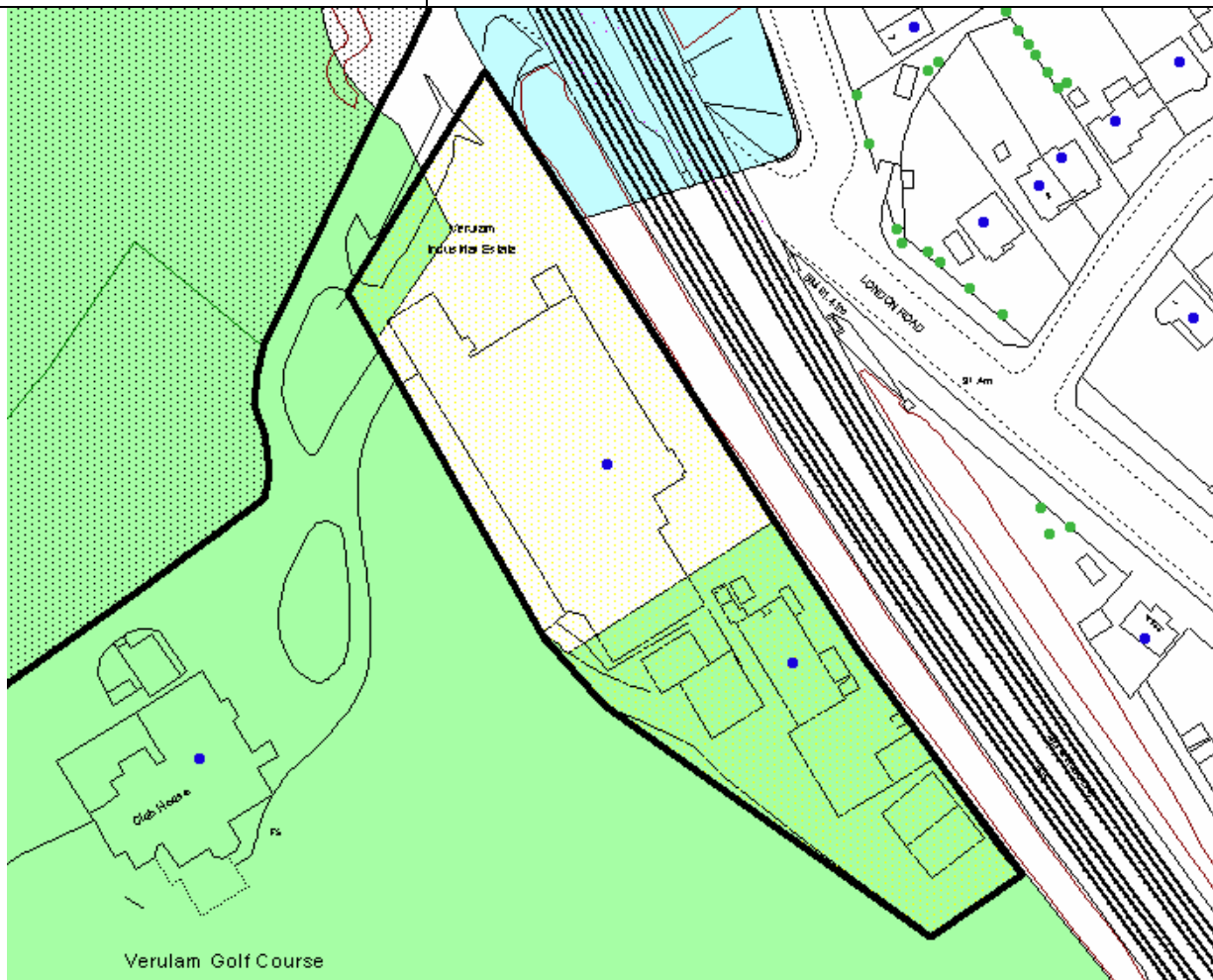
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-303
Site address (or brief description of broad location)	Verulam Industrial Estate, London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.74 ha
Category of site (e.g. agricultural etc)	Employment Land

Current use(s)	Mixture of B1, A1 and D1 uses, including a tile depot, wine merchants and chiropractors.
Character of surrounding area (including adjoining land uses; site outlook etc)	Edge of city location. Golf course to the south and south west. Railway line to the east and north, with London Road also to the north. Open green space to the west.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Numerous, including</p> <p>5/2007/1951 Change of use from Class B1 (business) to Class D1 (chiropractic clinic) DC3 Conditional Permission Decision Date: 25/10/2007</p> <p>5/2003/2022 Change of use form Class B1 (light industry) to wine merchants (Class A1) 40 m2 with ancillary storage and packaging areas, testing room and ancillary office This application was given the decision - DC3 Conditional Permission on 23/12/2003</p> <p>5/2000/0766 Continued use of premises for storage and distribution of tiles including trade counter This application was given the decision - DC3 Conditional Permission on 31/05/2000</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	Sloping site
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * The current access is substandard and would have to be improved for residential development. * Ecology Database Site 68/018 adjacent * Railway line adjacent			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Poor" for Internal Environment and "Good" for External Environment and Accessibility By Road in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This is a well-located site, consisting of previously developed land and could accommodate housing. However, the current access is substandard and may require improvement for residential development. Adjacent site 127 (Verulam Golf Club, London Road), and nearby former British Shipbuilders (site 260) have also been shortlisted in the SHLAA. Joint access may be another alternative. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. Noise from the adjacent railway reduces the site's desirability for housing (although would not preclude it).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, (or possibly as an ad hoc application), as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming existing uses can be relocated elsewhere and the whole site is developed with a mix of dwelling types appropriate to the area (most likely small apartment blocks).

The current access is substandard and could not be used for additional residential development. Improved access arrangements will need to be created, potentially reducing site capacity.

The railway line adjacent may reduce overall capacity.

The narrow shape of the site may reduce overall capacity.

The relative prominence of the site in the landscape, particularly from views to the west and south may reduce overall capacity.

Approximately 50 dwellings per hectare is a reasonable estimate, on approximately 0.75 hectares of overall site, in Zones 3/5.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	37

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-319
Site address (or brief description of broad location)	Land to the west of the Brandon Mews Mobile Home Site, Hill End Lane, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans City and District Council Freehold Ownership
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.09 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt

Current use(s)	Car park (recently used as a contractors storage compound)
Character of surrounding area (including adjoining land uses; site outlook etc)	Alban Way immediately to the north, with residential area beyond. Residential Brandon Mews Mobile Home site to the east. Residential area to the south. Small belt of trees, with cemetery beyond, to the west.
Method of site identification (e.g. proposed by landowner etc)	SADC Estates team
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2007/2676 Land at Hill End Lane, St Albans Temporary use of land as contractors compound (resubmission following withdrawal of 5/07/2096) This application was given the decision - DC3 Conditional Permission on 20/12/2007</p> <p>5/2004/0392 The Highfield Surgery, 20, Hill End Lane, St Albans, AL4 0XN Erection of a doctors surgery for temporary period (renewal of planning permission 5/02/0107) This application was given the decision - DC3 Conditional Permission on 13/04/2004</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Minor	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Perhaps	Existing Green Belt boundary is well defined	Not with Hill End redevelopment.
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Potentially, as part of removing the Hill End Hospital area from the Green Belt
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
* Alban Way footpath and cycle path to the north. This site has been used as a car park, facilitating access to the Alban Way, in the past.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
* Alban Way footpath and cycle path to the north. This site has been used as a car park, facilitating access to the Alban Way, in the past.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This site is previously developed land and has recent permissions for a temporary doctor's surgery and contractor's storage compound. However, the Alban Way footpath and cycle path is immediately to the north and this site has been used as a car park, facilitating access to the Alban Way, in the past. It may have community use value for this purpose in the future which requires investigation. Capacity for housing development will be further constrained by adjacent mature trees.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site SADC owned and being actively considered for housing.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site arguably consisting of previously developed land (whether or not this counts as PDL is debatable, given the site's history as a car park in particular), adjacent to St Albans (and inside the former hospital site that may be removed from the Green Belt) or possibly also from an ad hoc application.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming car parking need and temporary uses can be relocated elsewhere and the whole site is developed with a mix of dwelling types appropriate to the area (most likely mobile homes or a small apartment block). The Alban Way footpath and cycle path is immediately to the north may reduce overall capacity. The mature trees inside and adjacent to the site may reduce overall capacity.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	4

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

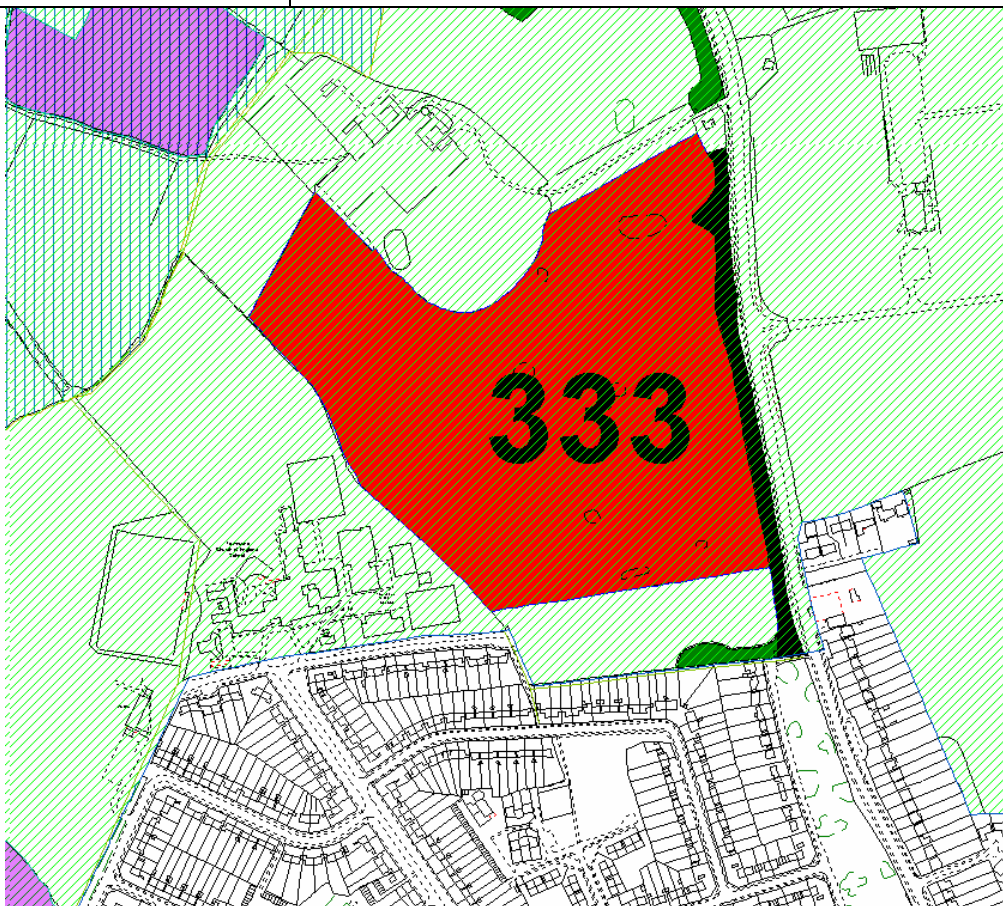
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-333
Site address (or brief description of broad location)	Land to the north east of Sparrowswick Ride and Townsend School, St Albans.



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Multiple owners – site sold off by Property Spy to multiple owners in the hope of residential redevelopment.
Contact details - if different from above (e.g. agent, planning consultant etc)	N O'Cuinneagin / Chris Palmer @ PLI
Area of site or broad location (hectares)	13 hectares (6 hectares net)
Category of site	Sites in the Green Belt (Disused land)
Current use(s)	Former arable land now run to scrub after selling off to multiple owners

Character of surrounding area (including adjoining land uses; site outlook etc)	Townsend school and its playing fields to the south and west. Mature TPO protected trees along its eastern boundary with the Harpenden Road. Arable land and beyond the Childwickbury estate to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by some of the many landowners.
Planning History (including Local Plan Inquiries, LDF etc)	An Article 4 directive covers the entire site.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No*
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Perhaps	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site lies close to Childwickbury Conservation Area			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	N/A	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Access off the Harpenden Road could be problematic as no suitable access currently exists and the creation of a new access onto the Harpenden Road might struggle to overcome Herts Highways concerns over traffic flow and safety. Creating a new access through the TPO protected area would involve substantial loss of high quality trees. * Extensive TPO protected area down the western side of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Development of the entire site would clearly represent an inappropriate northern extension to St Albans into open rural land, impinging on the setting of the Childwickbury Estate Conservation Area. However, development of the southern portion of the site alone, approximately from the tip of Townsend school, to the Harpenden Road opposite the spine road access to the Old Albanians, could represent a relatively contained development with a reasonably logical new Green Belt boundary. Access off the Harpenden Road could be problematic as no suitable access currently exists and the creation of a new access onto the Harpenden Road might struggle to overcome Herts Highways concerns over traffic flow and safety. Creating a new access through the TPO protected area would involve substantial loss of high quality trees. An Article 4 directive covers the entire site.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Site proposed by one owner and an agent on behalf of some other landowners, but there are many owners of the site and there is no current or realistic imminent prospect of a complete consortium approach.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt adjacent to St Albans.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming the site is developed with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). Existing perimeter TPO protected tree screening would need to be retained, limiting site capacity. Assuming the southern portion of the site is developed, approximately from the tip of Townsend school, to the Harpenden Road opposite the spine road access to the Old Albanians. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 5 hectares available out of the 13 hectares of overall site, in Zone 6.	
Estimated capacity suggested by landowner/agent	200
Council's own estimated capacity	175

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

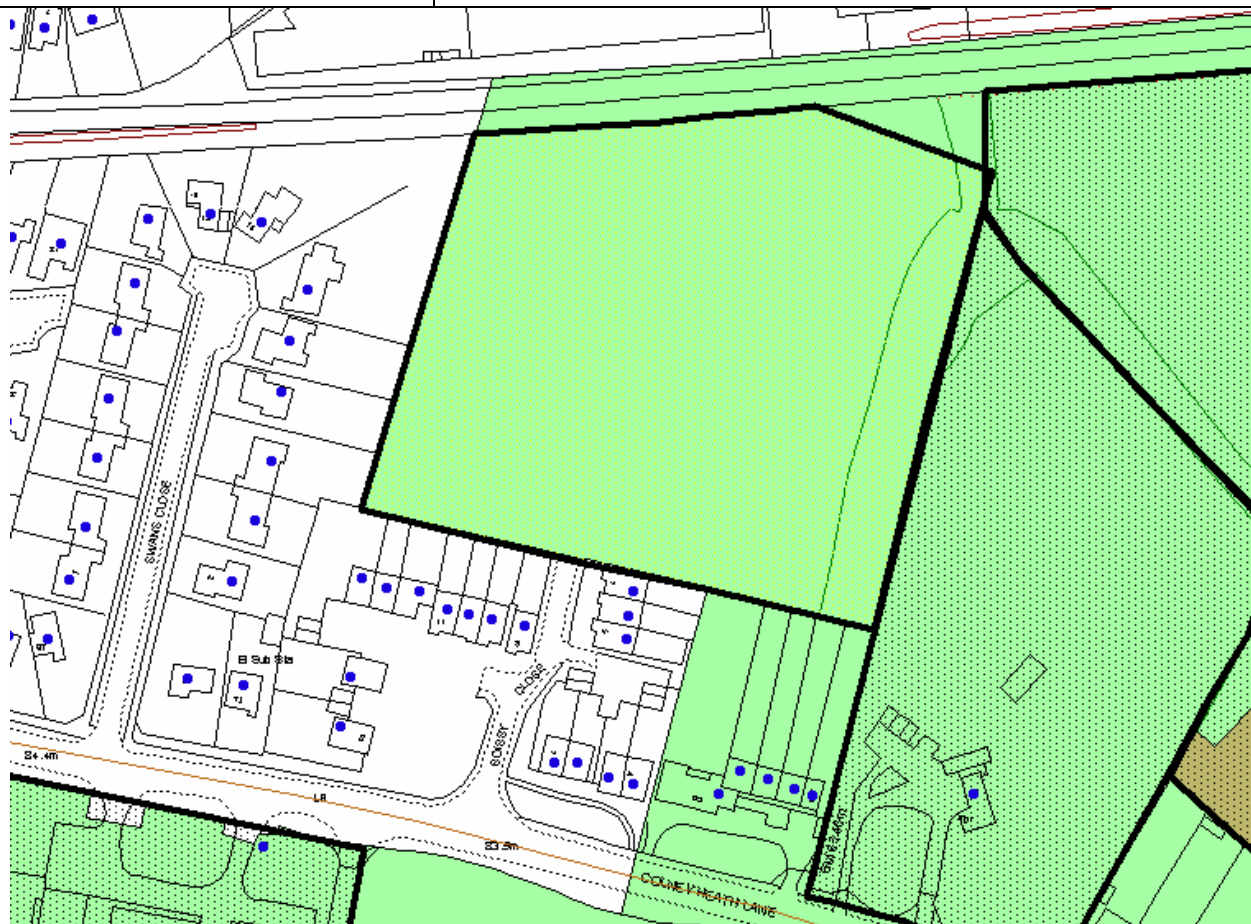
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-72
Site address (or brief description of broad location)	Land to the north of Boissy Close, Colney Heath Lane, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr Christopher J Musk – owner (Land was previously leased to Colney Heath Parish Council – lease ended and Mr Musk took possession of the land in November 2004)
Contact details - if different from above (e.g. agent, planning consultant etc)	Alastair Woodgate Rumball Sedgwick
Area of site or broad location (hectares)	1.43 ha
Category of site (e.g. agricultural etc)	Open green space, (which has been subject to sand and gravel extraction in the past, around 50 years ago).

Current use(s)	No current use (in 2003 it was described as an open maintained recreation area with football pitch and slide – Mr Musk confirmed back in 2004 that the play equipment, goalposts and waste bins had been removed from the site and it had reverted to an open grassed area.)
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties are situated along the southern and western perimeters of the site, with dense tree planting to the north and east. A former railway line (now the Alban Way footpath) runs to the north of the site.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent
Planning History (including Local Plan Inquiries, LDF etc)	<p>Planning permission was granted in 1978 for use as a public open space (5/770/78) No apparent conditions or agreements entered into. Subsequent applications for residential development at Boissy Close appear not to contain conditions etc for the public open space.</p> <p>From 2000 onwards – no development control history.</p> <p><u>Green Belt Review 2003</u></p> <p>In many ways this site would be a clear contender for release from the Green Belt given its physical characteristics and location. However, the current use and any need for its continuation is an overriding factor. This is yet to be established, however it appears the site does have planning permission for use as public open space (see history). Ground contamination may also restrict or rule out development. Furthermore, the site is not ideally located in terms of accessibility to key facilities, and it is likely that residents would rely to some extent on the private car for these essential journeys. However, this may be somewhat countered by Hatfield Road, which although some distance off does offer a good public transport service.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Yes*
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations	No	Public Right of Way	No

		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No*	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Possibly
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) *Site lies adjacent to County Wildlife Site 68/044 (Smallford Trail) – Dismantled railway to the north of Smallford Pit, now used as a public path/bridleway. Main interest is its value as a corridor and linking habitat in an urban context. *Most of the infill material was put there by BOC Gases Ltd and is carbide lime. *Site was subject to sand & gravel extraction, but not for 50 years or so. * Some intrusion may occur, depending in particular on heights of any development. *Possibly some additional pressure on land to the east.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield Site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Until recently (2003), the site was leased to Colney Heath Parish Council and was maintained as publicly accessible open space, with a football pitch and a children's slide. However, since 2004, the site has reverted to open space which is privately owned.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Well screened site of urban character. Potential housing development would not have a significant adverse impact on the Green Belt. The site was formerly used as public open space, but the lease to Colney Heath Parish Council ended in 2003 and since then it has been closed off with no public access. Site history of sand & gravel extraction and backfilling. No information on the exact chemical make up of the carbide lime that was tipped on the site. Only a full ground/groundwater survey would determine precisely which chemicals are present. Environment Agency (Feb 2003) confirmed that they were not aware of contamination issues associated with the site (or within 250 metres). No record of any consent to discharge from the site or any Integrated Pollution Control or Radioactive Substances authorisations. In 2003 there were no water abstraction licences in force within a 250 metre radius of the site. As this site has no public access, it was not included in the Council's Green Spaces Strategy. The GSS identifies a deficiency in amenity space (and poor accessibility to play areas, particularly for teenagers) and a significant surplus of natural/semi-natural green space in this part of St Albans. Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publicly accessible green space. However, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing new amenity space either on or off site. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site put forward by the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of St Albans. There is a small chance that previous contamination may affect site achievability.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming no community uses are deemed necessary, no site contamination issues reduce the site capacity and the overall site was available for housing, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses).

Substantial tree screening, especially to the north where the Alban Way adjoins and also to the east, will need to be retained and may slightly reduce overall density.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1.4 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	50
Council's own estimated capacity	50

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

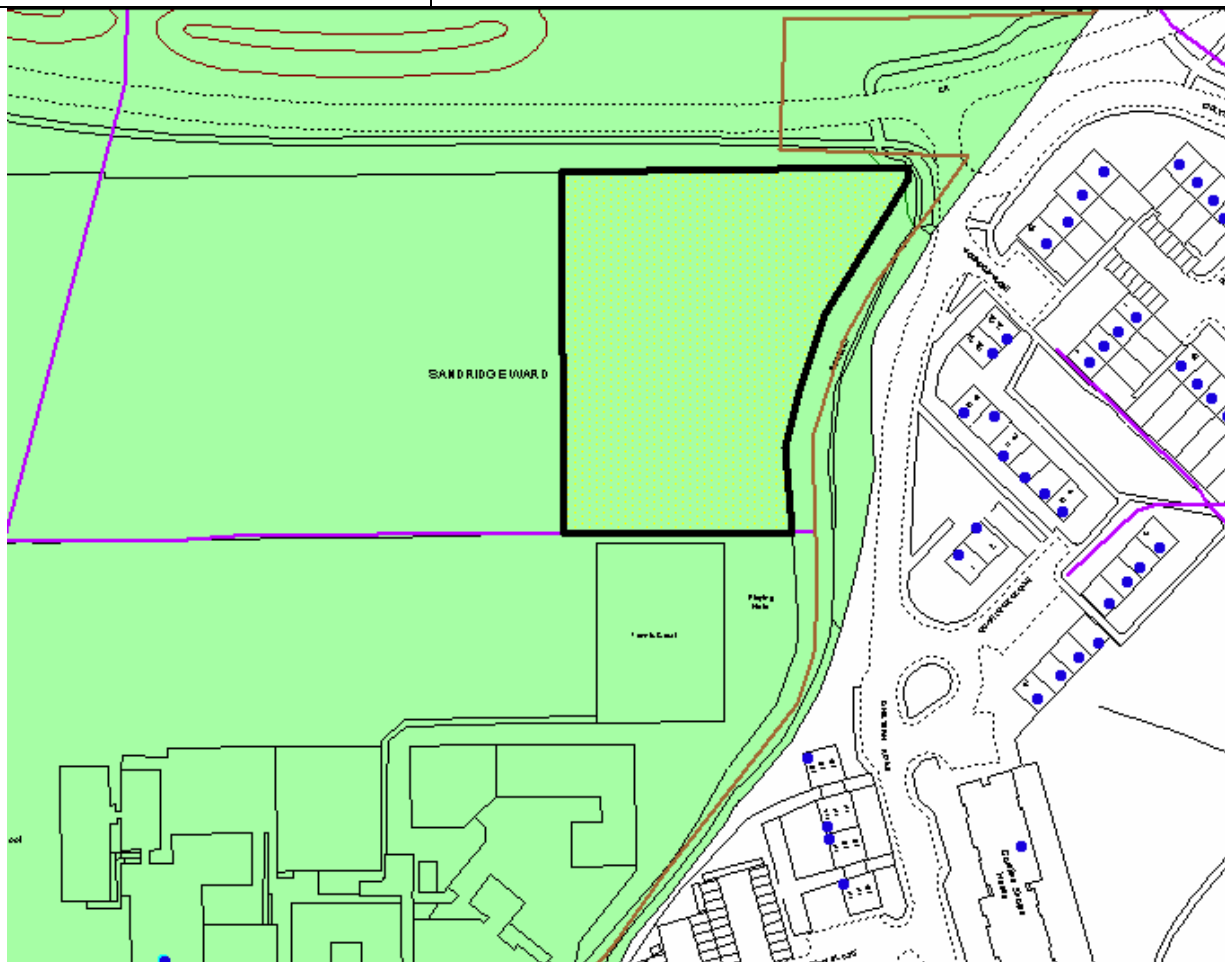
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-73
Site address (or brief description of broad location)	Land at Sandringham School, The Ridgeway, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr A Gray (Headteacher) Sandringham School
Area of site or broad location (hectares)	0.62 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Education)

Current use(s)	Unused corner of school playing fields. Now grass / scrub.
Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields over Sandringham Crescent, to the north (OS6 Public Open Space). Residential development over Chiltern Road, to the east. School fields, tennis courts and buildings, to the south. School playing fields, to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by Headteacher on behalf of landowner (HCC).
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Numerous applications relating to school alterations and extension. None directly relevant.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	Yes*
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes*	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Unlikely	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Site slopes/dips and would require some making up. * Substantial mature trees on eastern boundary. Modest hedging/trees on northern boundary.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy/ Playing Pitch Strategy	Perhaps*
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * The site comprises playing fields – Sport England would need to be notified of any development proposals involving their loss/partial loss. * Corner of school playing fields, though now unused. OS6 Public Open Space over Sandringham Crescent, to the north.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	School intends to use funds gained from housing to fund an indoor community sports complex.
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The school is proposing housing as 'enabling development' to fund an indoor community sports complex, however this would involve loss of some of the school's playing fields. Access issues and trees are constraints to development. Sport England would need to be satisfied that any loss of school playing pitches would be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community. Any housing development would increase any identified deficiencies in green space provision within this part of the District, which would also need to be mitigated.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by Headteacher on behalf of the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt, on the edge of St Albans, where community benefits may be forthcoming.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming no community uses are deemed necessary, issues with uneven ground can be appropriately addressed and the overall site was available for housing, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses). Substantial tree screening, especially to the north and east, will need to be retained and will reduce overall capacity. Appropriate new screening and physical separation from the school playing field are likely to reduce overall capacity. Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 0.4 hectares out of the 0.6 hectares of overall site, in Zone 6.	
Estimated capacity suggested by landowner/agent	14
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

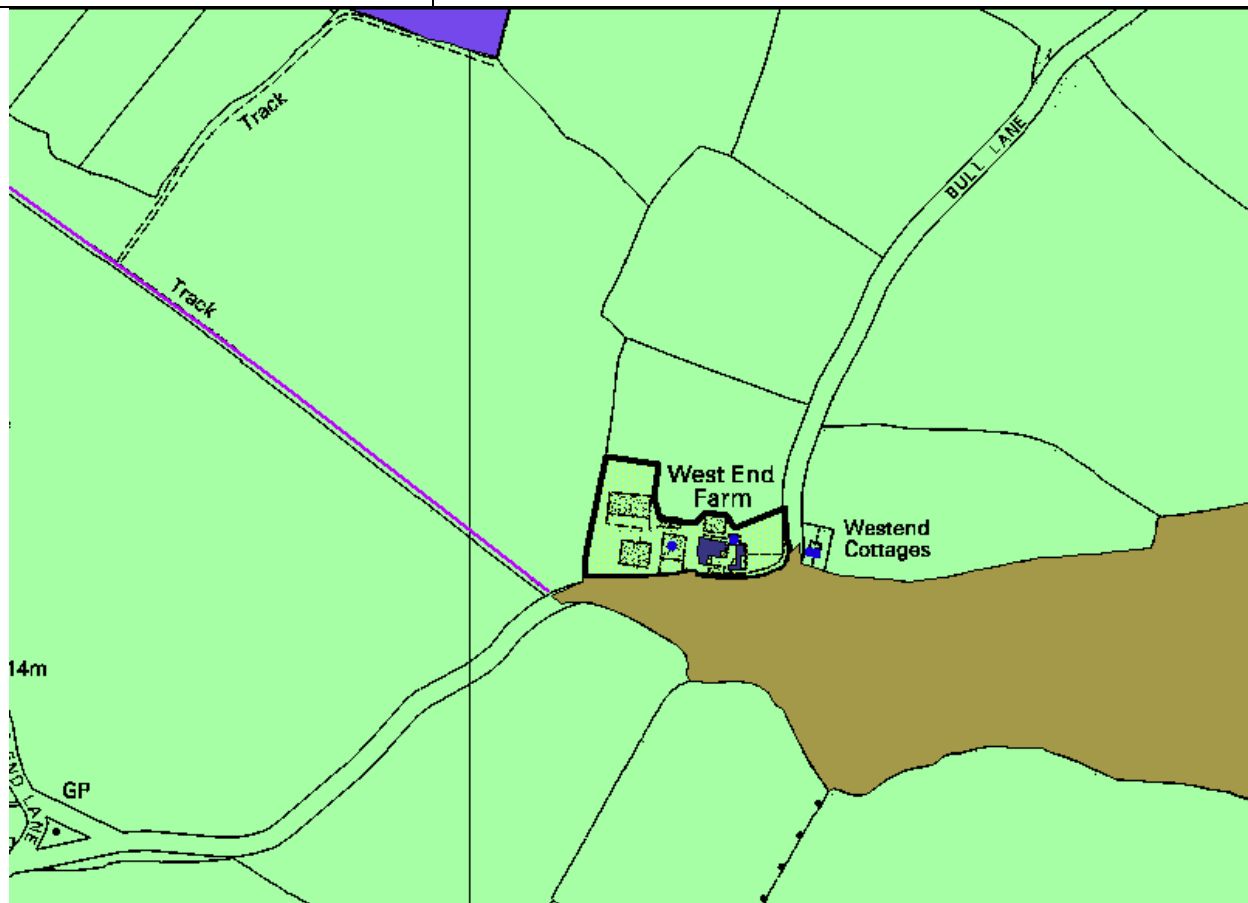
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-23
Site address (or brief description of broad location)	West End Farm, Nomansland, Wheathampstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	The WJ/HD Dickinson Trusts CT Dickinson
Contact details - if different from above (e.g. agent, planning consultant etc)	William Dickinson
Area of site or broad location (hectares)	1.0 hectare
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Farm complex comprising semi-redundant agricultural buildings and 2 residential properties.

Character of surrounding area (including adjoining land uses; site outlook etc)	The farm is surrounded by open fields to the north, west and east. Ferrers Lane runs along its southern boundary. Woodland to the south of the lane. Nomansland Common to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p>From 2000 onwards:</p> <p>5/2001/2161 – Prior approval for erection of a storage building. Permission not required.</p> <p>5/2002/0367 – Erection of stables. Conditional consent.</p> <p>5/2003/2033 – Manure storage area. Conditional consent.</p> <p>5/2005/1013 – Replacement windows. Listed Building conditional consent.</p> <p>5/2007/0279 – Prior approval for agricultural barn. AB permission is not required.</p> <p>5/2007/0367 – Conversion of agricultural barn to 10 stables/ Conditional consent.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes**	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Partially	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			Yes
Comments/observations (including details of other physical constraints or site designations) * Farm lies adjacent to Nomansland Common – a Wildlife Site and Protected Species Site and a Local Nature Reserve. ** Barns are Grade II listed.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield Site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Whilst this is a previous developed site in the Green Belt, it is located in a particularly sensitive location, adjacent to Nomansland Common. Consequently, it is not considered a favourable location for new residential development. However, re-use of the existing buildings for residential purposes may be possible. The barns are Grade II listed.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site of previously developed land in the Green Belt.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Capacity estimate assumes that some of the agricultural uses could be located elsewhere and some of the modern farm buildings could be replaced with residential dwellings, appropriate to the historic and agricultural nature of the setting. The Farmhouse, Granary and some of the Barns are Grade II listed, which may limit site capacity.	
Estimated capacity suggested by landowner/agent	10 – suggested as a possible mixed use residential / office site.
Council's own estimated capacity	10 – (It is very difficult to estimate capacity on sites of this nature).

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

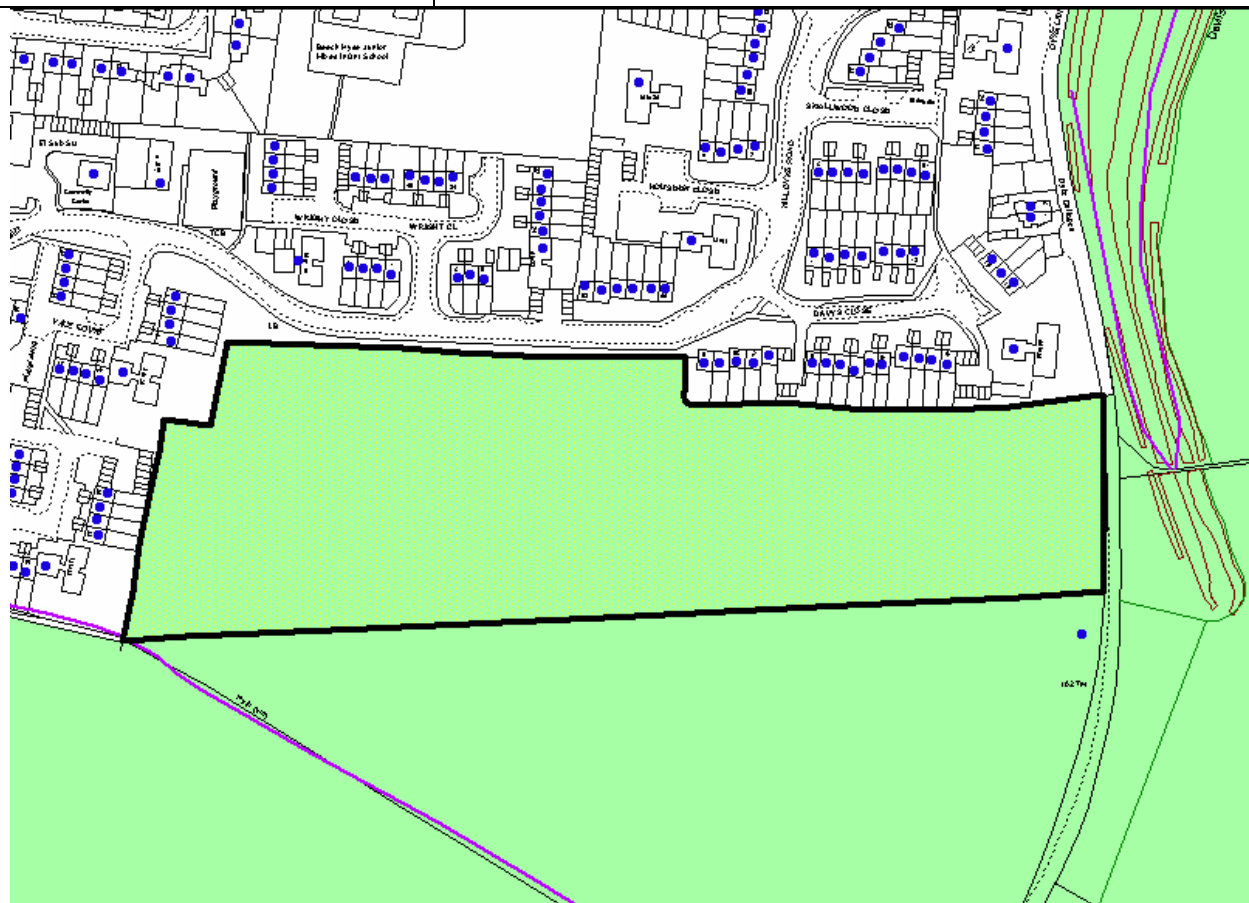
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-3
Site address (or brief description of broad location)	Land south of Hillydyke Road, Wheathampstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Dartland Ltd (single ownership, freehold, vacant possession)
Contact details - if different from above (e.g. agent, planning consultant etc)	Toby Murray Strutt and Parker
Area of site or broad location (hectares)	3.54 hectares
Category of site (e.g. agricultural etc)	Agricultural land
Current use(s)	Cereal crop production

Character of surrounding area (including adjoining land uses; site outlook etc)	The site lies to the south of Hilldyke Road. Trees/vegetation partially screen the site along its northern and western boundaries. Residential properties abut the site's western boundary. To the south and south east is open countryside (agricultural).
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner (also looked at as part of the 2003 Green Belt boundary study)
Planning History (including Local Plan Inquiries, LDF etc)	<p>From 2000 – No development control history.</p> <p>1982 Public Local Inquiry 1983 – Beech Hyde Farm</p> <p>Council's Case: The site makes an extremely important contribution to the Green Belt. Further development would create a dominant line of roofs, which would be even more obvious than those of the existing estate. The tree belt proposed by the objector would not be effective for several years. It does not provide a justification for a new Green Belt boundary across an existing field.</p> <p>Inspector's Comments: Although there appears on plan to be some logic in regularising the boundary to the south of the Hilldyke estate, I consider that this provides insufficient justification for the loss from current use of good quality agricultural land. The proposed woodland belt would no doubt provide effective screening both to new development and the existing somewhat exposed estate. There is no physical reason, however, why suitable screening should not be achieved along the existing boundary, as an extension of the settlement edge planting already projected in the Plan.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No*	Ground contamination	None identified
Site for Local Preservation (archaeological)	No**	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes***	Other habitat/green space	No
Proximity to Hazardous Installations	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No****
Comments/observations (including details of other physical constraints or site designations) *Site lies adjacent to Ancient Monument 3 (Wheathampstead Earthwork incorporating Devils Dyke and The Slad). The site is in a known area of high archaeological interest and pre-determination works would need to be carried out. Extensive mitigation may be required, which may affect the viability of any redevelopment. ** Site is identified as AS.R.14 – Area around Belgic Oppidum and Cropmarks north of the River Lea, Wheathampstead (an archaeological site which may be subject to a recording condition). ***Trees and hedgerow lie along the site's boundary with Hillydyke Road. **** Whilst development would not harm the special character of the historic centre of Wheathampstead, it could be considered to have an impact on the setting of the village itself.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Grade 3	Green spaces identified for protection in the Green Spaces Strategy	No

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No		
Comments/observations (including details of any other national, regional or local policy constraints): * In 2004, Officers were asked to consider the possibility of a small football pitch and some enabling housing development on the site. However, whilst Green Belt status does not preclude small scale, unobtrusive recreational activity, Officers' conclusions in 2003 were that it would be wholly inappropriate to allow any housing development on this site, given its open, rural character and the significant impact that development would have on visual amenity and long distance views to the south.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The existing Green Belt boundary is well defined, following the clear line of existing development. However, the site is bounded by housing along its western and northern edges. Development would be unlikely to place additional pressure on adjoining land, but there would be a significant visual impact on long distance views to the south (which could be mitigated to some extent with new landscaping). Some limited housing development on this site could secure community benefits in the form of playing pitches, of which there is a current deficiency in Wheathampstead.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowners.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt on the edge of the specified settlement of Wheathampstead where community benefits may be forthcoming.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming some limited housing development on this site could secure community benefits in the form of playing pitches, of which there is a currently a deficiency in Wheathampstead.

The site is within AS.R.14 – Area around Belgic Oppidum and Cropmarks north of the River Lea, Wheathampstead (an archaeological site which may be subject to a recording), so therefore may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity. It is very difficult to judge how much of the site would be available for housing, because of the uncertain nature of any decisions regarding the degree of ‘enabling development’ that would be acceptable to secure community benefits in the form of playing pitches, but approximately 1 hectare out of the 3.5 hectare overall site seems a reasonable estimate.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 1 hectare of available site, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses), in Zone 6.

Estimated capacity suggested by landowner/agent	150
Council’s own estimated capacity	35 – (The site capacity could be significantly different to this, depending on uncertainties around what proportion of the site might reasonably constitute ‘enabling development’).

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

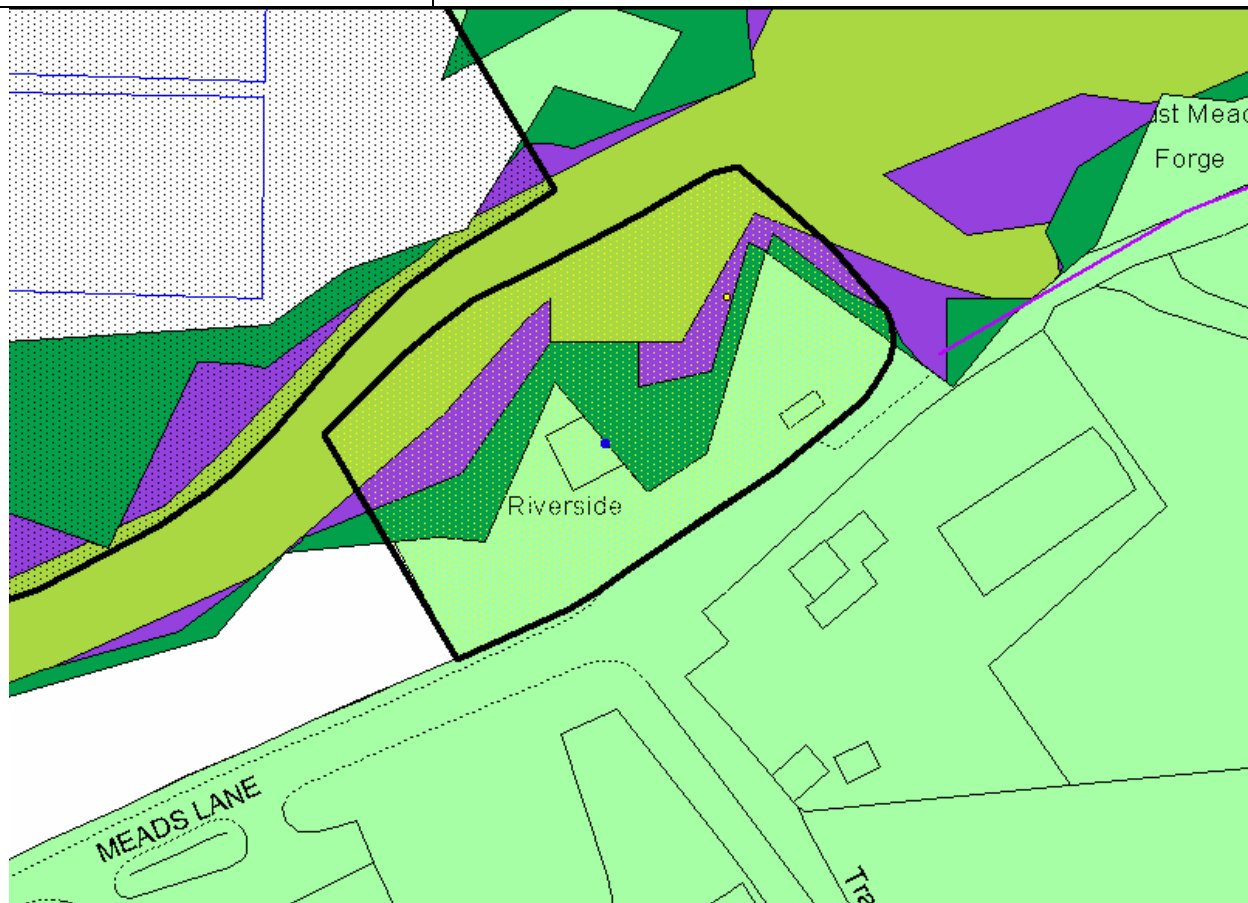
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-8
Site address (or brief description of broad location)	Land at Meads Lane, Wheathampstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.19 Hectares
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential house with large garden
Character of surrounding area	It lies adjacent to a recently built six unit residential development, to the

(including adjoining land uses; site outlook etc)	west. Immediately to the north is the River Lea, whilst Meads Lane runs to the south, with a Thames Water site and children's nursery beyond. Trees screen the site from the surrounding countryside, although the new Waddling Lane development is visible to some extent from the other side of the river.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner to be removed from Green Belt at local plan review 2002.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p><u>Council's Case:</u></p> <p>The open nature of the site enhances the rural aspect of Meads Lane which provides access to public open space and the river, and there is no need to release the site to meet any particular housing need. The site is also partly within the flood plain. Access is restricted and the lane's junction with High Street is poor. Around the town the Landscape Conservation Area boundary is synonymous with that for the Green Belt and includes land of varying quality as part of the overall scene. It would be inconsistent and lead to unjustifiable confusion if separate boundaries were to be established. The existing Green Belt boundary is well defined and follows the edge of the built-up area. It serves to prevent urban sprawl and erosion of the setting of the historic settlement. Any change would encourage infilling of the loosely knit character of the lane to the detriment of Green Belt appearance and purpose.</p> <p><u>Inspector's Comments:</u></p> <p>...'Although I accept that Meads Lane leads to attractive open space I found the lane itself to be of a rather nondescript character and not possessing a significantly rural appearance...In my view there have been changes in circumstances since the objection land was included in the Green Belt which justify reconsideration of its role. According to the current Local Plan proposals and a recent planning approval the land will soon be contained by the employment and housing scheme on the largely derelict area north of the river, by a car park immediately to the west and by the Riverside bungalow and the flats and youth club to the east and south. In these circumstances I do not accept that it can fulfil a meaningful Green Belt purpose, neither do I regard its location as an integral part of the wider open landscape setting of the town. I believe that realistically it must be accepted as being part of the settlement area and should be excluded from the Green Belt...'</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 "The existing Green Belt boundary is not particularly well defined in this area. It excludes the vacant plot of land to the west and part of the former Murphys Chemicals Site, which has now been developed for housing. The adjoining site to the west and north of Meads Lane was removed from the Green Belt in accordance with the recommendation of the last Local Plan Inquiry Inspector and permission has been given for 5 dwellings. The site has now been cleared but construction has not yet started.</p> <p>A further outline application for a detached dwelling in the Green Belt was granted on appeal on the western garden area of 'Riverside'. In reaching his appeal decision, the Inspector considered that:</p> <p><i>'...Inevitably, the present appearance and general ambience of Meads Lane will become more urban in character...'</i></p> <p>The site is well screened from the open fields/riverside area to the east. Its development is therefore unlikely to create additional development pressure on adjoining land.</p> <p>The site comprises previously developed land and lies adjacent to land with planning permission for housing development. Development of the site would not have a detrimental effect on the openness or rural character of the surrounding countryside. In addition, the site is well screened and is unlikely to create further development pressure on adjoining land. The existing Green Belt boundary is not clearly defined in this area and needs to be reassessed.</p> <p>It should be noted that in Phase I of the Green Belt Boundary study, Officers recommended that 'Riverside' and its garden be excluded from the Green Belt. However, Members did not accept this recommendation."</p> <p>On land adjacent to the west - 5/2007/0076 Land at, Meads Lane, Wheathampstead Six detached dwellings-amendment to planning permission 5/06/0446 dated 19/04/06 This application was given the decision - DC3 Conditional Permission on 20/03/2007</p>

	5/2003/2469 Riverside, Meads Lane, Wheathampstead, AL4 8BZ Side extension with front and rear dormers to provide accommodation within the roof space This application was given the decision - DC3 Conditional Permission on 14/01/2004
	<p>5/2003/0727 Demolition of existing and erection of a detached dwelling This application was given the decision - DC4 Refusal on 12/08/2003</p> <p>PPG2 and Policy 13 of the St Albans District Local Plan Review 1994 indicate that the replacement of existing dwellings need not be inappropriate development, provided the new dwelling is not materially larger than the dwelling it replaces. The submitted plans as amended, do not provide sufficient information for the Local Planning Authority to determine the relative heights or floor areas of the respective dwellings and thus judge whether the proposals comply with above Policy and Government guidance.</p> <p>5/2001/1498 Demolition of existing and erection of three detached dwellings (outline) This application was given the decision - DC4 Refusal on 23/10/2001</p> <p>1. The site is within an area described in the approved County structure Plan as Metropolitan Green Belt, the precise boundaries of which have been defined in the District Local Plan Review 1994. Within the Green Belt permission will not be given except in very special circumstances</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	No*
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps*
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) * Approximately a quarter of the northern part of the site is in Flood Zone 3b (Functional Flood Plain). A further part is Flood Zone 3a (High Probability) and over half of the total site is at least Flood Zone 2 (Medium Probability). * Access is limited down the narrow Meads Lane * Given recent permission for housing development to the west of this site, as previously varied opinions from the 1992 Inspector, Green Belt Reviewers and others, the degree of definition of the current Green Belt boundary in the vicinity is debatable. * Removal of the site from the Green Belt would only create minimal pressure on adjoining land to the east, as its character beyond the end of Meads Lane is very different *The end of Meads Lane may represent a more clearly defined, robust long term boundary			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 33	Site with social or community value (provide details)	No

Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Flood risk would limit the scale of development on site - Approximately a quarter of the northern part of the site is in Flood Zone 3b (Functional Flood Plain). A further part is Flood Zone 3a (High Probability) and over half of the total site is at least Flood Zone 2 (Medium Probability). The site would provide limited numbers of new dwellings.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, (further details non-disclosed).
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt adjacent to the specified settlement of Wheathampstead.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming that the existing dwelling is demolished and a mix of dwellings appropriate to the area (most likely a stepped terrace of townhouses, or narrow detached dwellings) is erected. Approximately a quarter of the northern part of the site is in Flood Zone 3b (Functional Flood Plain). A further part is Flood Zone 3a (High Probability) and over half of the total site is at least Flood Zone 2 (Medium Probability), possibly reducing site capacity. Access is limited down the narrow Meads Lane, limiting site capacity.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	4

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-92
Site address (or brief description of broad location)	Land to the r/o Nos. 257 & 259 Lower Luton Road (off Cherry Tree Lane), Wheathampstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Jack Holdham, 259 Lower Luton Road
Contact details - if different from above (e.g. agent, planning consultant etc)	D A Raine, Ottaways Solicitors
Area of site or broad location (hectares)	0.43 Hectares
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential gardens

Character of surrounding area (including adjoining land uses; site outlook etc)	The site is bounded on the north, east and west sides by residential properties and gardens. Gardens leading on to River Lea on south side.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000. <u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u> Representations made on behalf of Mr Jack Holdham, via Ottaways solicitors, regarding paragraphs 4.5 – 4.8 and Green Belt settlement policies.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No

Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	No
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes*
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * New road access would need to be created via Cherry Tree Lane * Large area of conjoined gardens constitutes a green space * Significant residential development in place of a large garden area would diminish visual amenity of adjacent properties. * Site is within Green Belt Settlement 5 Lea Valley Estate and is therefore wholly Green Belt. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes</p> <p>The site comprises garden land of existing residential properties. Whilst the site would be suitable for further residential development, capacity would be limited by the need to ensure that any new dwellings were suitably screened to the south.</p> <p>Consideration will also need to be given to the site's relative inaccessibility.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by a solicitor on behalf of the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Through Core Strategy consultation the Council has sought views of stakeholders on whether or not to reclassify one or more of the existing Green Belt Settlements as 'large villages excluded from the Green Belt'. This includes the Lea Valley Estate. For this site to be reasonably achievable the Lea Valley Estate would have to be reclassified through this process and this site would have to be within its boundary.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming that a portion of the existing garden land is used and a small number of dwellings appropriate to the area, (most likely to be two pairs of semi-detached houses), are erected.	
Estimated capacity suggested by landowner/agent	6
Council's own estimated capacity	4

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

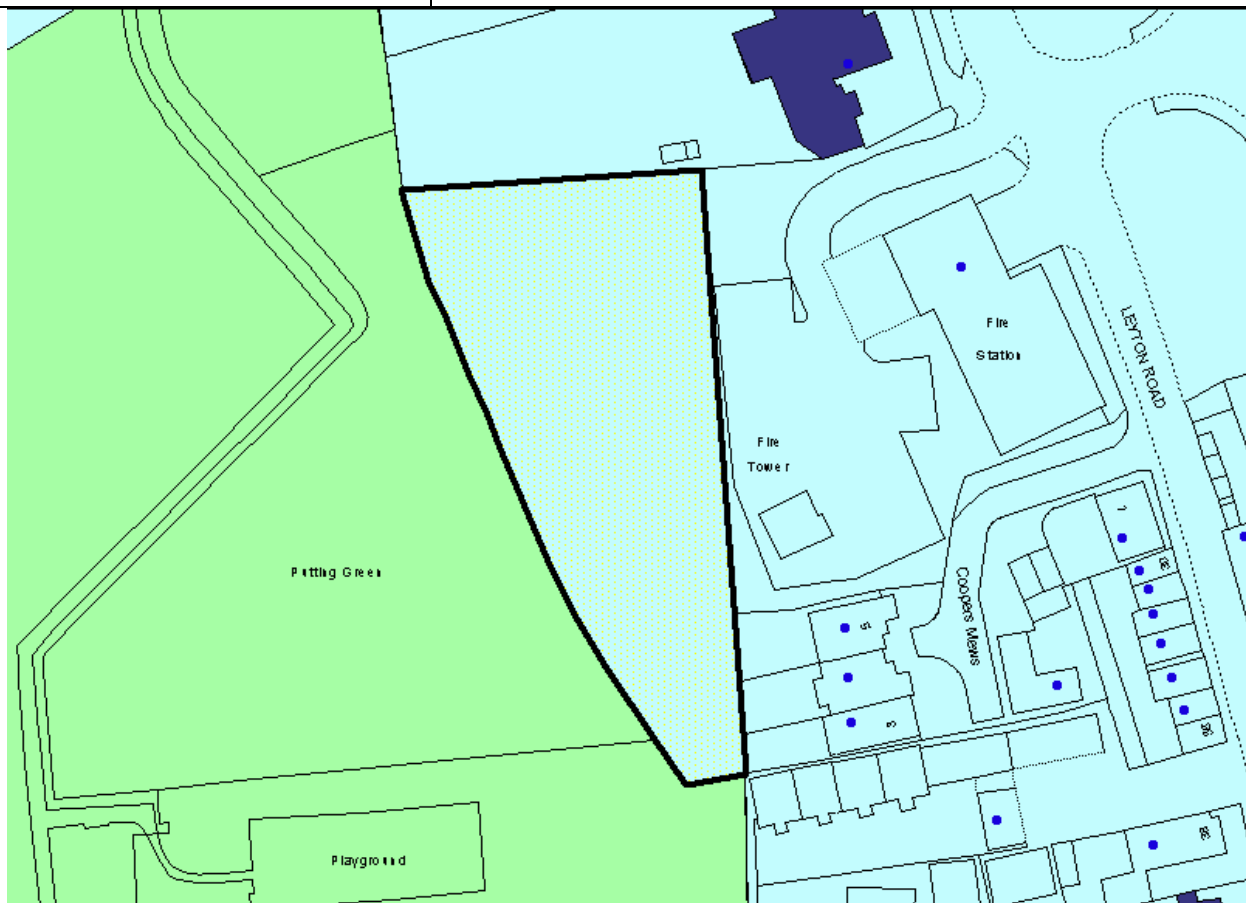
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-130
Site address (or brief description of broad location)	Land to the rear of Harpenden Fire Station, Leyton Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.21 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Other urban uses

Current use(s)	Unused / Amenity land
Character of surrounding area (including adjoining land uses; site outlook etc)	Site lies behind the existing Harpenden Fire Station. Trees/dense vegetation screen the site from all sides. Rothamsted Park lies to the west. Residential properties are situated to the south east and north east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site		Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	Yes*	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Listed Grade II 27 Leyton Road immediately adjacent.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This is a very sensitive site from a natural environment perspective. It is in the Conservation Area and has a Grade II Listed building immediately adjacent and locally listed buildings in close proximity. There are existing mature trees that would need to be retained due to the character of the Conservation Area and there is a significant issue with the impact that development would have on the aspect of Rothamsted Park, immediately adjacent, which is in the Green Belt. Screening between the site and the park is currently modest. However, it is an urban site, close to the town centre and could accommodate a small net gain in dwellings.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. There is a significant element of uncertainty concerning the impact of existing and provision for future fire station uses on this site, conservation of trees and the (likely considerable) length of time necessary to create a sufficient degree of mature screening between this site and Rothamsted Park.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the fire station uses would not have a significant impact on the site, and dwellings could be located in the wider northern part of the site.

This is a very sensitive site from a natural environment perspective. It is in the Conservation Area and has a Grade II Listed building immediately adjacent and locally listed buildings in close proximity. There are

existing mature trees that would need to be retained due to the character of the Conservation Area and there is a significant issue with the impact that development would have on the aspect of Rothamsted Park, immediately adjacent, which is in the Green Belt. Screening between the site and the park is currently modest and would need to be built up. All these factors together reduce achievable density on the site. Whether the owner wished to locate superior apartments or detached/ semi-detached dwellings, would mean either up to 4 or up to 2 dwellings would be likely.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	4

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

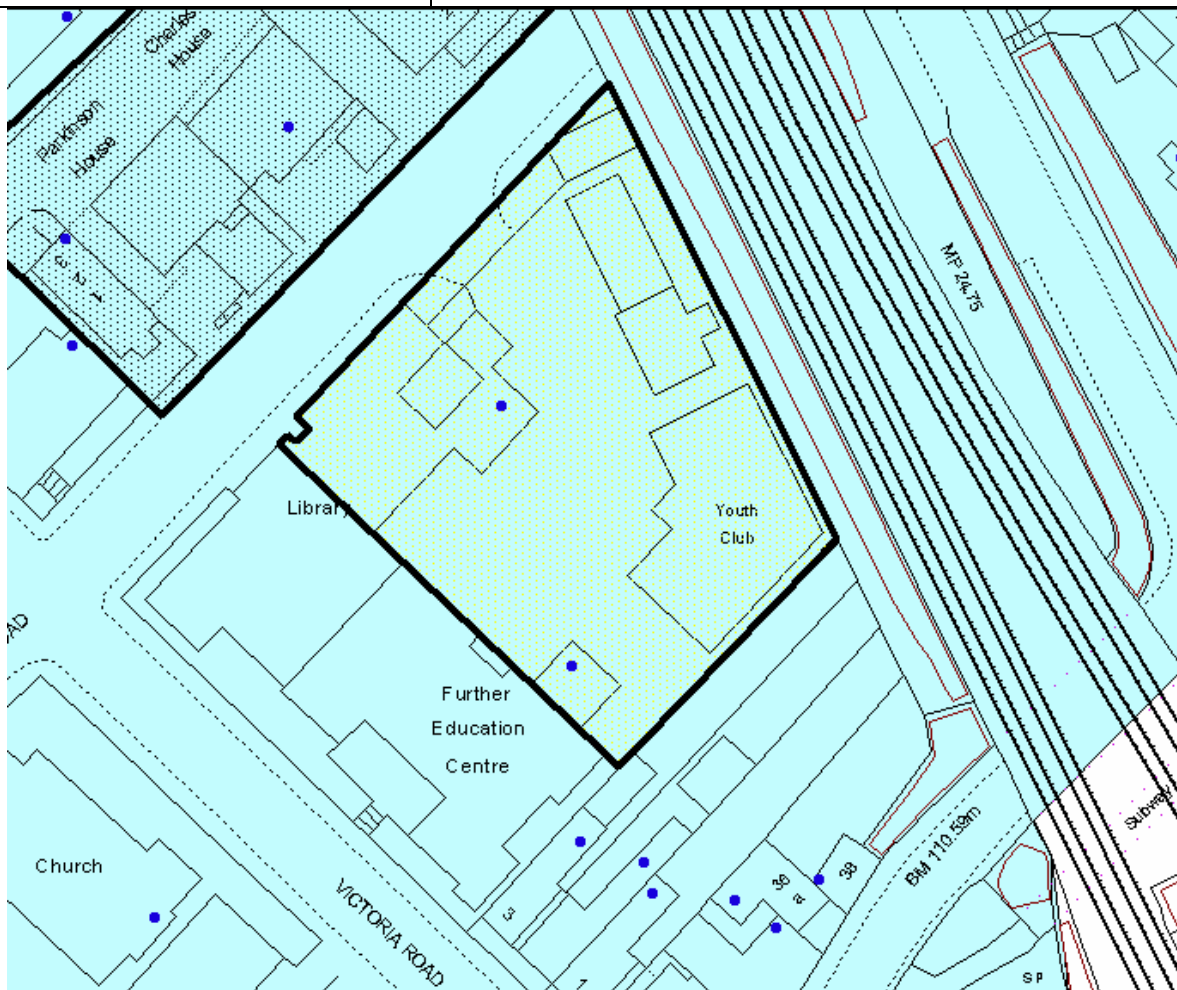
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-131
Site address (or brief description of broad location)	Harpenden Library and Youth Club, Vaughan Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.19 hectares
Category of site (e.g. employment land, garage court, green space etc)	Educational

Current use(s)	Library/Higher Education/Youth facilities
Character of surrounding area (including adjoining land uses; site outlook etc)	Town centre location. Midland Mainline railway runs along the eastern boundary of the site. To the north west, south west and south east are other commercial uses (e.g. Conservative club, creche, offices etc).
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by the County Council.
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2006/2890 Change of use from Class D1 (educational) to Class B1 (offices). Refused.</p> <p>1. The proposed business use is unacceptable in this location and contrary to Policy 23 (Business Use Development) (ii) of the St. Albans District Local Plan Review 1994. Furthermore, the applicant has not made the case that a specific planning objective is of overriding importance to justify an exception to policy.</p> <p>2. The proposal would result in the loss of a valuable community facility contrary to the provisions of Policy 67 (Public Meeting Rooms and Facilities) of the St. Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	Yes*
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes**
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations)			
<p>* Site slopes from south west to north east.</p> <p>** Site occupies a town centre location adjacent to the Midland Mainline railway.</p> <p>* Building is Locally Listed.</p>			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* Site currently in educational use (public library, Oaklands College buildings and Harpenden Youth Club).			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>Would need to overcome any problems associated with adjacent railway noise. Also a need for design to be sensitive to its Conservation Area location.</p> <p>HCC now own the entire site (having recently acquired the former Oaklands College part of the site), with a view to concentrating library and youth facilities in the period buildings on Victoria Road and redeveloping the rest of the site to the rear.</p>
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>Yes.</p> <p>Would need to overcome any problems associated with adjacent railway noise. Also a need for design to be sensitive to its Conservation Area location.</p> <p>HCC now own the entire site (having recently acquired the former Oaklands College part of the site), with a view to concentrating library and youth facilities in the period buildings on Victoria Road and redeveloping the rest of the site to the rear.</p> <p>Shortlisting should be subject to appropriate library and youth facilities being retained on the wider plot, including the current Oaklands college buildings. Consideration of the impact of loss of previous/potential education facilities may also be a factor.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner of part of the site. There is a high likelihood that the necessary agreement between the County Council and Oaklands College will occur, over a period of time.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site consisting of previously developed land in the centre of Harpenden, where improved community facilities may be forthcoming.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks).
Tall trees along the northern perimeter of the site may cause a small reduction in overall density.
Need to maintain appropriate distance from the railway line, may cause a small reduction in overall density.
The need for height and design to be sensitive to its Conservation Area location, with locally listed buildings adjacent, may cause a reduction in overall density.
The sloping nature of the ground, being higher than the proposed re-located library site to the south, may cause a small reduction in overall density.
Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.2 hectares of available site, in Zone 1.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-165
Site address (or brief description of broad location)	Land at 63 High Street, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Gallagher Holdings Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Woods Hardwick Planning
Area of site or broad location (hectares)	0.21 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Allocated Employment Site (Allocated for B1 uses under Policy 128)

Current use(s)	Plant Hire Business
Character of surrounding area (including adjoining land uses; site outlook etc)	The length of the eastern site boundary is adjoined to residential properties and residential gardens. The southern boundary adjoins business premises and the eastern boundary adjoins a combination of business and residential properties. The northern boundary is the site entrance onto a suburban road. Close proximity to High Street (to the south/west).
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner / Agent
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2005/1390 Two storey office building (renewal of planning permission 5/00/0595 and 5/95/0621) Matthew Homes Ltd</p> <p>Also application no. 5/05/0648 Two storey office building (renewal of planning permission 5/00/0595 dated 3/05/2000)</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes, CA1 Harpenden Town Centre
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations)			
* 65-67 High Street, adjoining to the west, Grade II Listed. Also 69 High Street, 71,71a, 73, all Grade II Listed, in close proximity.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
Site allocated as site 2B for B1 use in policy 128 of local plan 1994, Policy Area 2.			
16.26 The Council's main aims in Policy Area 2 are: (i) to maintain the existing mixed use character and attractive appearance (iii) to encourage redevelopment of the Charles Wilson (plant hire) sites at 63 and 86-90 High Street			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This is an unallocated employment site, which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review. Planning permissions still live for office development (5/05/0648 & 5/05/1390). Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	

	21-26	
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ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks).
 The need for height and design to be sensitive to its Conservation Area location, with Grade II Listed 65-67 High Street, adjoining to the west; also, 69 High Street, 71,71a, 73, all Grade II Listed, in close proximity, will cause a significant reduction in overall density.
 Tall trees along the northern perimeter of the site may cause a reduction in overall density.
 The irregular shape of the site will cause a reduction in overall density.
 Approximately 40 dwellings per hectare is a reasonable estimate, on approximately 0.2 hectares of available site, in Zone 1.

Estimated capacity suggested by landowner/agent	8-10
Council's own estimated capacity	8

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

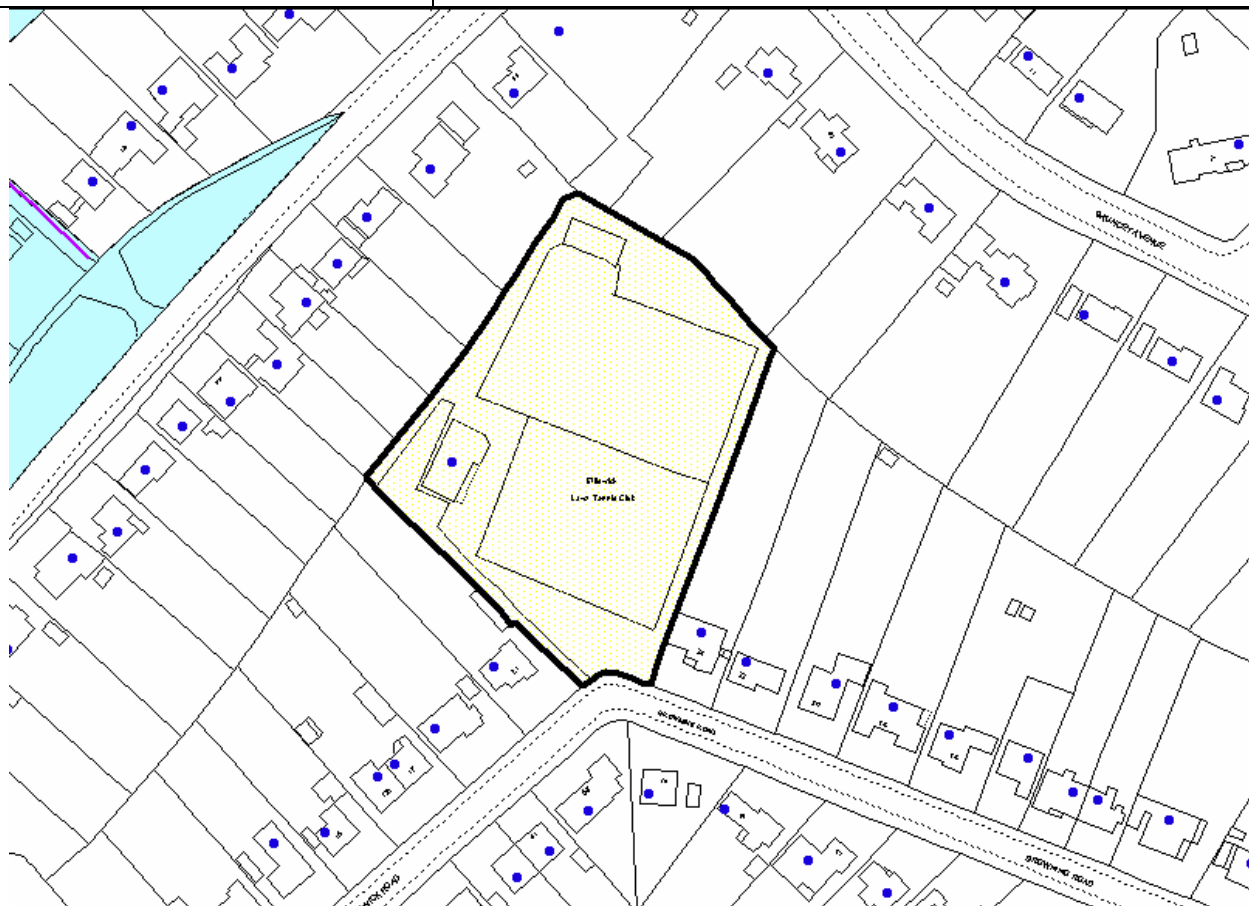
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-167
Site address (or brief description of broad location)	Elliswick Tennis Club, Elliswick Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Elliswick Tennis Club, private members club
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.6 hectares
Category of site (e.g. employment land, garage court, green space etc)	Other commercial uses.

Current use(s)	Grass Tennis Courts, small associated clubhouse and small amount of car parking.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous pre-application contact by agent on behalf of owners.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/1524 Elliswick Lawn Tennis Club, Elliswick Road, Harpenden, AL5 4TP Installation of nine 7 metres floodlighting columns to courts 5 and 6 This application was given the decision - DC4 Refusal on 21/08/2007</p> <p>1. The proposed floodlights and columns, by reason of the cumulative impact of their size, positioning, illumination and the likely increase in activity at certain times close to nearby residential properties, constitute an inappropriate form of development which would have a detrimental impact on the amenity of nearby residential properties and the locality in general. The proposal is therefore contrary to Policies 69 (General Design and Layout) and 80 (Floodlighting) of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * The narrow existing access directly off Elliswick Road may constitute poor access. * Substantial hedgerow around most of site perimeter * The extensive nature of the grass area and hedgerow, in conjunction with adjoining large gardens, constitutes a large conjoined Green Space. * Development may cause demonstrable harm to the character and amenity of surrounding areas/land uses, dependent on its scale and nature.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * The site is currently used as a Lawn Tennis club, providing considerable local amenity in a location accessible to many by foot and cycle and relatively near to public transport.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	The site is currently used as a Lawn Tennis club, providing considerable local amenity in a location accessible to many by foot and cycle and relatively near to public transport. There may be other locations that could provide such amenity, as a replacement.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is currently used as a Lawn Tennis club, providing local amenity in a location accessible to many by foot and cycle and with good access to public transport. It would be a good location for residential development, but only on the basis that the club could find an alternative (and equally accessible) site in Harpenden. Previous attempts to find a suitable site have not proved successful. The Panel suggested land behind Aldwick Manor on the Wheathampstead Road as a possibility for further investigation.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. There has been previous pre-application contact by an agent on behalf of owners, but nothing recent and nothing to indicate realistic plans for redevelopment in the foreseeable future.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site close to Harpenden town centre and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the tennis club could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses).
Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.6 hectares of available site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	20

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

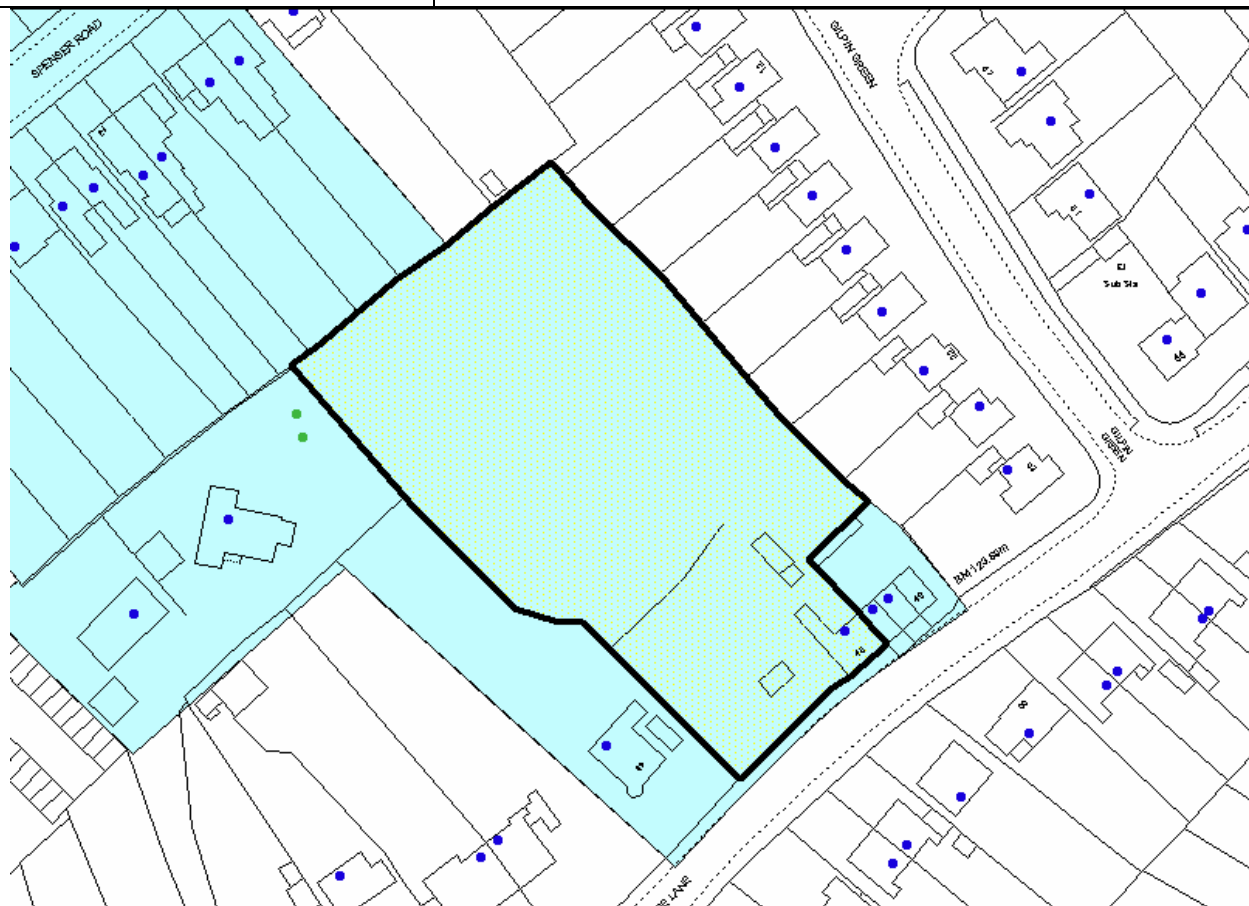
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-202
Site address (or brief description of broad location)	Land r/o 39-43 Crabtree Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Occupier
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.48 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house and garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential development on all sides
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Identified by SADC Officers
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Land close by 5/2007/2617 33-37 Crabtree Lane, Harpenden, AL5 5NT Demolition of existing and erection of three pairs of four bedroom semi-detached dwellings with associated parking (resubmission following refusal 5/07/1704) This application was given the decision - DC3 Conditional Permission on 20/12/2007

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations)			
* 39 and 45 Crabtree Lane locally listed. * Substantial mature trees and hedgerow around most of the site perimeter * This very large garden, with many smaller gardens adjoining, constitutes a conjoined Green Space.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site in private ownership. Comprises an extremely large back garden to a residential property. Urban location and no known site constraints other than loss of private green space. Similar infill development at Nos. 33 to 37 Crabtree Lane.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. The site was identified by SADC Officers for the SHLAA and it is considered highly likely to become available for redevelopment by new owners in the near future.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

This site comprises an unusually large garden, in an area of generally large dwellings in private gardens in a Conservation Area location. Only relatively low densities would be in keeping with the area, causing a reduction in overall density.

There are several large, mature trees, both around the perimeter and inside the site, which whilst currently not protected by TPO, would be desirable to be retained and may cause a small reduction in overall density. Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 0.4 hectares of available site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

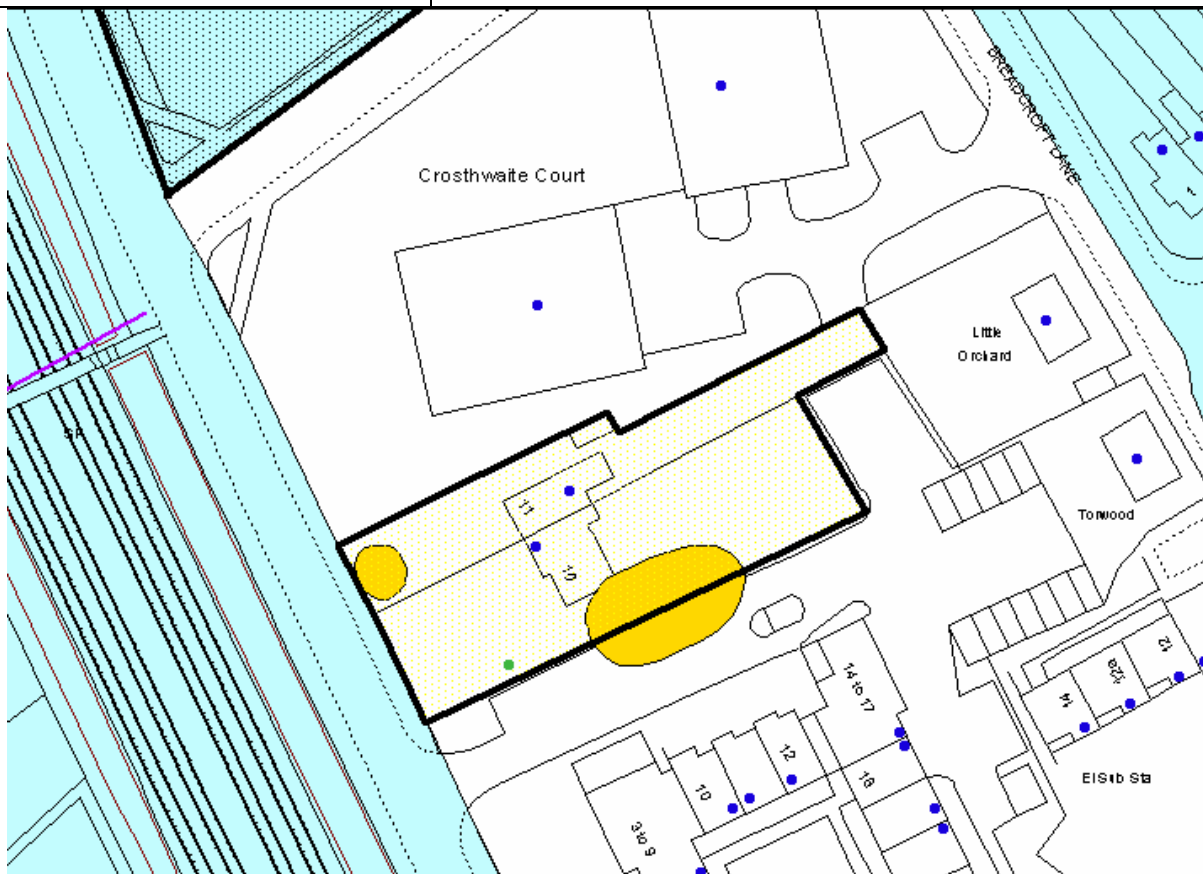
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-204
Site address (or brief description of broad location)	10-11 Carlton Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Occupier / previous applicant was Arthur Simms Homes Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA Town Planning (for previous applications).
Area of site or broad location (hectares)	0.13 Ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential properties and gardens

Character of surrounding area (including adjoining land uses; site outlook etc)	Substantial residential blocks of flats to north and south, residential houses to west and road / railway to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous applications for redevelopment by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/3012 10-11 Carlton Road, Harpenden, AL5 4SZ Demolition of existing and erection of two residential buildings forming eleven apartments with associated parking and access This application was given the decision - DC4 Refusal on 13/03/2008</p> <p>1. The proposed development would, by reason of its size, scale, bulk, design and height, appear unsympathetic and cramped in the street scene. The proposed development would therefore have a detrimental impact on the visual amenity and character of the surrounding area contrary to Policies 4 (Housing in the Towns), 69(i) (General Design and Layout) and 70 (preamble), (i) and (iv), (Design and layout of new Housing) of the St. Albans District Local Plan Review 1994, which seeks to achieve a high standard of environment.</p> <p>2. By reason of the proximity of the proposed development and access to existing trees that are the subject of Tree Preservation Orders, the application would have a detrimental impact on those trees including during the construction stage and may result in future requests for tree work. The proposed development would therefore have an adverse impact on the appearance of the site to the detriment of local and residential amenity. The proposal would fail to provide a high standard of landscaping treatment on the site, contrary to Policies 70 (Design and Layout of New Housing) (v) and 74 (Landscaping and Tree Preservation) of the St. Albans District Local Plan Review 1994.</p> <p>3. The development proposed would adversely affect the amenity of the occupiers of adjoining properties and future occupiers, by reason of its close proximity to the common boundaries and habitable rooms and consequent loss privacy and overlooking. The proposal would not therefore achieve an adequately high standard of environment and would be contrary to the provisions of Policies 70 (vi) (Design and Layout of New Housing) of the St. Albans District Local Plan Review 1994.</p> <p>4. The applicant has failed to provide measures to mitigate against the impact of the development on the local highway network and local leisure provision. The proposal is therefore contrary to Policy 35 (Highways Improvements in Association with Development) of the St. Albans District Local Plan Review 1994 and Policy 1(Sustainable Development) of the Hertfordshire Structure Plan Review 1991-2011.</p> <p>Case officer was Hayden Todd. He thinks that a smaller scheme might be acceptable in principle. No further discussions with the applicant to date.</p> <p>5/2007/0761 10 & 11 Carlton Road, Harpenden, AL5 4SZ Erection of eight, two bedroom self contained flats This application was given the decision - DC4 Refusal on 17/05/2007 - Appeal Lodged: 13/08/2007 - Appeal Dismissed: 13/02/2008</p> <p>5/2005/2053 10 & 11, Carlton Road, Harpenden, AL5 4SZ Block of thirteen flats with basement parking and associated access road This application was given the decision - DC4 Refusal on 22/12/2005</p> <p>Reason</p> <p>1. By reason of the proposed layout and poor design of the development, together with the design of the proposed access arrangements and the loss of existing on-street parking, the proposed development would give rise to conditions prejudicial to pedestrian and highway safety, contrary to the provisions of Policy 34 of the St Albans District Local Plan Review 1994.</p> <p>Reason</p> <p>3. By reason of the loss of existing trees on the site and the future impact on trees shown to be retained, the proposed development would have an adverse impact on the appearance of the site to the detriment of local and residential amenity. The proposal would fail to provide a high standard of landscaping treatment on the site, contrary to Policy 74 of the St Albans District Local Plan Review 1994.</p> <p>Reason</p> <p>4. By reason of the height and bulk of the proposed development, together with the proximity to the side boundaries of the site combined with the loss of existing mature trees and the relationship with neighbouring residential developments, the proposed development would have an adverse and overbearing impact on and would result in a loss of light to the occupants of neighbouring properties to the detriment of their residential amenity. The proposal would fail to achieve an adequately high standard of development, contrary to Policies 69 and 70 of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
*Substantial mature trees inside the site.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* Two TPO Groups and one individual TPO on site.			

Can any of the physical or policy constraints identified above, be overcome?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application 07/3012 for demolition of existing and erection of 2 buildings comprising 11 flats was refused primarily due to: size, scale, bulk and design of the scheme, which would appear unsympathetic and cramped in street scene. Also adverse impact on neighbours and trees (Two TPO Groups and one individual TPO on site). A smaller scheme might be acceptable in principle, but there have been no further discussions with the applicant to date.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been several previous recent applications for redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be a small block of apartments). There are several large, mature trees, in two TPO Groups and one individual TPO on site, which will cause a reduction in overall density.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

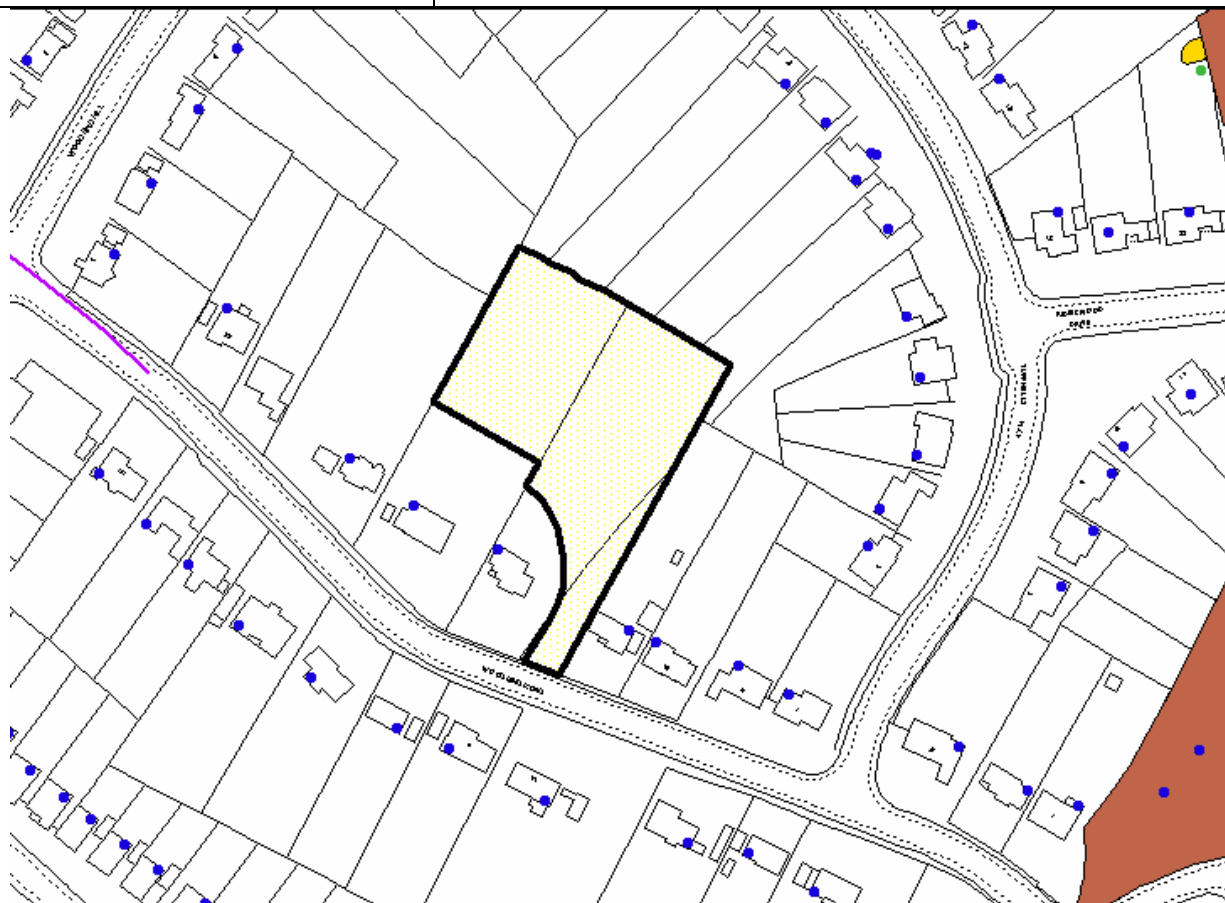
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-205
Site address (or brief description of broad location)	Land to r/o Nos. 17 & 19 Wood End Road



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Occupier / Marchfield Developments Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA
Area of site or broad location (hectares)	0.34 Ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential houses and gardens

Character of surrounding area (including adjoining land uses; site outlook etc)	Suburban residential properties with substantial gardens on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous applications on the site.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/2529 Land R/O 17 & 19, Wood End Road, Harpenden, Erection of four, five bedroom dwellings with associated parking (resubmission following refusal of 5/07/1692) This application was given the decision - DC4 Refusal on 19/02/2008 Reason By reason of their scale, height and character, the proposed dwellings would have an unsatisfactory relationship with the character and appearance of the existing development, to the detriment of the amenity of the locality in general. Furthermore, the proximity of the access road to 15 Wood End Road would harm the residential amenity of this occupier.</p> <p>5/2007/1692 Land r/o 17 & 19, Wood End Road, Harpenden, Erection of four, five bedroom dwellings with associated parking (resubmission following refusal of 5/07/0719) This application was given the decision - DC4 Refusal on 24/09/2007 - Appeal Lodged: 16/10/2007 - Appeal Dismissed: 22/02/2008</p> <p>5/2007/0720 Erection of five, five bedroom detached dwellings with associated parking (duplicate application) This application was given the decision - DC4 Refusal on 16/05/2007 - Appeal Lodged: 29/05/2007 - Appeal Dismissed: 22/02/2008</p> <p>Planning application 07/0720 for 5 houses was refused and subsequent appeal dismissed. By reason of size and number, the dwellings would represent overdevelopment and have a cramped appearance. Also, poor relationship with character and appearance of existing development. Applications 07/1692 & 07/2529 for four dwellings also refused.</p> <p>Case officer was Hayden Todd. He thinks that a smaller scheme might be acceptable in principle but that local councillors are not keen to see backland development here.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes*

Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * These large gardens, with many gardens adjoining, constitute a conjoined Green Space. * Substantial mature trees on site and some hedgerows. * Previous applications on this site have been refused and Appeals dismissed, in part because of the harm to the character and amenity of surrounding properties.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	Yes.
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	Planning application 07/0720 for 5 houses was refused and subsequent appeal dismissed. By reason of size and number, the dwellings would represent overdevelopment and have a cramped appearance. Also, poor relationship with character and appearance of existing development. Applications 07/1692 & 07/2529 for four dwellings also refused. Whilst a smaller scheme might be acceptable in principle, local councillors are not keen to see backland development here which reduces the likelihood of development being implemented.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been several previous recent applications for redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use. The only factor associated that may be considered likely to stop dwelling gain is the site specific design considerations, which may have a degree of difficulty reaching a compromise between developer profit, the value of the gardens to existing owners and the degree and nature of development that may achieve planning permission.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be detached or semi-detached dwellings).
 There are several large, mature trees, on site and considerable mature hedging, which will cause a reduction in overall density.
 Overlooking issues for neighbouring houses and gardens will cause a reduction in overall density.
 Greater numbers of smaller dwellings could be achievable, but are unlikely given the nature of the site and its history.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	5

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

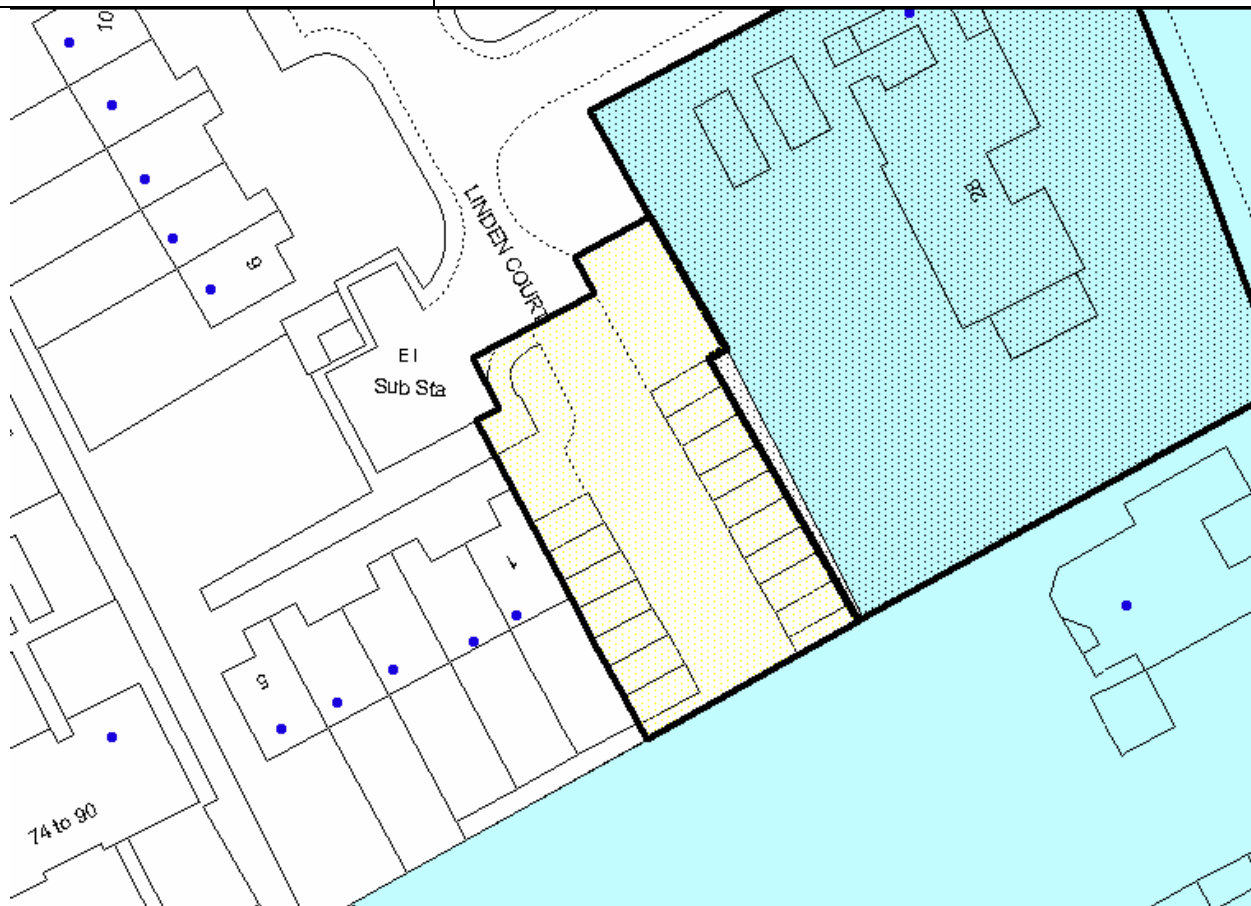
Deliverable	
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-249
Site address (or brief description of broad location)	Private garage block, Linden Court off Milton Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Wayne Investments Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	DLP Design Ltd
Area of site or broad location (hectares)	0.06 ha
Category of site (e.g. employment land, garage court, green space etc)	Garage Court
Current use(s)	Private garage court

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential houses, flats and associated gardens on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusal 5/2008/0126 for demolition of 1 and erection of 3 houses.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2008/0126 Garage Block at, Linden Court, Milton Road, Harpenden, Hertfordshire, Demolition of garages and erection of three terraced dwellings This application was given the decision - DC4 Refusal on 12/05/2008</p> <p>1. The proposal, by reason of its location in front of the building line and along with its proximity to the adjoining building, would result in a visually intrusive and inharmonious appearance in the street scene. The proposed development would therefore be harmful to the visual amenity and character of the surrounding area contrary to the provisions of Policies 4 (New Housing Developments in Towns), 69 (i) (General Design and Layout), and 70 (preamble) & (i) (Design and Layout of New Housing), of the District Local Plan Review 1994.</p> <p>2. The applicant has failed to demonstrate that an adequate number of car parking spaces have been provided to mitigate the loss of the existing garages contrary to Policy 42 (Loss of Residential Off-Street Parking Areas and Garages) of the St. Albans District Local Plan Review 1994. The proposal is therefore likely to give rise to conditions prejudicial to traffic safety contrary to Policy 34 (Highways Considerations in Development Control) of the St. Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application 08/0126 for demolition of garages and erection of three terraced dwellings was refused. There may still be potential for a small number of terraced dwellings, but given the previous refusal, the realistic deliverability of this site is questionable.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site amongst residential uses and the only potentially constraining factors are associated with loss of car parking and visual amenity, which are reasonably likely to be overcome.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be townhouses).

Overlooking issues for neighbouring houses and gardens and questions over loss of parking will cause a reduction in overall capacity.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

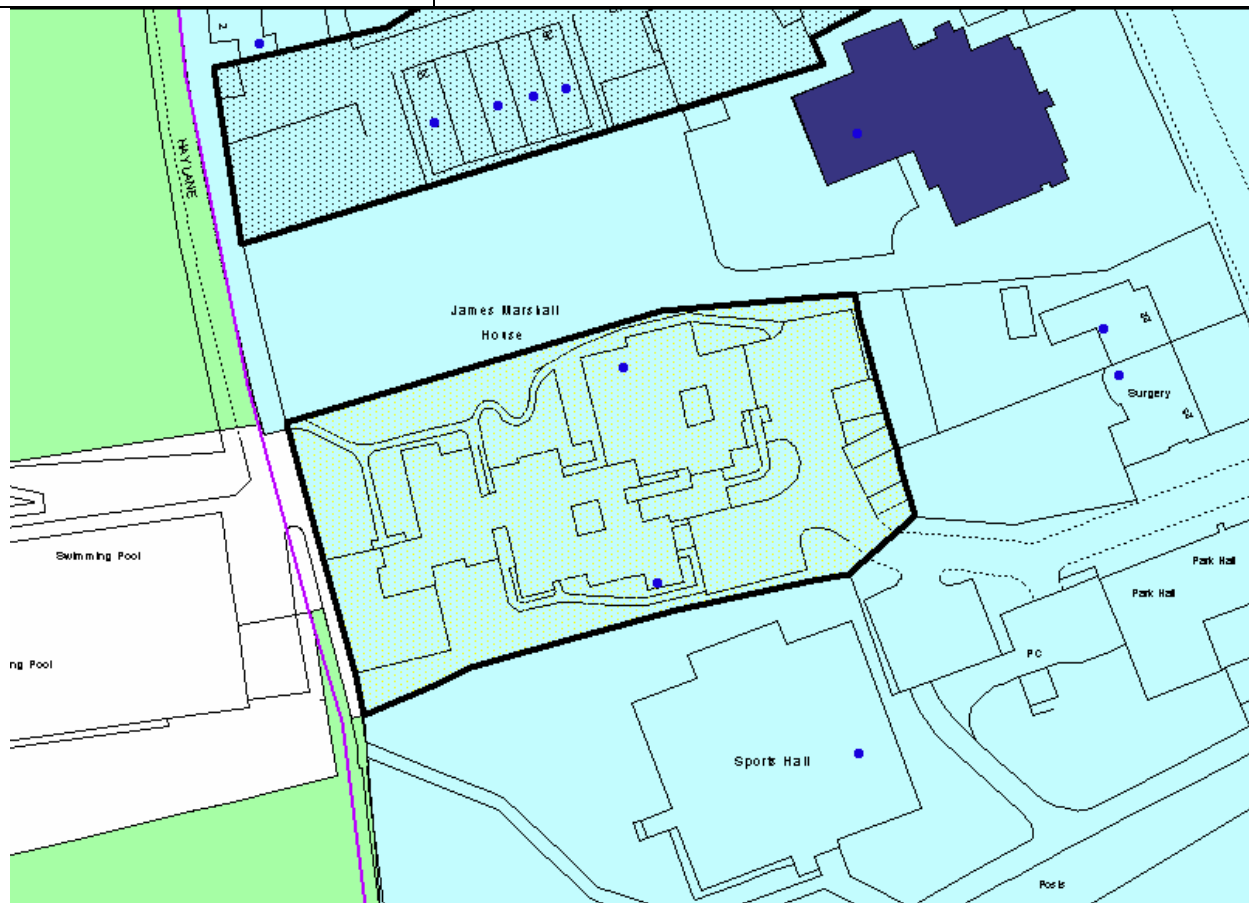
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-258
Site address (or brief description of broad location)	James Marshall House, Leyton Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire Property – HCC and Oakbridge Homes
Contact details - if different from above (e.g. agent, planning consultant etc)	Martin Hemmings @ Oakbridge Homes
Area of site or broad location (hectares)	0.38 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Healthcare Sites / Residential

Current use(s)	Harpenden Day Care centre and redundant James Marshall House residential unit
Character of surrounding area (including adjoining land uses; site outlook etc)	Parking area at the rear of the British Legion Club, to the north. Busy Bees nursery to the east. Harpenden Town Council building, to the south. Harpenden swimming pool to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusal 5/2007/0915 in 2007 and discussions since.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/0915 James Marshall House, Leyton Road, Harpenden, AL5 2LW Erection of 24 two-bedroom apartments, age restricted to the over 55's. Replacement windows to Day Centre, new entrance foyer and new skylight over atrium. Demolition of external store and covered parking bays and erection of external store and covered ambulance bays</p> <p>This application was given the decision - DC4 Refusal on 13/08/2007</p> <p>1. By reason of its excessive scale, bulk, massing and height, the proposed building fails to take into account the scale and character of its surroundings. It would have an adverse impact on the nearby Rothamsted Park, Metropolitan Green Belt and Listed Building. Aspects of the design and style of architecture are also unacceptable. The proposal would detract from the character of the Conservation Area and would be contrary to Policy 69 (i) (General Design and Layout), Policy 70 (i) (Design and Layout of New Housing), Policy 85 (i) preamble, (i) a), (i) b) (i) f) and (i) g) (Development in Conservation Areas) and Policy 86 (i) (Buildings of Special Architectural or Historic Interest) of the St Albans District Local Plan Review 1994.</p> <p>2. The proposal will result in loss of or reduction or damage to trees, insufficient space for tree and shrub planting to the frontage and inadequate usable amenity space. Windows facing trees to the north of the site will receive poor levels of daylight resulting in pressure for tree work involving felling or crown reduction. The proposal is therefore contrary to Policy 70 (v) (Design and Layout of New Housing), Policy 74 (i) a) and c) (Landscaping and Tree Preservation) and Policy 85 (i) (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	Sloping
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes*	Other habitat/ green space	No

Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Substantial mature trees on site boundary * Several locally listed buildings on Leyton Road, approx 50m away * Royal British Legion building 21 Leyton Road Grade II Listed, approx 50m away.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	Yes.
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	Application 07/0915 refused. Conservation Area, substantial trees and setting adjacent to the park will mean dwelling gain is likely to be substantially less than the 24 proposed in 2007. Revised scheme anticipated.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be an apartment block).

Tall trees along the northern perimeter of the site would cause a reduction in overall density.

The design would have to take into account the scale and character of its surroundings, Conservation Area status, impact on the nearby Rothamsted Park and Grade II and locally Listed Buildings, nearby. Altogether, these would cause a reduction in overall density.

Indications from the site owners are that their intentions are for approximately 14 units on the site, which seems a reasonable estimate given the constraints apparent, in Zone 1.

Estimated capacity suggested by landowner/agent	14
Council's own estimated capacity	14

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-297
Site address (or brief description of broad location)	Electrical showroom and adjoining building, eastern end of Amenbury Lane (opposite Leyton Green), Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.05 ha
Category of site (e.g. employment land, garage court, green space etc)	Principally Employment Land

Current use(s)	TBC
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed edge of town centre – doctors surgery, restaurants, open space, mixed use shops/residential.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR. Also, - Policy 131 site 5A – also RH16 Policy 4 Schedule Of Proposed Housing Sites
Planning History (including Local Plan Inquiries, LDF etc)	Land adjacent – originally also part of policy 131 site 5A – 5/2001/0710 Erection of doctor's surgery with associated parking This application was given the decision - DC3 Conditional Permission on 31/07/2001

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	Sloping
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Care would have to be taken due to its Conservation Area location and Grade II Listed and Locally Listed buildings nearby.			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Policy 131 site 5A – also RH16 Policy 4 Schedule Of Proposed Housing Sites * Scored Average overall and average for all categories except “Good” for Accessibility By Public Transport in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This site was allocated for mixed use development in the Local Plan Review and was classified as an ‘average’ site for employment uses in the interim Central Hertfordshire Employment Land Review. It is a well-located site, consisting of previously developed land and could accommodate housing. New development would need to respect its Conservation Area location and the setting of Grade II listed and Locally Listed buildings nearby. Approximately half of the original site 5A (as defined in the Local Plan Review) has now been converted into a doctor’s surgery. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, pre-application discussions have been held in regard to conversion to restaurant uses, an application is expected soon and there are no known plans for residential redevelopment
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely a conversion or possibly a small apartment block).

Any new development would need to be sympathetic to its Conservation Area location and the setting of Grade II listed and Locally Listed buildings nearby, possibly limiting capacity.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

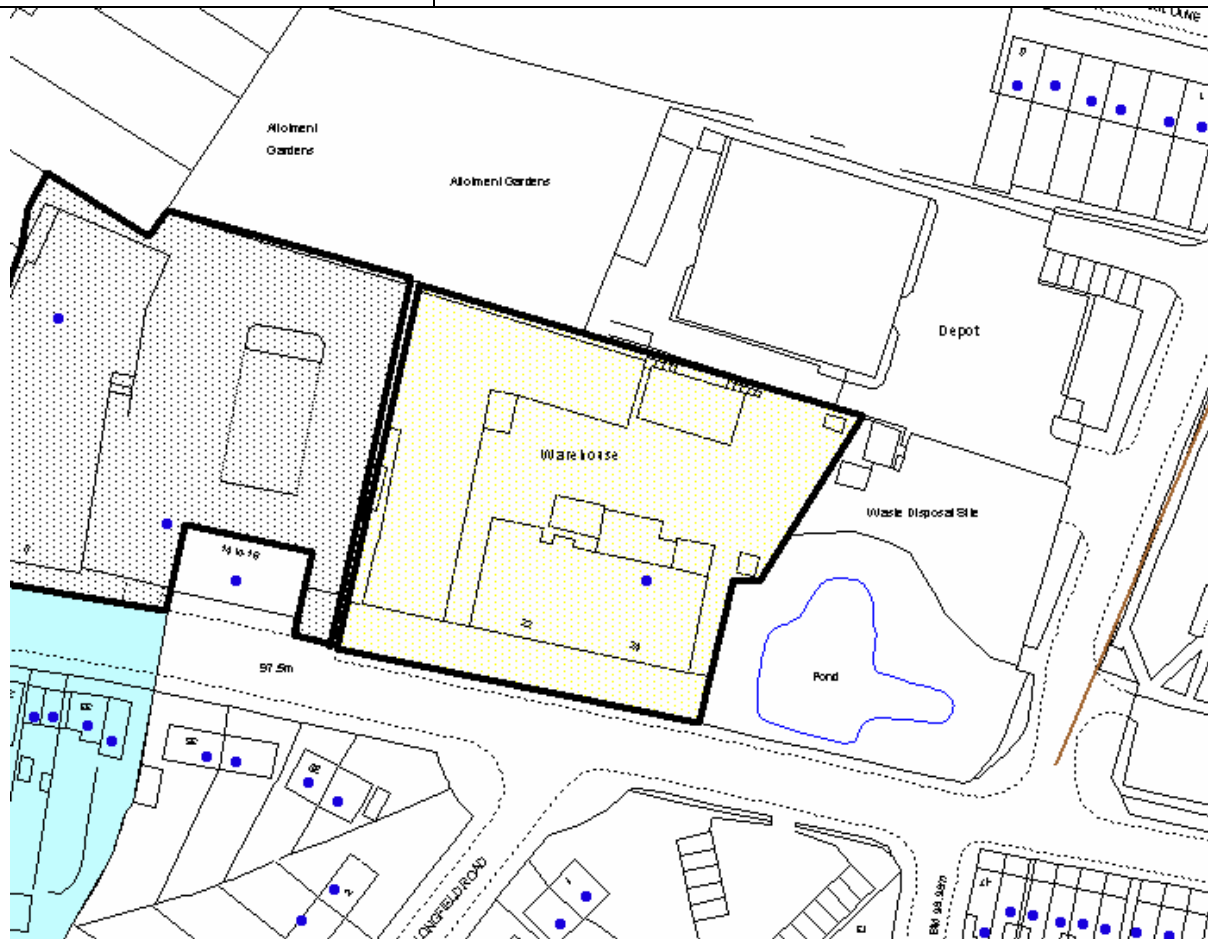
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-298
Site address (or brief description of broad location)	Pan Autos and adjacent uses, Dark Lane / Grove Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.35 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land / Other Commercial Uses

Current use(s)	Mixed – car repairs, servicing and sales, storage and distribution
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed local centre – shops, recycling centre, residential, allotments adjacent.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	5/2002/0645 Prior Approval - Erection of telecommunications equipment This application was given the decision - TA permission not required on 15/05/2002

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Yes
Comments/observations (including details of other physical constraints or site designations)			
<p>* Dark Lane tip and recycling centre is adjacent</p> <p>* There is existing telecoms equipment at 15m on two mobile phone masts. Due to lack of alternative sites close by, Vodafone and H3G may utilise Code Powers to prevent removal of the towers. This would constrain, but not necessarily prevent, residential redevelopment of the whole site.</p>			

Policy Constraints			
Greenfield site	No	Designated employment area	No*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Poor" for Suitability Of Buildings For Purpose and Accessibility By Public Transport and "Good" for Internal Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This is a well-located site, consisting of previously developed land and could accommodate housing. However, the site is immediately adjacent to Dark Lane waste and recycling centre, with its consequent noise and odour, so concentrating housing at the Grove Road end of the site may be more appropriate. There is existing telecoms equipment at 15m on two mobile phone masts. Due to lack of alternative sites close by, Vodafone and H3G may utilise Code Powers to prevent removal of the towers. This may constrain, but not necessarily prevent, residential redevelopment of the whole site. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.
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Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks, or possibly townhouses).

Dark Lane tip and recycling centre is adjacent, likely limiting site capacity.

Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.25 hectares out of the 0.35 hectare overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-299
Site address (or brief description of broad location)	Jewsons, Dark Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.34 ha
Category of site (e.g. employment land, garage court, green space etc)	Mixed – Retail and Employment Land

Current use(s)	Jewsons builders materials and associated storage yard
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed local centre – shops, recycling centre, residential and allotments adjacent.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	No
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	No
Comments/observations (including details of other physical constraints or site designations)			
* Car servicing unit adjacent			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Poor" for Accessibility By Public Transport in the 2006 Interim Employment Land Review. * Shop frontage onto Dark Lane is part of the Southdown Class A Shop Frontage, whereby: * Policy 54 – Class 'A' Frontages * Also Policies 56 and 57 – Loss Of Retail Space - Class 'A' Frontages being converted to residential are not acceptable.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This is a well-located site, consisting of previously developed land and could accommodate housing. However, the site is currently in retail use and it may, therefore, be appropriate to retain retail uses to the front of the site, with residential development to the rear and/or above ground floor. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks). Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.34 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	18

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-300
Site address (or brief description of broad location)	James Marshall Commercial Centre, Leyton Road / Amenbury Lane, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC – Probably James Marshall Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.3 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	B1c Light Industrial
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed town centre – British Legion, car parks, dentist, residential.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Grade II Listed and Locally Listed buildings nearby.			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This is a well-located site, consisting of previously developed land and could accommodate housing. Redevelopment would need to respect the site's Conservation Area location and the setting of Grade II Listed and Locally Listed buildings nearby. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, over the medium term, it is believed that residential redevelopment is likely to be favoured by the owners.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks).

The narrow shape of the site may limit site capacity.
Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.3 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	16

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

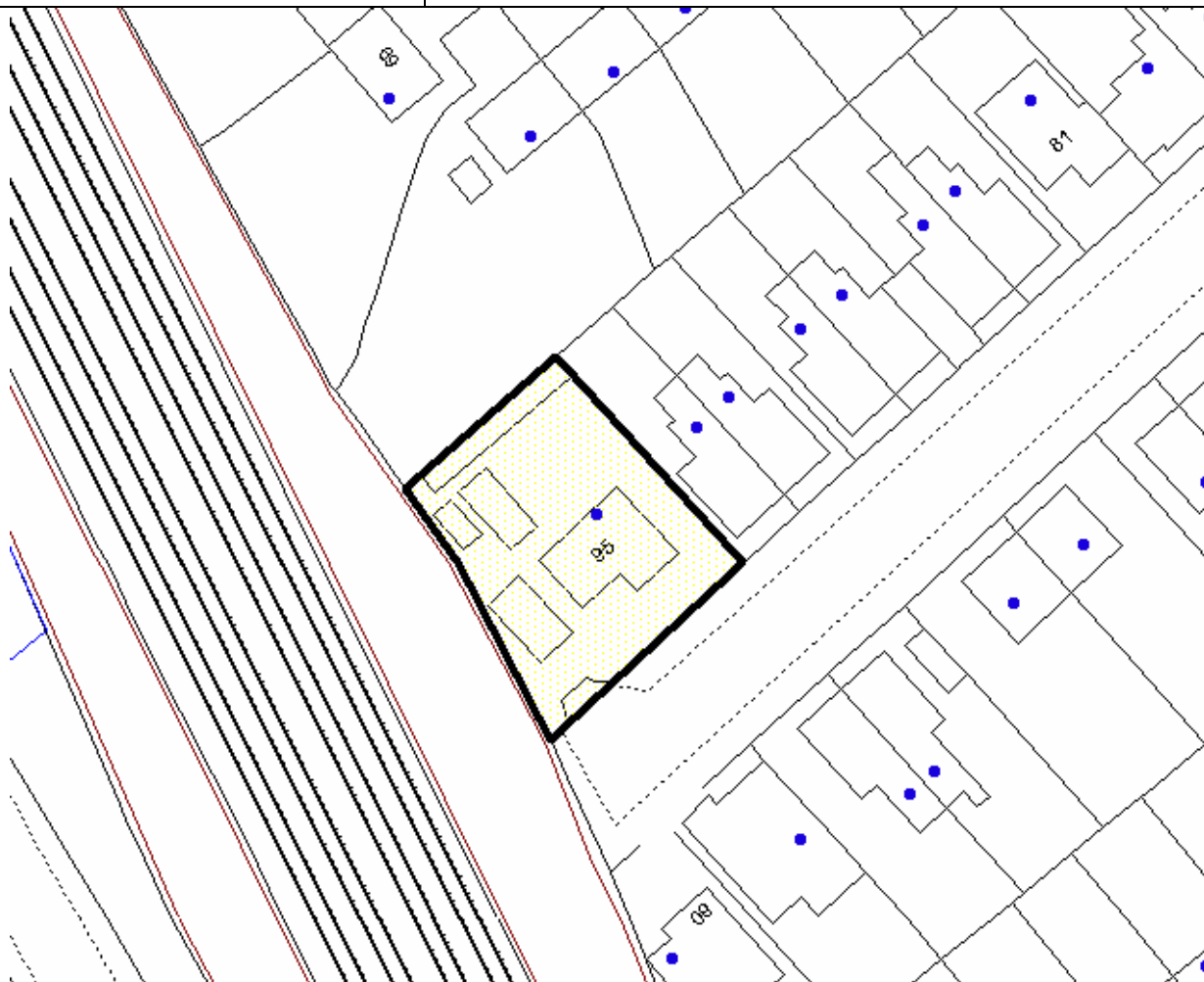
Deliverable	
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-324
Site address (or brief description of broad location)	95 Coleswood Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	
Contact details - if different from above (e.g. agent, planning consultant etc)	JMC Surveyors
Area of site or broad location (hectares)	0.04 ha

Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential house and garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area, with railway line adjacent to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Recent refusal - <u>5/2008/1488</u> Outline application (access, appearance, layout and scale) for the erection of three, two bedroom dwellings
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>5/2006/1147</u> Demolition of existing dwelling and erection of two semi-detached and one detached dwellings - This application has been withdrawn</p> <p><u>5/2007/0328</u> Demolition of existing and erection of two semi-detached and one detached dwelling (resubmission following withdrawal of 5/06/1147) - This application was given the decision - DC4 Refusal on 01/05/2007 - Appeal Lodged: 08/06/2007 - Appeal Dismissed: 17/03/2008</p> <p><u>5/2008/1488</u> Outline application (access, appearance, layout and scale) for the erection of three, two bedroom dwellings</p> <p>- This application was given the decision - DC4 Refusal on 27/08/2008</p> <p>"By reason of their scale, bulk, size, number, position and design the proposed dwellings would represent an overdevelopment of the site, giving a cramped and incongruous appearance in the street scene and having an unsatisfactory relationship with existing development, to the detriment of the amenity of the locality in general. The proposal would therefore be contrary to Policy 69 (i) (General Design and Layout), Policy 70 (preamble), (i), (vi) and (vii) (Design and Layout of New Housing) of the St. Albans District Local Plan Review 1994"</p> <p>No news of likelihood of any resubmission (as of Nov 2008)</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Planning application for the erection of three, two bedroom dwellings was recently refused. However, this was primarily because the proposal was considered to be overdevelopment of the site and housing is acceptable in principle on this site.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment and two previous recent applications.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Two previous applications and one dismissed appeal for demolition of the existing dwelling and replacement with three have refused. Residential redevelopment is fine in principle. No known site constraints, although net dwelling gain is likely to be only 1.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	1

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

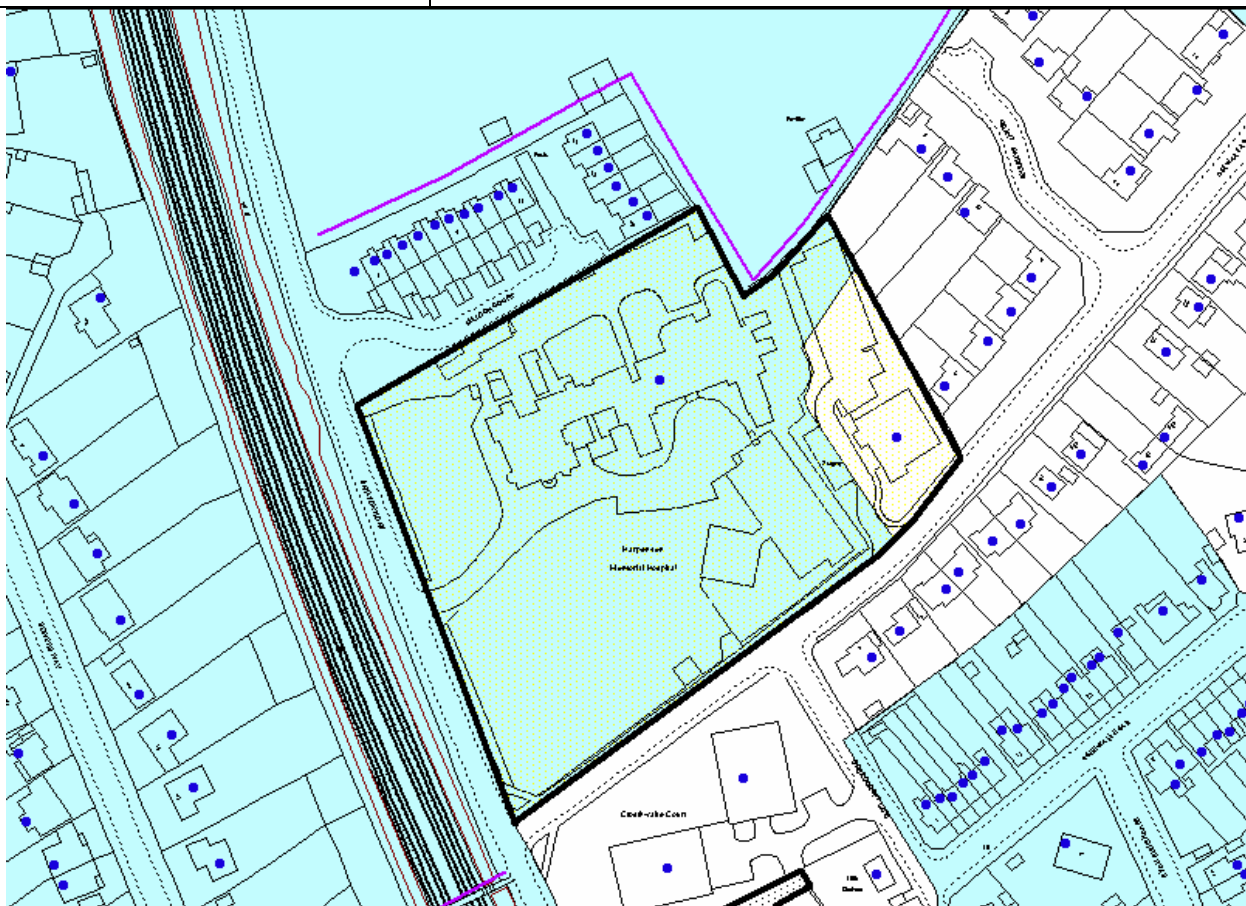
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-331
Site address (or brief description of broad location)	The Red House/Harpenden Memorial Hospital, Carlton Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	West Herts Hospitals NHS Trust/ PCT
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.62 ha
Category of site (e.g. employment land, garage court, green space etc)	Healthcare Sites

Current use(s)	The Red House/Harpenden Memorial Hospital
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas on three sides, with the railway over Carlton Road to the west and a corner of St Georges playing fields to the north.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	SADC officers.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* The original Red House building is Locally Listed.			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * The hospital has considerable community value			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes The Council is not aware of any specific redevelopment plans at present and it may be that the recent plans by STAHCOC (St Albans Harpenden and London Colney Practice Based Commissioning Group) leads to continued future use of the whole site for healthcare purposes. However, given the ongoing reorganisation of local hospital services and in the light of the residential redevelopment that has already taken place on several other hospital sites in the district, partial or total residential redevelopment may occur over a period of time.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The PCT are believed to have considered residential redevelopment of all or parts of the site in recent years, but there are no known plans at present.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be a mix of apartments and two and three storey family housing). Even if the site was redeveloped for housing, it may well only be part of the site that is utilised, but it is still most appropriate to consider the overall capacity whilst any potential redevelopment plans are still unknown.

The significant numbers of mature trees on site will need to be retained, reducing site capacity.

The site is in the Conservation Area and notable for its open character, reducing site capacity.
 The locally listed part of the Hospital will likely need to be retained, likely reducing site capacity.
 Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 1 hectare out of the 1.6 hectares of overall site, in Zone 1.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	55

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-54
Site address (or brief description of broad location)	Batford Mill Industrial Estate, Lower Luton Road, Harpenden, AL5 5BZ



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Owned by a range of pension funds.
Contact details - if different from above (e.g. agent, planning consultant etc)	Steve Carson @ Putterills Possibly also Mr Albany Foot The Zog Group
Area of site or broad location (hectares)	0.95 ha Industrial buildings on site (including original mill) – footprint of approx 40,000 sq ft.

Category of site (e.g. employment land, garage court, green space etc)	Employment Land Designated employment area in District Local Plan Review (1994) – EMP2 (Batford Mill Industrial Estate)
Current use(s)	Various employment / light industrial uses.
Character of surrounding area (including adjoining land uses; site outlook etc)	River Lea and tree belt to the south, Lower Luton Road to the north. Residential properties to the east. Site abuts the Green Belt (to the south) and is situated on the north eastern edge of the built up area of Harpenden.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner via agent
Planning History (including Local Plan Inquiries, LDF etc)	<u>General History</u> Nothing post 2000

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes***	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes****
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No**	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations) * Approx 20% lies within Flood Zone 2 (Medium Probability). * Adjacent to County Wildlife Site 41/010 and Ecology Database Site 55/036 ** Whilst housing would not have a detrimental impact on the character or amenity of surrounding areas, it could potentially conflict with existing employment uses on adjoining land (part of the designated employment area). *** Site lies in close proximity to The Thatched Cottage (Grade II listed) **** Site lies adjacent to the Lower Luton Road, a busy thoroughfare.			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes**	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Batford Mill site is allocated as a designated employment area in the District Local Plan Review 1994. The interim Central Hertfordshire Employment Land Review classified the site as a 'good' employment site, which should be retained for employment use. ** TPO Group at the front of the site.			

Can any of the physical or policy constraints identified above, be overcome?	Council to consider whether this employment site should be retained for employment use.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site would be suitable for residential development in principle, although the existing employment uses fit in well with the landscape and new development might be considered incongruous. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP2 which is classified as a 'good' site for employment uses in the Central Hertfordshire Employment Land Review).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowner. Tenancies believed to be capable of being terminated in fairly short periods of time.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site. Whilst this site was categorised as a 'good' site in the Employment Land Review, Officers consider that this is a marginal site, which does not have all the usual attributes to justify this categorisation.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally small apartment blocks, likely also with two and three storey family housing, including townhouses).

Any new development would need to be sympathetic to its riverside setting and would need to address its character and relationship to neighbouring dwellings, including The Thatched Cottage, which is Grade II Listed and within close proximity to the site, possibly very slightly limiting site capacity.

Substantial mature trees alongside the river and within a TPO Group on part of the front of the site, will need to be retained and mean that shadowing will be an issue, possibly very slightly limiting site capacity.

Approximately 20% of the site lies within Flood Zone 2 (Medium Probability), possibly limiting site capacity, principally because underground parking is unlikely to be possible.

Approximately 45 dwellings per hectare is a reasonable estimate, on approximately 0.95 hectares of overall site, in a currently densely built-up site containing large buildings, but where underground parking is unlikely to be feasible, in Zone 3.

Estimated capacity suggested by landowner/agent	61
Council's own estimated capacity	45

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

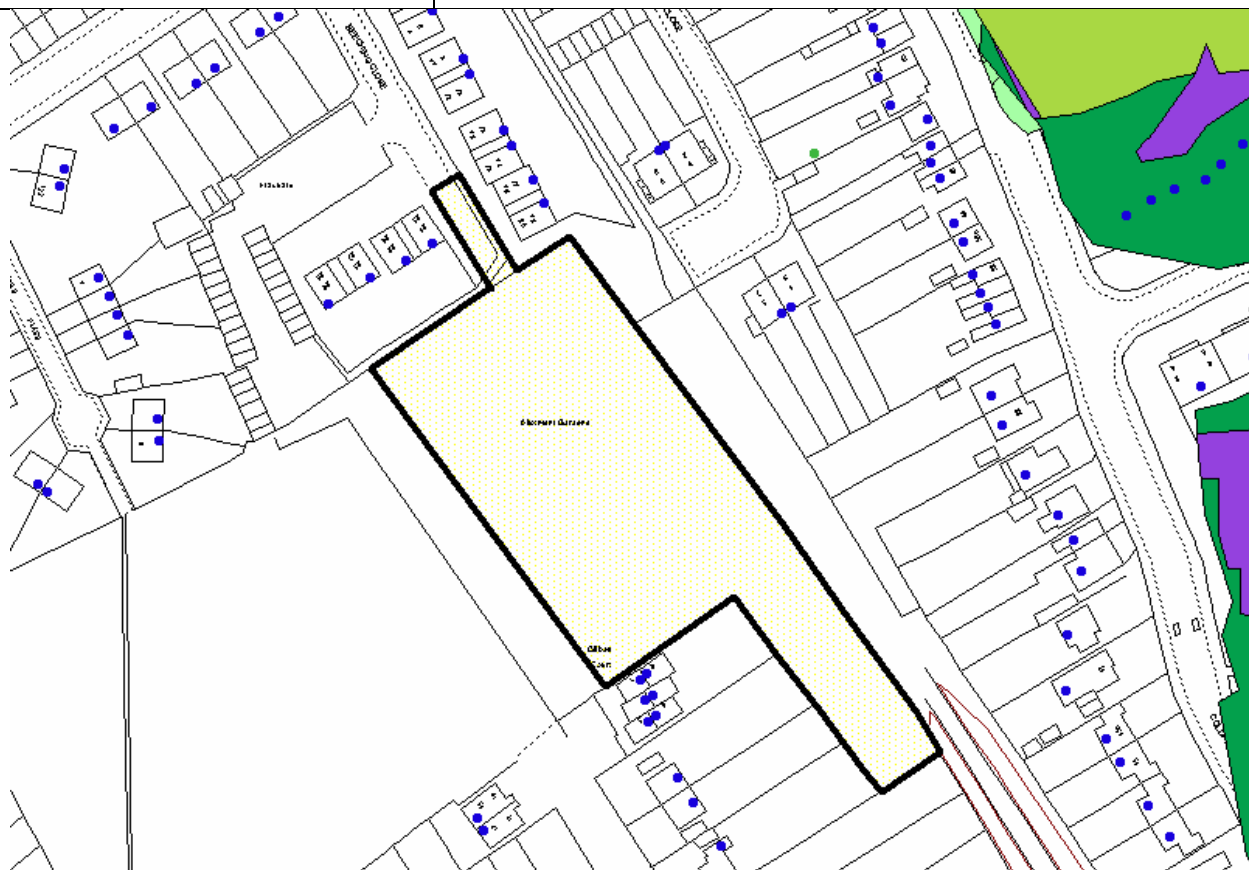
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-57
Site address (or brief description of broad location)	Former Westfield Allotments Rear of Westfield Road / Hyde Close / Beeching Close Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Harpenden Town Council
Contact details - if different from above (e.g. agent, planning consultant etc)	John Bagshaw @ Harpenden Town Council
Area of site or broad location (hectares)	0.58 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Open Space

Current use(s)	Disused former allotments.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas to north, east and south. Open green space to west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Application No. 05/2021 - Refused 2005, Forty two flats in two blocks with associated car parking, landscaping and access. Reasons for refusal included:</p> <p>Reason 1. In the absence of a detailed assessment of the need for allotments and open space with evidence of support from the Local Community, the loss of the allotments and open space is likely to harm the amenity and recreational needs of the area. the proposal is therefore contrary to Policies 4, 75 and 95 of the St Albans District Local Plan Review 1994.</p> <p>Reason 3. By reason of its size, bulk, massing and height, in a prominent location on a sloping site, the proposed Blocks would create a dominant and overbearing impact upon the street scene, out of character with the surrounding area and representing overdevelopment of a restricted site. The proposal fails to achieve an acceptable standard of environment and fails to comply with Policy 69 and 70 of the St Albans District Local Plan Review 1994.</p> <p>Reason 5. By reason of the excessive hardstanding surfaces, no provision of cycling facilities, lack of opportunity for the provision of new landscaping and the loss of existing trees to allow for access, the proposed development would significantly detract from the character and visual amenity of the locality. The proposal would fail to achieve an acceptable standard of environment and is therefore contrary to Policies 69, 70, 74 and 75 of the St Albans District Local Plan Review 1994 and The Revised Parking Policies and Standards January 2002, which seeks to achieve a high standard of environment.</p> <p>Reason 7. In the absence of a financial contribution towards traffic management and sustainable transport, the proposal would be likely to have an adverse and prejudicial effect on highway safety and conflict with Policies 34 and 35 of the St Albans District Local Plan Review 1994 and Policy 2 of the Hertfordshire Structure Plan Review 1991-2011.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Access via Beeching Close or Hyde Close will substantially increase traffic into these cul-de-sacs. * Mature trees around most of the site perimeter. * This assessment is subject to the Green Spaces Strategy review, which may affect the area directly or the open green area immediately to the west of the site.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Green space which could be used to plug any gaps in provision for other typologies identified in the Green Spaces Strategy.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Previous application for forty two flats was refused, primarily due to absence of a detailed assessment of the need for allotments and open space (i.e. the Green Spaces Strategy) and the size, bulk, massing and height of the proposed development, in a prominent location on a

	<p>sloping site, which would be out of character with the surrounding area.</p> <p>The Green Spaces Strategy confirms that there is a surplus of allotment sites in this part of Harpenden and this particular site has been assessed as low quality and low value. There is a deficiency of amenity areas in this locality, but including the allotments as part of the adjacent recreation ground would only increase site area, rather than improving its quality or value. It could therefore be more beneficial for contributions to be sought from any developer to secure improvements to other allotments nearby.</p> <p>Access issues across District Council owned land.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, the site has been proposed by the landowner. There may be issues concerning the most appropriate access route and crossing SADC or others land – via Hyde Close, Beeching Close or other alternatives, affecting availability.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has received permission for cessation of allotment uses. It has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the former allotment or alternative Green Space requirements could be met elsewhere and the overall site was developed for housing, except the small strip alongside the Lea Valley Walk, which will be retained as allotments, with a mix of dwelling types appropriate to the area and the likely intentions of the developer (principally small apartment blocks, possibly also with two and three storey semi-detached and townhouses).

Approximately 50 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares of available site out of the 0.58 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	25

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	

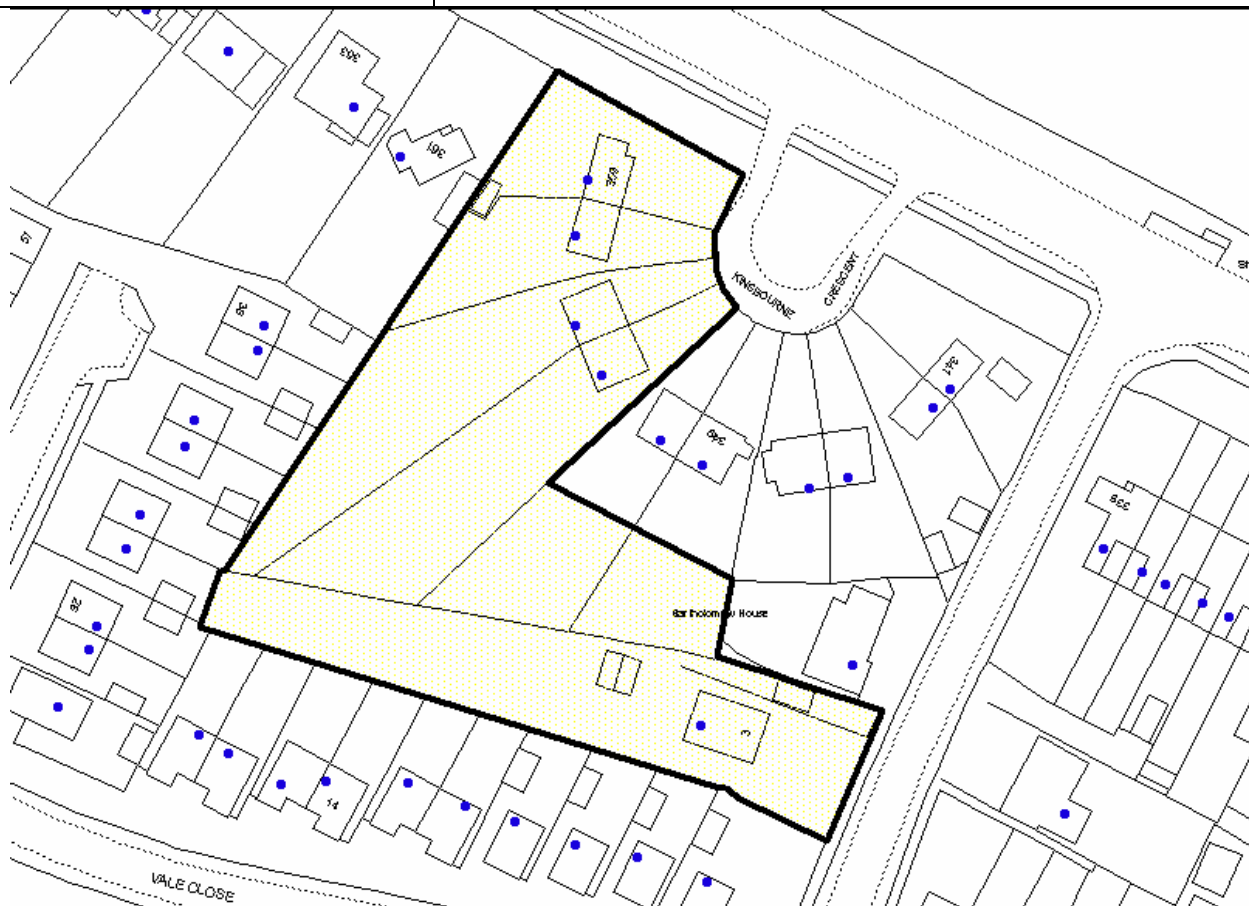
Not Currently Developable	
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SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-65
Site address (or brief description of broad location)	Land at rear of Luton Road and Farm Avenue, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Rialto Homes
Area of site or broad location (hectares)	0.46 hectares
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential gardens and residential properties
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties and residential gardens on all sides. If existing properties partially replaced, access onto Kinsbourne Crescent and/or A1081.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed for development by agent in 2001 (but no contact with SADC since then)
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>SADC memo from John Chapman to Development Control team in 2001 “... is acceptable in principle in terms of District Plan Review Policy 4 and is in line with County Structure Plan Policy and government guidance in PPG3, to encourage residential development on previously developed land.”</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes *
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations) * Access off Kinsbourne Crescent would have some impact on adjacent properties. Access directly off the A1081 may have highways implications. *Substantial number of mature trees in rear gardens. Some hedging at front. * Extensive, conjoined area of gardens. * Development would be likely to have some impact on the amenity of surrounding residential properties.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is suitable for housing, but given the lack of contact from agents since 2001 and the number of different owners, the realistic prospect of net dwelling gain on this site is questionable.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. An approach was made several years ago which did not result in any application. The sheer number of garden owners involved, where officers have no reasonable belief that a significant consortium has been formed specifically to develop the site, makes availability very uncertain.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site currently in residential use. It has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares of available site, in Zone 3.

Estimated capacity suggested by landowner/agent	18
Council's own estimated capacity	18

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

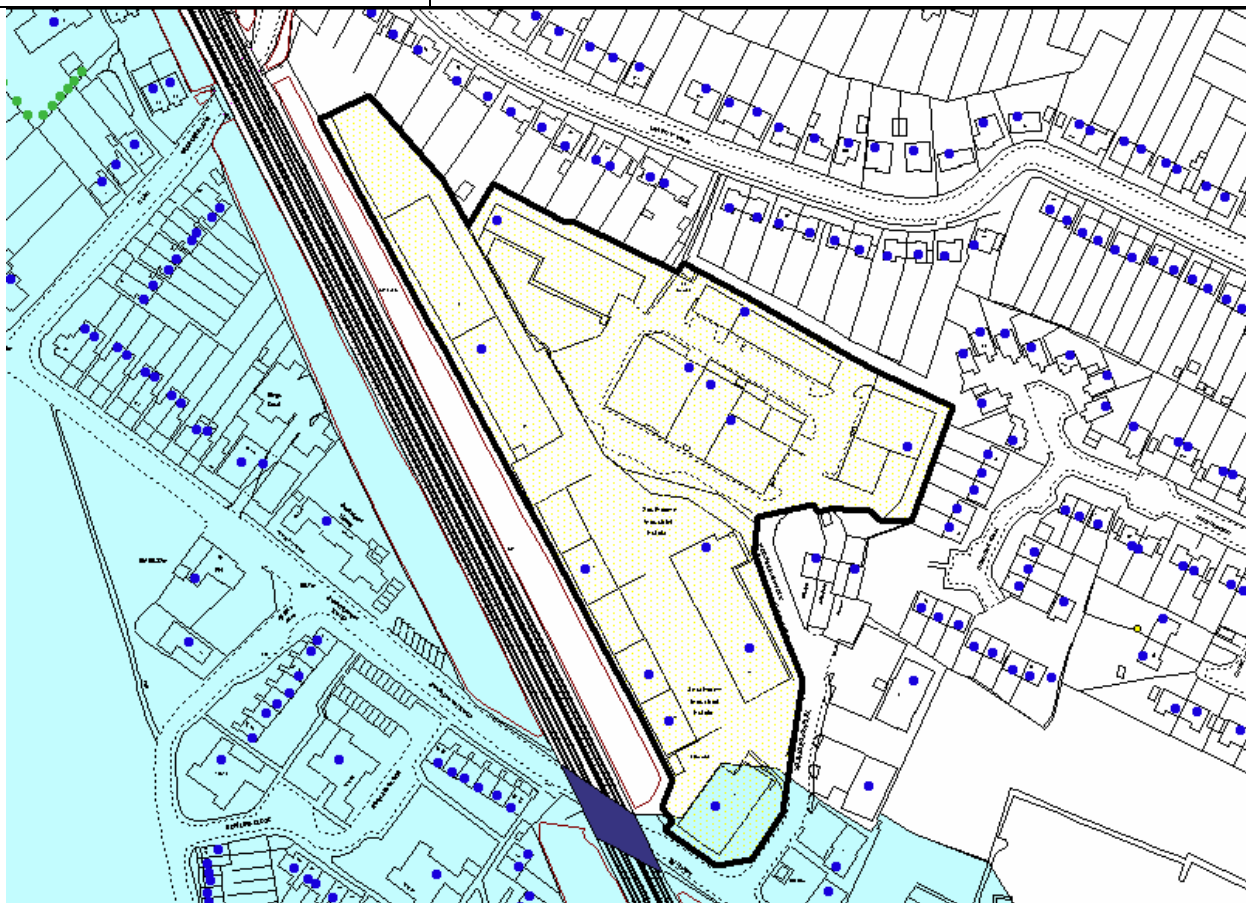
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-69
Site address (or brief description of broad location)	Southdown Industrial Estate, Southdown Road, Harpenden



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Coal Pensions Properties Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Mark Whitworth Gerald Eve
Area of site or broad location (hectares)	2.38 hectares
Category of site (e.g. employment land, garage court, green space etc)	Designated Employment Area (EMP3)

Current use(s)	Business premises – storage and distribution (and children's play area etc)
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties along Meadow Walk and Gordon's Walk to the north and east respectively. Railway line runs along the western boundary of the site. Vehicular access from Southdown Road.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by agent on behalf of landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Relevant development control history:</p> <p>5/2007/1977 Part change of use of Unit 9 from B8 (warehouse) to A1 retail to provide storage area and shop floorspace. Refused.</p> <p>5/2006/0718 Change of use of industrial building (B1) to veterinary surgery (sui generis) Conditional permission.</p> <p>5/2006/0065 Change of use of industrial building (B1) to veterinary surgery (sui generis) Refused.</p> <p>5/2004/1727 Change of use of Unit 3 from industrial building (Class B1) to children's indoor activity centre (Class D2). Conditional permission.</p> <p>5/2004/0359 Demolition of Class B2 building (Irradion House) and replacement building for Class B1 (light industrial) and/or Class B2 (storage and distribution use). Conditional permission.</p> <p>5/2003/2491 Use of Unit 9 as a warehouse, distribution and showroom facility. Conditional permission.</p> <p>5/2002/2484 Use of Unit 9 for storage and retail sales. Refused</p> <p>5/2000/2329 Change of use of Unit 1 from Class B8 (warehousing and distribution) to Class B2 (general industry). Conditional permission.</p> <p>5/1993/0212 Change of use of Clifton House from B1 to snooker club. Refused.</p> <p>5/1990/1874 Change of use to fitness club. Refused.</p> <p>5/1979/0244 Outline application – Light industrial units to the rear of Southdown Industrial Estate. Refused.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible – former gasworks site

Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Trees and Hedgerows	Yes*	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Access to the site is currently constrained. This is the only access via Southdown Road to the south east. The entrance to the site is not suitable for large vehicles and inhibited by low bridge on Southdown Road. * Listed Grade II railway bridge adjacent. * Southern tip of site in the Conservation Area. * Only the odd tree/landscaping on the site.			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Designated employment area (EMP3) in the adopted Local Plan (Policy 20). Scored Average overall and average for all categories except “good” for Local Market Conditions in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site would be suitable for residential development in principle, particularly as access to the site via Southdown Road is not ideal for large vehicles and there are already new uses within the estate (e.g. children's play centre), which are less compatible with more traditional employment uses generating HGV traffic.

	Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP3 which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review). Whilst categorised as 'average', this is a well-located and sustainable location for employment uses.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowner. Tenancies believed to be capable of being terminated in fairly short periods of time.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely a broad mix of small apartment blocks, two and three storey semi-detached and townhouses).

A very small portion in the southern tip of the site is inside the Conservation Area, possibly causing a very small reduction in overall density.

The irregular shape of the site may cause a small reduction in overall density.

Tall trees around the perimeter of the site, particularly adjacent to the railway line, may cause a small reduction in overall density.

Need to maintain appropriate distance from the railway line, which is elevated at this point, would likely cause a significant reduction in overall capacity.

Approximately 40 dwellings per hectare is a reasonable estimate, on approximately 2.4 hectares of available site, in Zone 2.

Estimated capacity suggested by landowner/agent	75
Council's own estimated capacity	95

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	Yes

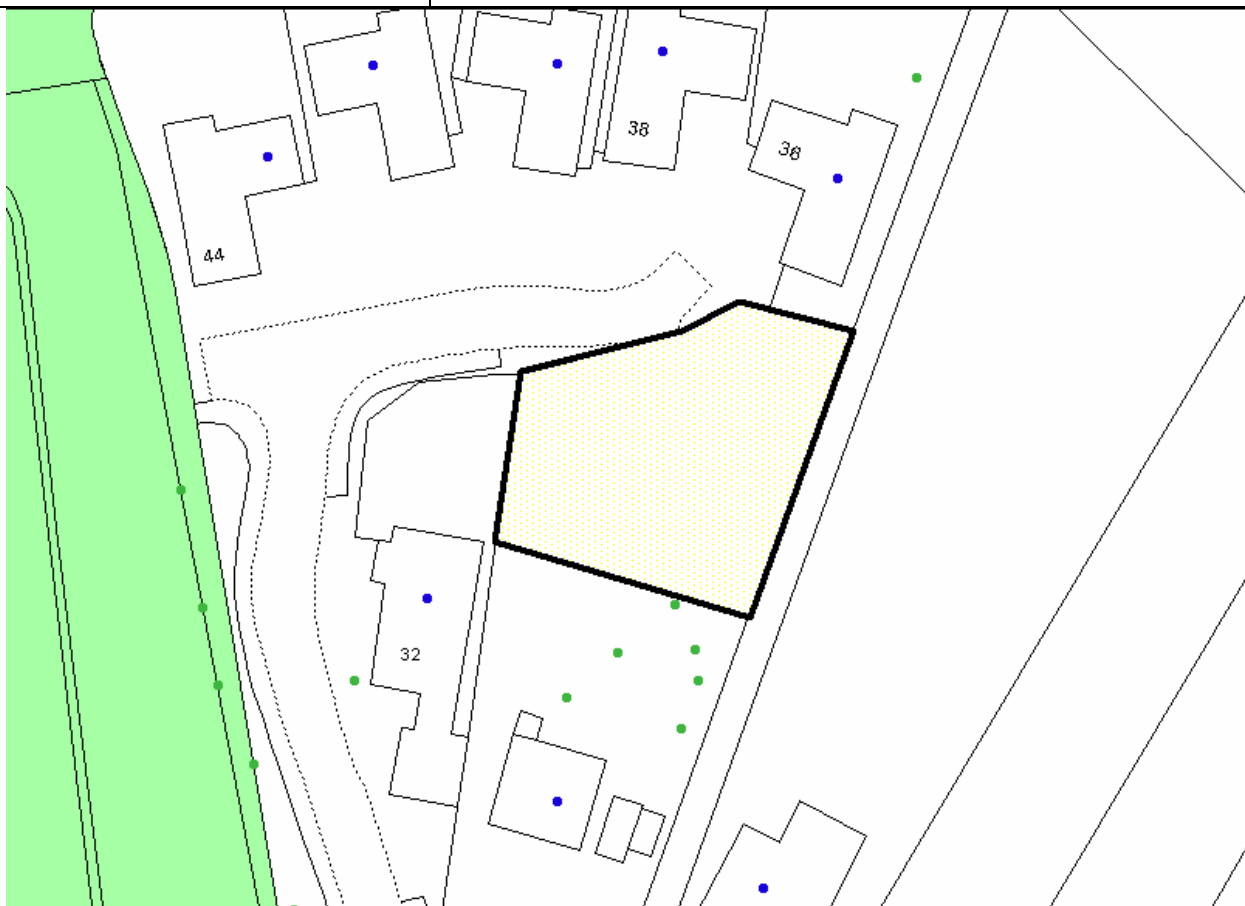
Not Currently Developable	
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SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-HW-325
Site address (or brief description of broad location)	Land r/o 30 Hazel Road, Park Street



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Ownership details - including whether freehold or lease and length of lease (if applicable)	
Contact details - if different from above (e.g. agent, planning consultant etc)	A D Practice Ltd
Area of site or broad location (hectares)	0.05 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Recent refusal - 5/2008/1488 Outline application (access, appearance, layout and scale) for the erection of three, two bedroom dwellings
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/1784 - Erection of two, three bedroom dwellings - This application was given the decision - DC4 Refusal on 03/10/2008 -</p> <p>1. The proposal, by reason of its poor design and layout, proximity to the highway, size, scale, mass, bulk and height, would lead to a cramped appearance that would be out of keeping with the pattern of development and balance of buildings and landscape experienced within the area, leading to a detrimental impact on the visual and residential amenity of the street scene and general locality. The proposed development is contrary to Policy 2 - Settlement Strategy (2), Policy 69 - General Design and Layout (i) and Policy 70 - Design and Layout of New Housing (i), (vi)a and (ix) of the St Albans District Local Plan Review, 1994.</p> <p>2. The proposal, by reason of its layout, size, scale, mass, bulk, height, orientation to the sun and proximity to adjoining properties and the position and number of proposed front first floor habitable room windows, would lead to an overbearing impact and loss of daylight and amenity to number 32 Hazel Road and a loss of outlook and privacy currently enjoyed by the occupants at numbers 36, 38 and 40 Hazel Road, together with a poor standard of living environment for the new occupants. The proposal is also likely to prejudice future development on neighbouring land at number 30 Hazel Road, or be overlooked by rear facing windows of an extant planning permission (reference 5/07/1394) at that property if constructed. Details of non-implementation of this previous approval have not been submitted with this application. Therefore, the proposal is contrary to Policy 70 - Design and Layout of New Housing (vi), (vii) and (viii) of the St Albans District Local Plan Review, 1994.</p> <p>Land adjacent at 30 Hazel Road -5/2007/1394 Demolition of existing bungalow and erection of two semi-detached three bedroom dwellings - This application was given the decision - DC3 Conditional Permission on 07/08/2007</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes A planning application for the erection of two, three bedroom dwellings was recently refused. This was primarily because the proposal would have led to loss of daylight and privacy to neighbouring properties and would also have led to a cramped appearance, with a detrimental impact on the visual and residential amenity of the street scene. Nevertheless, residential development would be acceptable in principle on this site.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. Whilst this is an urban site already in residential use, the small size, orientation and relation to adjoining dwellings makes it unlikely that additional dwellings will achieve planning permission.	
Likely timeframe for development	2009-2011	

(i.e. completion)	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

One previous application was refused. Residential redevelopment is fine in principle. No known site constraints, although net dwelling gain is likely to be only 1.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	1

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

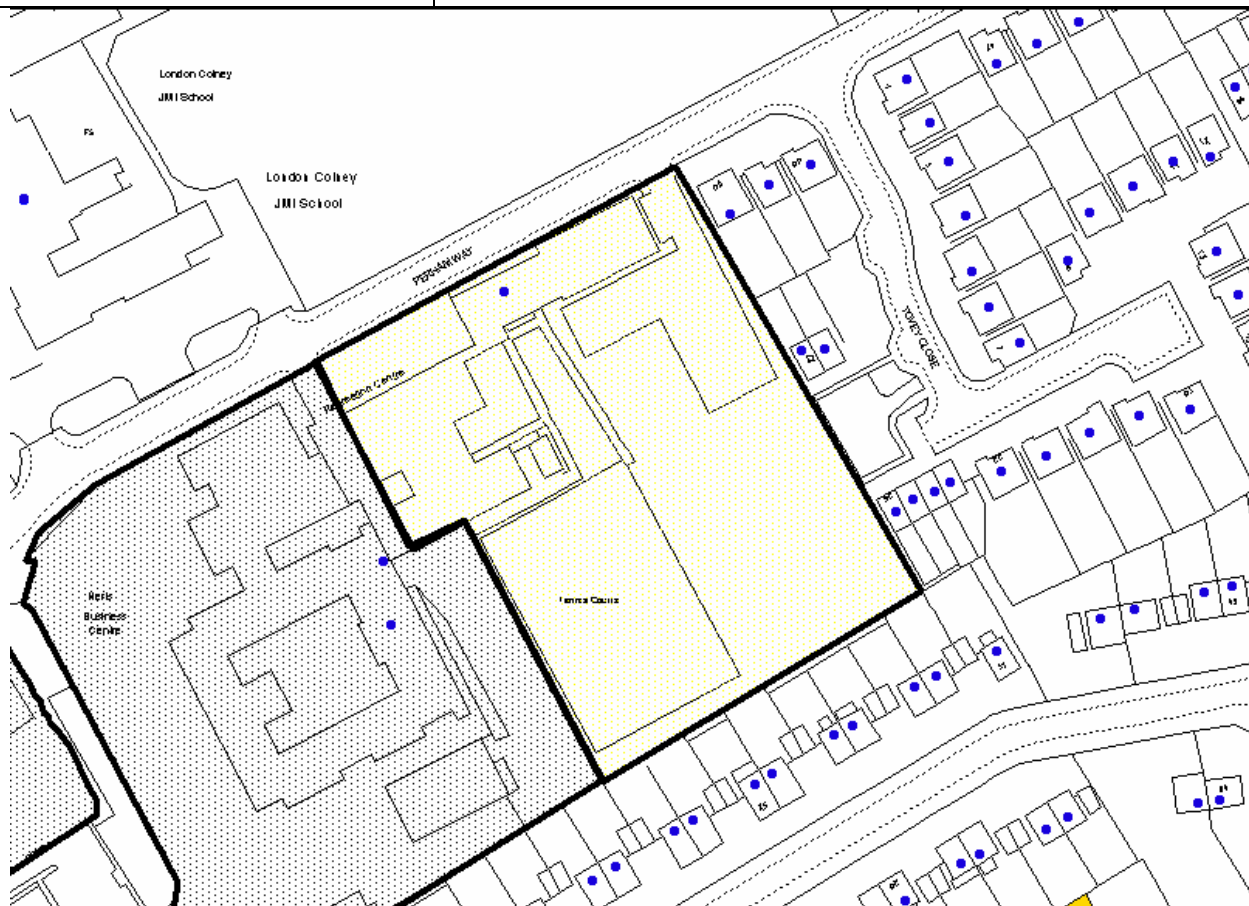
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-134
Site address (or brief description of broad location)	London Colney Recreation Centre



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.8 ha
Category of site (e.g. employment land, garage court, green space etc)	Other Urban Uses (Recreation Centre)

Current use(s)	London Colney Recreation Centre
Character of surrounding area (including adjoining land uses; site outlook etc)	London Colney JMI School over Perham Way to the north. Suburban residential developments to the east and south. Office / light industrial units of Herts Business Centre to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000 <u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u> Previous representation made by Vincent & Gorbing in relation to this site in response to Issues and Options consultation 2007

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Several large trees and open grass area constitutes a Green Space.			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	Perhaps
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Developing Council priorities include "Providing leisure facilities at ... London Colney, including youth provision".			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Potentially, replacement locations that could provide better facilities may be found elsewhere in London Colney.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Shortlisting is subject to a replacement location being found elsewhere in London Colney that could provide better leisure facilities.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Firm plans have been made by SADC for the creation of new and improved leisure facilities at Cotlandswick and there is a reasonable belief that these will be built and this site is likely then to be surplus to requirements.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

If the existing facilities are re-located elsewhere in London Colney and the whole site is redeveloped with a mix of dwelling types appropriate to the area, (likely to be principally two and three storey semi-detached and townhouses).

Approximately 45 dwellings per hectare is a reasonable estimate, on 0.7 hectares of available site, in Zone 2.	
Estimated capacity suggested by landowner/agent	32 dwellings at 40 dwellings per hectare
Council's own estimated capacity	Approximately 32 based on 45 dph on 0.7 hectares of available site.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

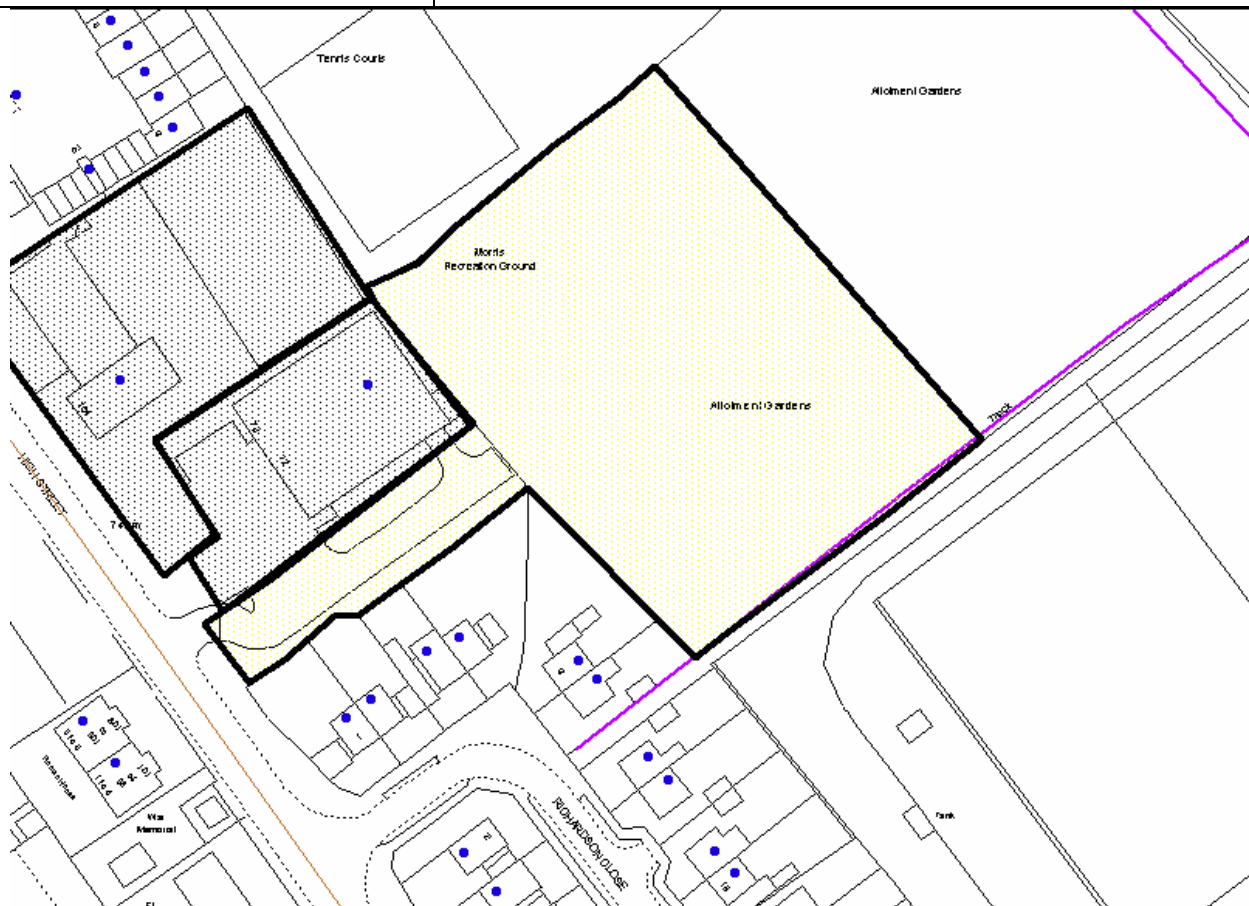
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-149
Site address (or brief description of broad location)	Glebe Allotments, land to r/o Richardson Close, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans Diocesan Board of Finance
Contact details - if different from above (e.g. agent, planning consultant etc)	Alastair Woodgate, Rumball Sedgwick, 58 St Peters Street St Albans AL1 3HG
Area of site or broad location (hectares)	0.65 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Open Space (Allotments)

Current use(s)	Allotments and open space that was formerly allotments
Character of surrounding area (including adjoining land uses; site outlook etc)	Large warehouses of Riverside Industrial Estate to east and south. Part suburban residential and part light industrial/office units to the west. Tennis courts and public playing fields to the north.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Site was recommended for being taken out of the Green Belt as part of a much larger overall removal of green space from the Green Belt to allow for Warehousing expansion adjacent, by Inspector. Not carried out.</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Council advocated removal of site from the Green Belt as part of a much larger overall removal of green space from the Green Belt to allow for Warehousing expansion adjacent. Policy 142A and with particular relevance, Policy 142B, were created to manage the intended design of future uses for the land. The Inspector essentially agreed with the proposal; but with the deletion of Policy 142B part (iii), which was deleted for the adopted Local Plan.</p> <p><u>General Planning History</u></p> <p>5/2000/1383 Residential development (outline) This application was given the decision - DC4 Refusal on 22/08/2000</p> <p>5/2001/0100 Residential development - outline (resubmission following refusal of 5/00/1383) This application was given the decision - DC4 Refusal on 20/03/2001</p> <p>5/2001/0099 Development for Class B1 (offices/light industrial) use - outline (resubmission following withdrawal of 5/00/0133) This application was given the decision - Outline Permission on 05/07/2002</p> <p>5/2004/2623 Residential development (outline) This application was given the decision - DC4 Refusal on 07/03/2005</p> <p>Appeal – APP/B1930/A/05/1188496 Dismissed. Relevant point 6 – “Policy 142B is out of date” Relevant point 7 “there are material considerations that indicate that the determination of the appeal should be otherwise than in accordance with the development plan”.</p> <p>5/2005/1202 Development for Class B1 use (offices/light industrial) - outline (renewal of outline permission 5/01/0099 dated 05.07.2002) This application was given the decision - DC3 Conditional Permission on 01/01/1801</p>

SITE SUITABILITY

Physical Constraints

Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	Yes*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations)

* Urban survey site A5

* Public footpath along south and east of site boundary.

Policy Constraints

Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No

Comments/observations (including details of any other national, regional or local policy constraints):

* Non-statutory allotments.

Policy 142B The District Council will not grant planning permission for development of the non-statutory allotments at White Horse Lane, as shown on the Inset Map, unless a Planning Agreement is entered into to secure the following:

i) the retention of at least half of the existing non-statutory allotments (i.e. at least 0.65 hectares);

ii) a development of small industrial units, restricted to Class B1(c) of the Use Classes Order,

on the remainder of the allotment land.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>This site is covered by Policy 142B of the District Local Plan, which states that the Council will not grant planning permission for development of the non-statutory allotments unless a Section 106 agreement is entered into to secure the retention of at least half of the existing non-statutory allotments (at least 0.65 ha). This is acknowledged by the landowners, who has shown the eastern half of the site retained in allotment use on their submitted map.</p> <p>The Green Spaces Strategy identifies an underprovision of allotment sites in the London Colney area. There is also a waiting list for plots.</p> <p>However, given that this site is privately owned, it is unlikely that it would be possible to retain this half of the overall site as a publically accessible green space. Nevertheless, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing a new allotment site in London Colney. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p> <p>Given the nearby uses, it may be desirable for the site to be considered for mixed use development as opposed to a solely residential development.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. The site has been proposed by land owner via agent. There are historical records which indicate developer interest in the site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. Although Policy 142B indicates that only B1(c) use will be permitted on the site, in the Appeal Decision (APP/B1930/A/05/1188496) the Inspector indicated that residential development be allowed on the 0.65 ha of site with the remainder to be retained as allotment space. The appeal was however dismissed as there was no signed S106 agreement that retained the required amount of allotment space.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the 0.65ha of available site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be a mix of semi detached and townhouses) and that suitable pedestrian and vehicular access is provided to the remaining allotment area; that screening to the north and south of the site is retained and additional screening provided between potential housing development and allotment site. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.6 hectares of available site.

Estimated capacity suggested by landowner/agent	25-40
Council's own estimated capacity	21

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

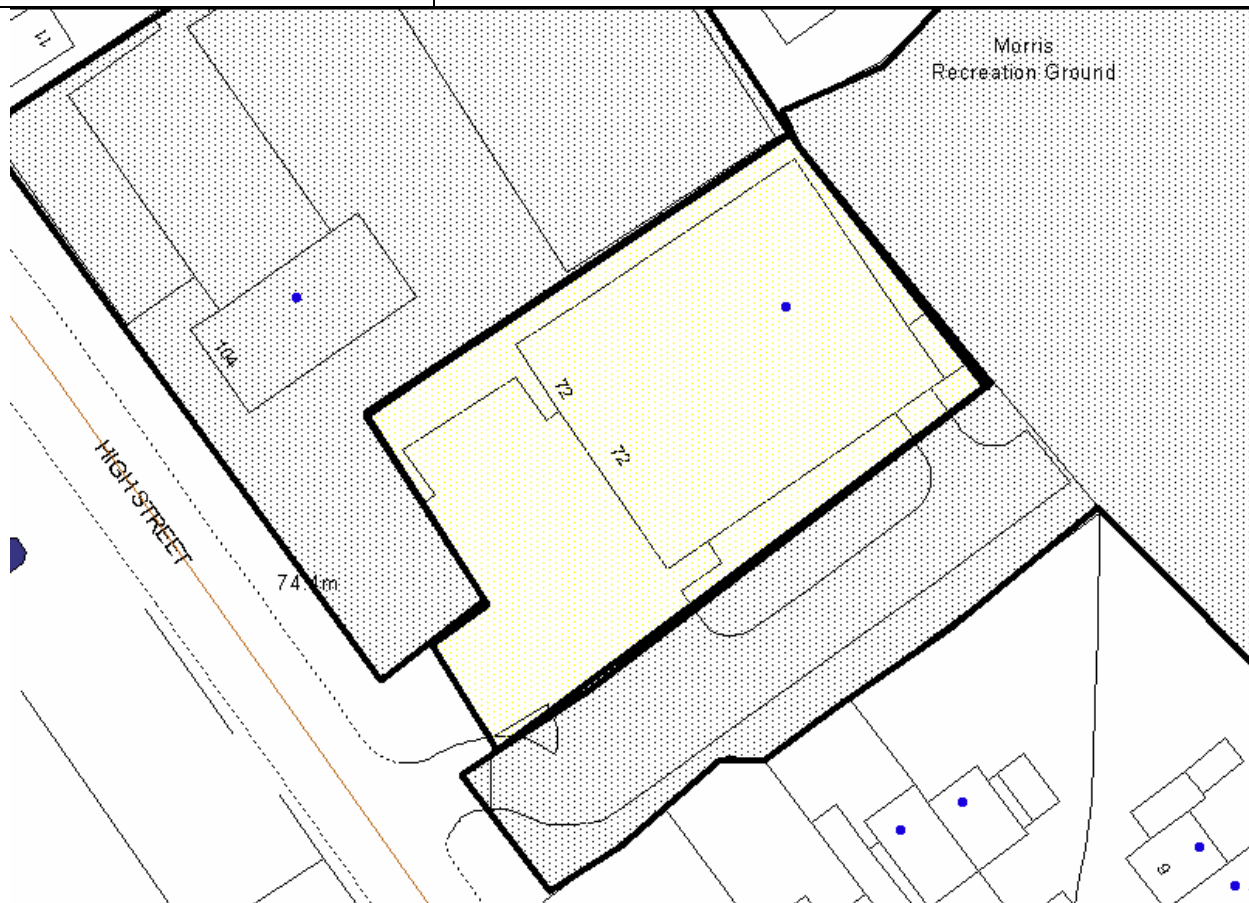
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-235
Site address (or brief description of broad location)	No. 72 High Street, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Connolly Homes Plc
Contact details - if different from above (e.g. agent, planning consultant etc)	IDS Consultants
Area of site or broad location (hectares)	0.15 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Office
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed town centre – residential areas to north and south, tennis courts to the east and mixed pub, offices and residential over High Street to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusal 5/2006/1047
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/1047 72 High Street, London Colney, AL2 1QN Residential development of approximately 24 units (outline) This application was given the decision - DC4 Refusal on 10/08/2006</p> <p>1. By reason of the size, scale and height of the building and the proposed number of units, the proposal represents an over development of the site resulting in poor standards of amenity and general environment, detrimental to the visual and residential amenity of the street scene and the surrounding area. The proposal conflicts with Policies 2 (Settlement Strategy), 5 (New Housing Development in Specified Settlements), 69 (General Design and Layout) and 70 (Design and Layout in New Housing) of the St Albans District Local Plan Review 1994.</p> <p>2. There is inadequate provision for vehicle parking within the site to meet the standards set out in Policies 39 (Parking Standards, General Requirements) and 40 (Residential Development Parking Standards) of the St Albans District Local Plan Review 1994 and the Council's Revised Parking Policies and Standards, 2002 and is therefore likely to give rise to conditions prejudicial to traffic safety.</p> <p>Site close by 5/2000/1520 Erection of three 1-bed flats, two 2-bed flats and eleven houses (re-submission following refusal of 5/00/0015) This application was given the decision - DC3 Conditional Permission on 16/02/2001</p> <p>Site to the rear 5/2004/2623 Residential development (outline) This application was given the decision - DC4 Refusal on 07/03/2005. This site has been proposed again for residential development.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No

Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Adjacent to Urban Survey Site A5. * Grade II Listed White Lion pub opposite to the west			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The principle of residential development on this site is acceptable, however the site should be considered in conjunction with the adjoining site (104 High Street), which is currently in employment use. NB: Outline application 06/1047 sought permission for residential development (approx 24 dwellings), but was refused, on grounds of over-development. The desirability of a mixed use development as opposed to a solely residential development could be discussed with the owner/agents. Furthermore, the impact of any potential redevelopment of the allotment site to the rear (see Site 149, especially on vehicular access, needs to be taken into account.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Land is owned by a developer and there has been a planning application for residential development in the recent past.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. The site is in a sustainable location. A previous application for a residential scheme was refused on design grounds and over-development. It is considered that these primary reasons for refusal and other policy reasons for refusal could be overcome.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming that the site was redeveloped for housing with a mix of dwelling types appropriate to the area (likely to be flats and/or 2/3 story townhouses) a reasonable estimate would be 40 dwellings per hectare on 0.15 hectares of available site, in Zone 3.

Estimated capacity suggested by landowner/agent	24 units
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-238
Site address (or brief description of broad location)	105 St Anne's Road, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr T Guzadhur, 105 St Anne's Road, London Colney
Contact details - if different from above (e.g. agent, planning consultant etc)	Barry Sumpter, Surveying & Technical Services
Area of site or broad location (hectares)	0.056 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house
Character of surrounding area (including adjoining land uses; site outlook etc)	Suburban residential development on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previously refused application in 2005.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2005/1645 105 St Annes Road, London Colney, AL2 1NU Extension and conversion of single dwelling into building comprising of nine flats and two bedsits This application was given the decision - DC4 Refusal on 29/09/2005</p> <p>It was refused on grounds of overdevelopment and lack of parking.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application No. 5/05/1645 for extension and conversion of 9 flats and 2 bedsits was refused on grounds of overdevelopment and lack of parking. The site is a typical semi-detached house on a regular sized plot. Only limited potential for net dwelling increase on the site and certainly fewer dwellings than previously proposed.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, although an application was submitted and refused in 2005, there has been no resubmission and no recorded additional contact with SADC. Therefore it is considered that there is no identified intent to develop.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Assuming that there was identified developer intent and previous reasons for refusal are overcome, subdivision of the property onto more self contained units would happen quite quickly.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming that the site was redeveloped for housing with a dwelling type appropriate to the area (most likely a conversion into flats rather than demolition of existing dwelling) a reasonable estimate would be conversion into 3 flats. This would ensure that parking requirements are broadly met and sufficient amenity space is

provided. Conversion into 3 flats would also ensure that suitable and useable amenity space within the flats for the potential occupiers is retained.

Estimated capacity suggested by landowner/agent	9 flats and 2 bedsits
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-276
Site address (or brief description of broad location)	Land to the r/o Nos. 29 – 43 White Horse Lane, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC - multiple
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.5 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential back gardens
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Possible 12-13 dwellings discussed in Oct 2006 (IF//06/0307). No details found and no application followed.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Group adjacent to the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Residential development would be acceptable in principle. However, the likelihood of any intention to redevelop for residential use by the current or potential future owners (particularly given the number of multiple owners) is uncertain, which brings the deliverability of this site into question.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Although there has been pre-application discussions (in 2006) for developing the land, a planning application has not been submitted and no further pre-application advice has been sought. The intention to sell or develop is uncertain given the number of multiple owners involved and lack of developer interest.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. Access to the site would require the demolition of one of the dwellings along White Horse Lane. It is not unknown whether access could be achieved.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be semi-detached).
TPO Group adjacent to the site and several mature trees on site will marginally reduce capacity.
One or more dwellings will likely need to be demolished to create a suitable access, reducing net dwelling gain.

The orientation of the site and its relationship to existing dwellings will limit site capacity. Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	12-13
Council's own estimated capacity (if different from the above)	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

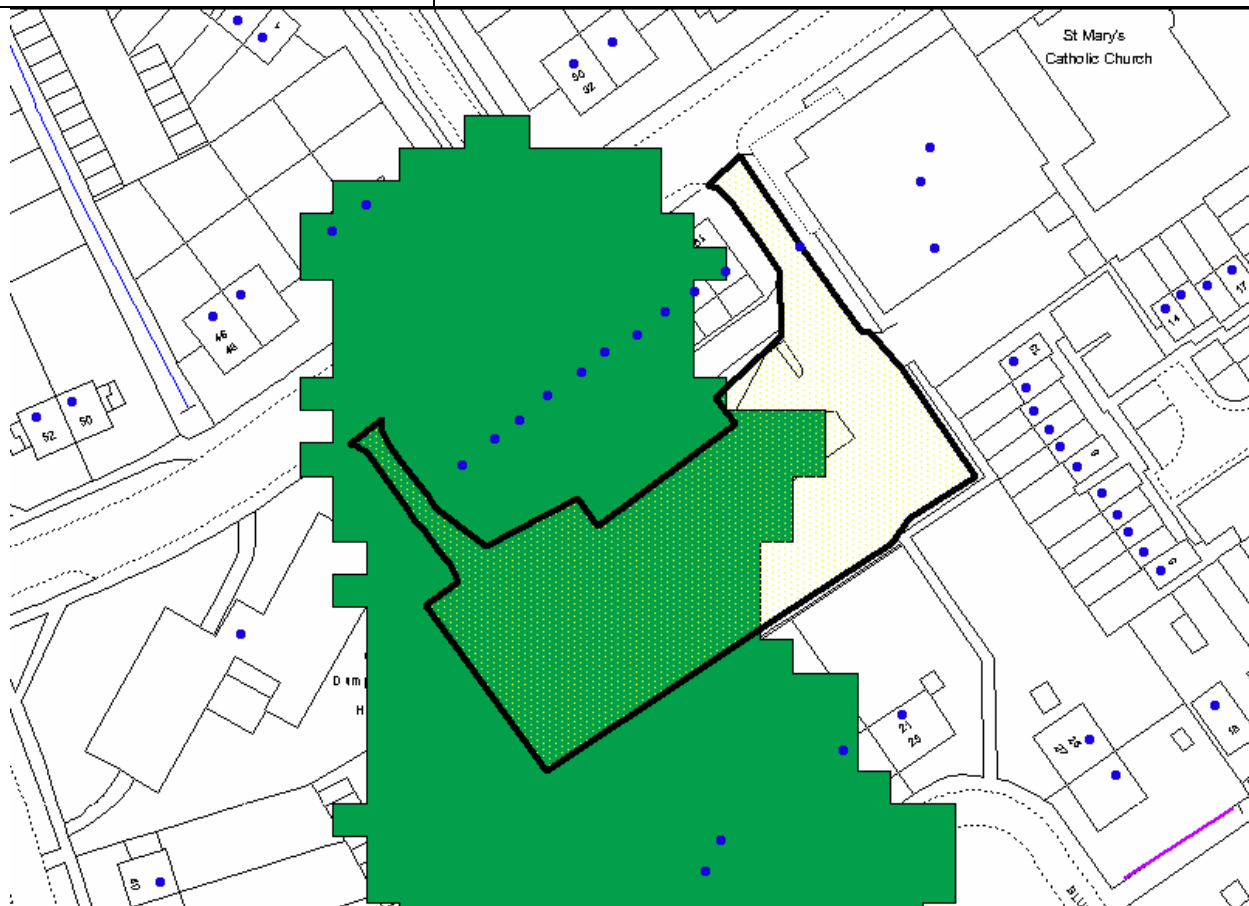
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-283
Site address (or brief description of broad location)	Haseldine Road car park, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	SADC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.28 ha
Category of site (e.g. employment land, garage court, green space etc)	Other Commercial Uses

Current use(s)	Haseldine Road car park
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily a residential area, including shops and a church.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	SADC officers.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Approx two-thirds of the site is in Flood Zone 2 Medium Flood Risk			
* There are rights of way over it in favour of the Co-op which could create a ransom situation			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	Perhaps	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes</p> <p>This Council owned site is well located and is surrounded by residential development. The principle of residential development is acceptable, however redevelopment of the site would require Council approval and would clearly result in loss of parking provision within London Colney. Usage surveys would be helpful to determine levels of demand.</p> <p>Approx two-thirds of the site is in Flood Zone 2 Medium Flood Risk</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	<p>No. The site is owned by SADC who have in the past agreed to sell half of the site (to HCC for use as a fire station) but this was never followed through. Discussions have also taken place with the UK Islamic Mission over the use of the site for a Mosque, however it was not progressed further.</p> <p>The site has a covenant on it where by the Co-op have rights of way across the whole site. This could delay the site from being immediately available and achievable depending on the time and costs involved in agreeing and amending the covenant but would not prevent development from taking place on the site. The site is therefore still considered available for development.</p> <p>In considering the site for residential development (as well as any other development) the current usage level needs to be considered to determine whether the loss of this car park would result in displacement of cars onto surrounding streets. However as the car park is free, there is no specific data available to determine how frequently the car park is used. A simple survey was carried out in 2005 when the site was being considered for a mosque and it was determined that it was never more than a third full. More recently Engineering and Technical Services have advised that the car park is only used on Sunday mornings by people attending the nearby church and that retaining the eastern half of the site would be sufficient to cater for parking needs in the area. This has been confirmed by Parking.</p> <p>Although Estates are not actively pursuing this site, it can be presented to Members who will make a decision as to whether the land be sold. When presented to members, estates will also consider the inclusion of</p>
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	surrounding available land (i.e. Garage courts off Bluett Road) to ensure that a comprehensive scheme can be developed on the site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. There is ransom potential due to the right of way that exists in favour of the Co-op. To have this amended may be quite costly which may impact on the viability of residential development on the site. As the likelihood of the rights of way being suitably altered is unknown and the views of the Co-op are unknown, a timeframe for delivery cannot be estimated.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing uses and car parking could be located elsewhere and the western half of the site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks or townhouses).

The entire western half of the site is in Flood Zone 2 Medium Flood Risk, which may marginally reduce site capacity.

There may be a possibility to increase site capacity if adjoining SADC owned garages off Bluett Road are also included with this site.

Approximately 65 dwellings per hectare is a reasonable estimate, on approximately 0.14 hectares out of the total 0.28 hectares of overall site, in Zone 2.

Estimated capacity suggested by landowner/agent	None Suggested
Council's own estimated capacity (if different from the above)	9 (although this could be higher if Bluett Garage Court were included as part of the site)

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-310
Site address (or brief description of broad location)	Hertfordshire Business Centre, Alexander Road, London Colney (EMP17)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.91 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Offices
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed town centre area, with leisure centre, school ,offices and residential uses close by.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Employment site EMP17. Scored Average overall and average for all categories except "Good" for Internal Environment and "Poor" for External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This is a well-located site, consisting of previously developed land and could accommodate housing. A Council priority is for improvement of leisure facilities in London Colney and this site could form part of a wider redevelopment site with the adjacent existing leisure centre, if an alternative location for the leisure centre could be implemented. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is a designated employment area (EMP17) which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The land has not been identified by a land owner or a developer. The views of the land owner(s) will be required to determine whether the land would indeed be available for residential as well as the current occupiers capacity to relocate if required. There could also be an issue of multiple ownership, which could prevent the site from becoming available.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the loss of the Employment Area is acceptable and the overall site was developed for housing, the most appropriate dwelling mix would be 2-3 storey town houses and possibly flatted block development with under-croft parking.

Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.75 hectares of available site, with the remainder to be used for amenity space requirements and onsite infrastructure.

Estimated capacity suggested by landowner/agent	None Suggested
Council's own estimated capacity (if different from the above)	45

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-330
Site address (or brief description of broad location)	No. 104 High Street, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.25 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Offices and small warehouses
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed town centre – residential areas to north and south, tennis courts to the east and mixed pub, offices and residential over High Street to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	SADC Officers
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Land adjacent 5/2006/1047 72 High Street, London Colney, AL2 1QN Residential development of approximately 24 units (outline) This application was given the decision - DC4 Refusal on 10/08/2006</p> <p>1. By reason of the size, scale and height of the building and the proposed number of units, the proposal represents an over development of the site resulting in poor standards of amenity and general environment, detrimental to the visual and residential amenity of the street scene and the surrounding area. The proposal conflicts with Policies 2 (Settlement Strategy), 5 (New Housing Development in Specified Settlements), 69 (General Design and Layout) and 70 (Design and Layout in New Housing) of the St Albans District Local Plan Review 1994.</p> <p>2. There is inadequate provision for vehicle parking within the site to meet the standards set out in Policies 39 (Parking Standards, General Requirements) and 40 (Residential Development Parking Standards) of the St Albans District Local Plan Review 1994 and the Council's Revised Parking Policies and Standards, 2002 and is therefore likely to give rise to conditions prejudicial to traffic safety.</p> <p>Site immediately adjacent 5/2000/1520 Erection of three 1-bed flats, two 2-bed flats and eleven houses (re-submission following refusal of 5/00/0015) This application was given the decision - DC3 Conditional Permission on 16/02/2001</p> <p>Site to the rear 5/2004/2623 Residential development (outline) This application was given the decision - DC4 Refusal on 07/03/2005. This site has been proposed again for residential development.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No

Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Adjacent to Urban Survey Site A5. * Grade II Listed White Lion pub opposite to the west			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The principle of residential development on this site is acceptable. The desirability of a mixed use development as opposed to a solely residential development could be discussed with the owner/agents.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. No contact has been able to be made with the owners to establish whether or not the site is currently available for development.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. The site is in a sustainable location and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming that the site was redeveloped for housing with a mix of dwelling types appropriate to the area (likely to be flats and/or 2/3 story townhouses) a reasonable estimate would be 40 dwellings per hectare on 0.26 hectares of available site, in Zone 3.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

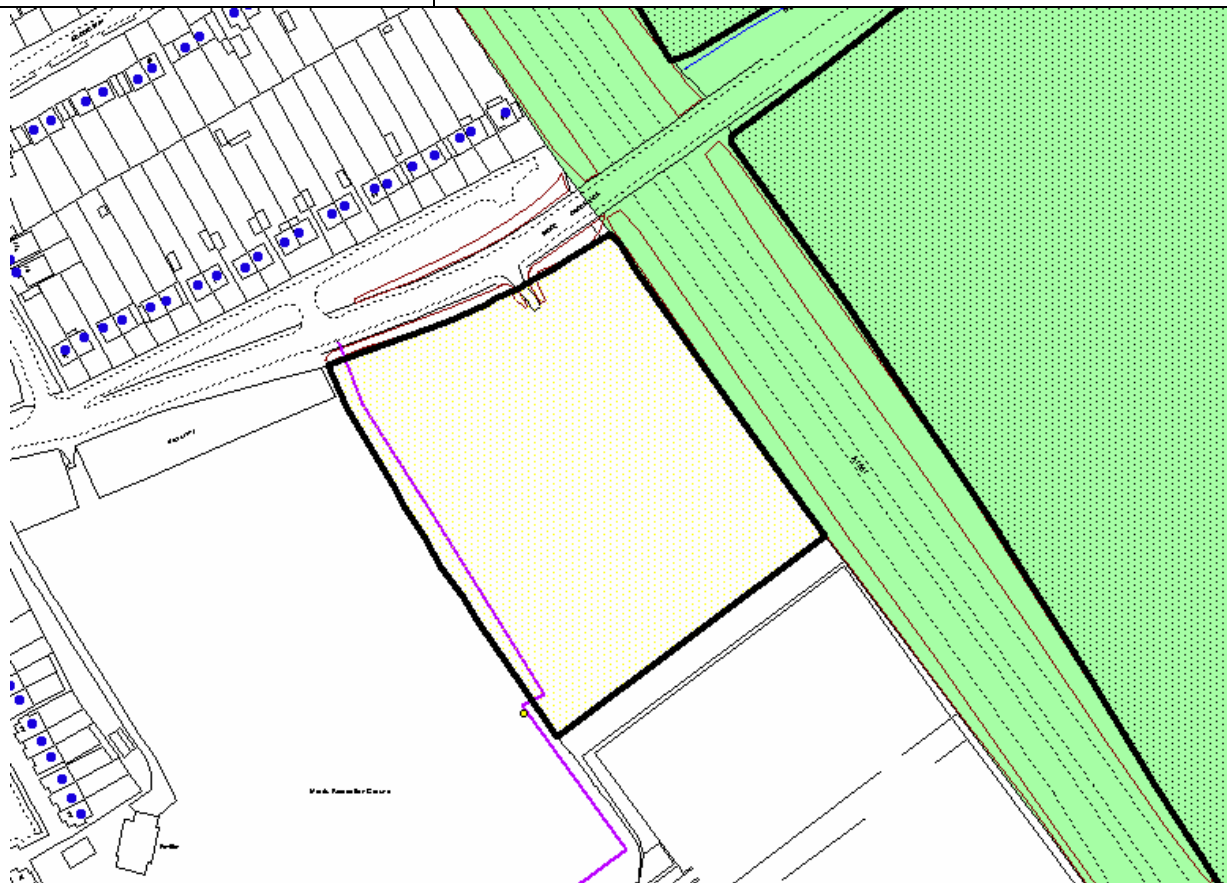
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-33
Site address (or brief description of broad location)	Land to the east of Morris Recreation Ground, adjacent to the A1081 London Colney Bypass and White Horse Lane



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Earl of Caledon
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr C G S Hicks, Fisher German LLP
Area of site or broad location (hectares)	1.32 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Open Space / Unused land
Current use(s)	Open Space / Unused land

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential part of London Colney to the north, over White Horse Lane. A1081 London Colney Bypass to the east. Car parking area of large warehousing units to the south. Playing fields to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	Perhaps*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Possible public footpath down western boundary of site. * Site is adjacent to the busy A1081			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Policy 142A ii) the provision of land between the Morris Recreation Ground and the London Colney Bypass (i.e. at least half of the "Tyttenhanger Field") for recreational uses (see Policy 93).			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Policy 142A of the Local Plan said that this land should be retained as public open space. However the Section 106 agreement reached in relation to the planning application for employment development on adjoining land failed to hand over the land as open space to either the District or Parish Councils. The Green Spaces Strategy highlights a surplus in amenity green space and natural/semi-natural green space in the London Colney area. However, it does identify shortfalls in parks/gardens and allotment provision. Whilst in theory the existing surpluses in the area could be transferred into parks/ garden use, the GSS included the Cotlandswick site in its calculations and this site is already earmarked for development (leisure centre), so the extent of the surplus in amenity space has been over-estimated. Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. However, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards improving the adjoining amenity space, so that it could be upgraded as a park/garden. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. The landowner has indicated an intention to sell if housing development was considered appropriate on the site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. The site has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations. The only likely impediment is Policy 142A of the Local Plan that this land should be retained as public open space; where the Section 106 agreement reached in relation to the planning application for employment development on adjoining land failed to hand over the land as open space to either the District or Parish Councils; but this is reasonably likely to be overcome over time.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Existing tree screening would likely to be retained along the south west and south east boundaries of the site and additional screening is likely to be required along the eastern boundary adjacent to the London Colney Bypass. This would marginally limit the capacity of the site.

Assuming the site is not required to meet shortfalls of green spaces in the locality and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally semi – detached and detached dwellings, likely also with two and three storey townhouses). Approximately 40 dwellings per hectare is a reasonable estimate, on approximately 1.2 hectares of available site.

Estimated capacity suggested by landowner/agent	56 Calculated on the basis of incorrect site area, 1.42 ha
Council's own estimated capacity	48 Calculated on basis of 1.2 ha

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

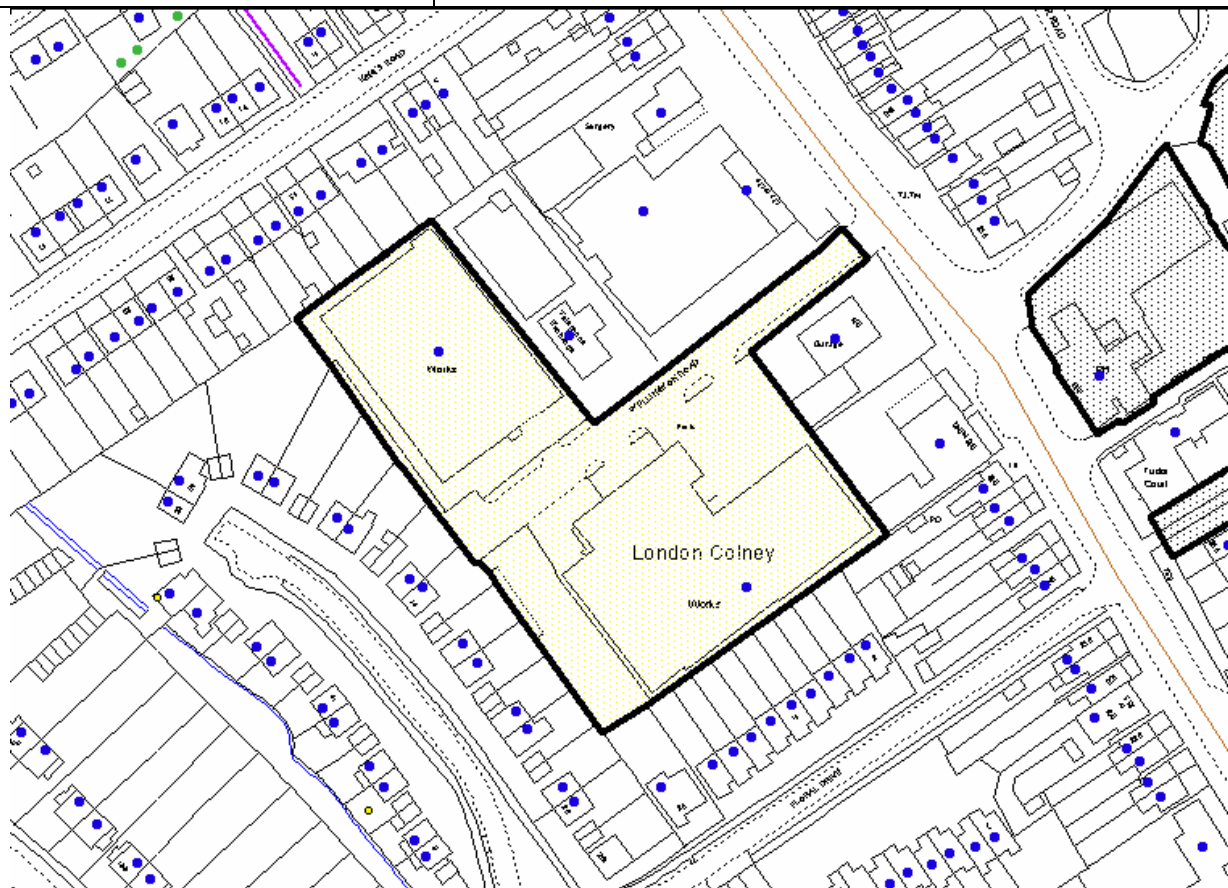
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-34
Site address (or brief description of broad location)	Wellington Road, London Colney (Part of EMP16)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.79 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Various industrial and other employment units
Character of surrounding area (including adjoining land uses; site outlook etc)	Suburban residential developments on all sides, except small High Street area to the south east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous contact from an agent
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Employment site EMP16. Scored Average overall and average for all categories except "good" for accessibility by road and "poor" for suitability of buildings for purpose in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. One of the smaller existing employment areas in the District, which has residential development on almost all sides and would be well located if converted to residential or mixed uses. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site comprises designated employment area EMP16 which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes (further details undisclosed).
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the loss of the Employment Area is acceptable and the overall site was developed for housing, the most appropriate dwelling type (given its central Zone 1 location) is 3-4 storey flatted block development with under-croft parking.

Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.7 hectares of available site in Zone 1.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	40

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

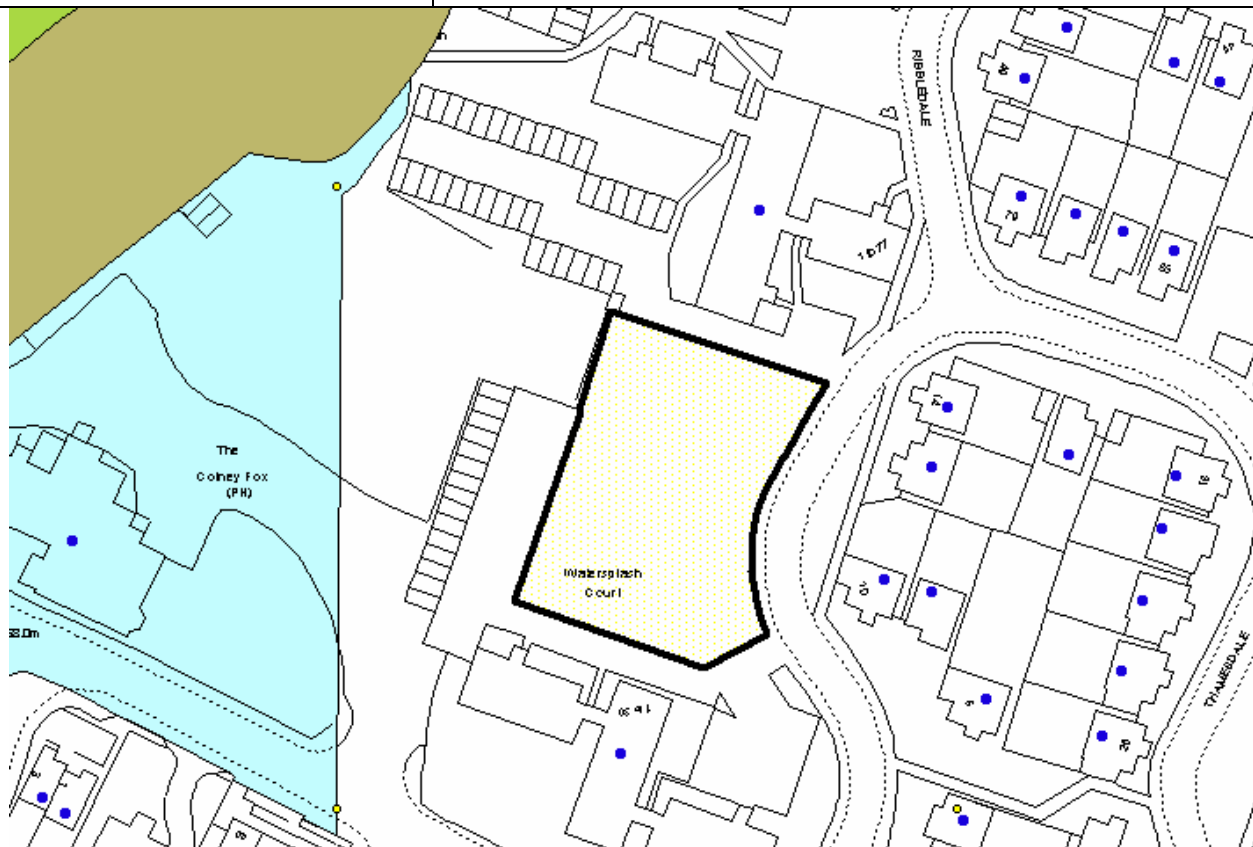
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-36
Site address (or brief description of broad location)	Land at Watersplash Court and Thamesdale, London Colney



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Riga Properties Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane @ DLA Planning
Area of site or broad location (hectares)	0.17 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Open space / unused land.
Current use(s)	Vacant grass area.

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential blocks of flats to the north, south and east. A line of garages, with small green space beyond
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous enquiries by landowner via agent and recent planning application 5/2008/0183
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2008/0183 Land fronting Thamesdale & to r/o The Colney Fox P, Barnet Road, London Colney, Hertfordshire, Erection of block of flats to include fourteen, two bedroom units and use of open space for public use This application was given the decision - DC4 Refusal on 05/06/2008</p> <p>1. In the absence of a green space strategy the proposal would be contrary to Policy 75 (Green Space Within Settlements) of the St Albans District Local Plan Review 1994 and Government Guidance in PPG17 on 'Planning for Open Space' as the loss of the open space may harm the amenity and recreational needs of the area</p> <p>2. In the absence of a financial contribution which provides for measures to mitigate the impact of the development the proposal would be likely to have an adverse effect on both the Highways network and the Hertfordshire County Council Services for the local community and cause harm by further exacerbating the shortfalls in leisure opportunities. The application is therefore contrary to Policies 34 (Highways Consideration in Development Control), 35 (Highway Improvements in Association with Development) and 75 (Green Space Within Settlements) of the St Albans District Local Plan Review 1994.</p> <p>3. The loss of this open amenity area which contributed significantly to the character of the area and the setting of the development which it formed an important part of, would fail to achieve an acceptable standard of environment contrary to Policies 4 (New Housing Development in Towns), 69(i) (General Design and Layout) and 70 (preamble) (Design and Layout of New Housing) of the St. Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No

Trees and Hedgerows	Some	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * This open grass area, with trees and hedging round most of its perimeter, constitutes a Green Space.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	TBC
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * This open green amenity area is enjoyed by the adjoining and nearby residents and as such contributes significantly to the character of the area and the setting of the development, of which it forms an important part.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Planning application 5/08/0183 for 14 flats was refused. This open green amenity area is enjoyed by the adjoining and nearby residents and as such contributes significantly to the character of the area and the setting of the development, of which it forms an important part. However, planning appeal APP/B1930/A/08/2089540 indicates that there is a reasonable likelihood that a future residential scheme may gain permission.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Previous applications and subsequent correspondence indicates an intention for residential development.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. Planning appeal APP/B1930/A/08/2089540 indicates that there is a reasonable likelihood that a future residential scheme may gain permission.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

The previous Appeal for 14 dwellings was primarily refused on the basis of overdevelopment. A reasonable estimate is therefore 10 flats.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

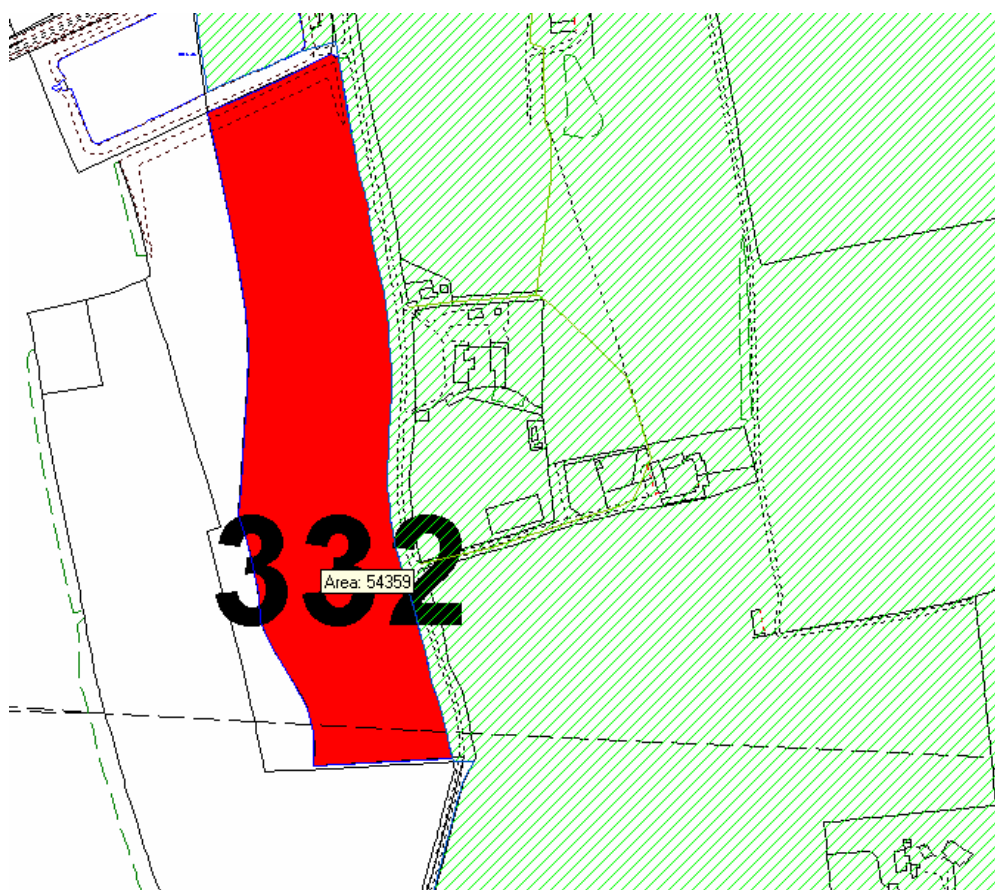
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-OS-332
Site address (or brief description of broad location)	Land at Cherry Tree Lane, nr Hemel Hempstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	The Homes and Communities Agency
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	5.4 Hectares (4.0 net)
Category of site (e.g. employment land, garage court, green space etc)	Allocated Employment Site (Allocated for specialised technological activities under Policy 26)

Current use(s)	Agricultural Land
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily agricultural land adjacent, with a reservoir to the north. Cherry tree farm over road to the east. Buncefield further to the south.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Identified by SADC officers and in Dacorum Borough Council's East Hemel Hempstead Area Action Plan
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>The adjoining land in Dacorum is allocated for employment in their Local Plan and is subject to a supplementary planning guidance. This seeks a comprehensive development of both parcels of land and joint working between the two authorities.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	No
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No*	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Yes*

Comments/observations (including details of other physical constraints or site designations) * Site lies close to Buncefield and consideration of the relocation of fuel tanks will have to be given. Current plans indicate this site will be outside the HSE consultation zone of 400m for residential development, but the evolving realities will have to be monitored. * Existing access along Cherry Trees Lane would be unsuitable for substantial residential development and would either need to be upgraded or access gained through additional residential development within Dacorum Borough. * Electricity lines cross the southern edge of the site.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Allocated Employment Site (Allocated for specialised technological activities under Policy 26). This site was removed from the Green Belt and allocated for Employment purposes by Hertfordshire County Council in a previous County Structure Plan and the allocation dates from that time. Dacorum is considering whether to reallocate their part of the “specialised technological activities” area through an Area Action Plan to residential and relocating the employment allocation to their “Gateway” site on Breakspere Way, which has far more realistic development possibilities.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The allocation for specialised technological activities under Policy 26 has not been implemented and there is no realistic prospect that they will be. The part of the wider site that lies within Dacorum Borough (most of the wider site between Cherry Trees Lane, Three Cherries Lane and The Nicky Line) is being considered for residential development and this site represents a logical extension of such a residential area.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site owned by The Homes and Communities Agency who are actively seeking appropriate public sector owned sites for residential development.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as it is currently an Allocated Employment Site. The site would only be likely to be developed in conjunction with adjoining land in Dacorum Borough, which is reasonably likely to happen over the medium term. The adjoining land is recognised as having housing potential through their SHLAA (site reference AE44), and is seen as being deliverable in years 15/16-19/20. Development of both this site alone and the wider area of land is likely to be linked to the delivery of the north east Hemel Hempstead relief road, although the exact route still needs to be confirmed. Dacorum envisage the two sites being planned and developed comprehensively.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be a mixture of two and three storey family housing).

Tall trees and substantial banking along the northern perimeter of the site will cause a reduction in overall capacity.

Tall trees along the eastern perimeter of the site alongside Cherry Tree Lane will cause a reduction in overall capacity.

The need for an appropriate landscaping buffer will cause a reduction in overall capacity.

The electricity line across the site at its southern edge may cause a small reduction in overall capacity.

Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 4 hectares of available site, in Zone 4/6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	120

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

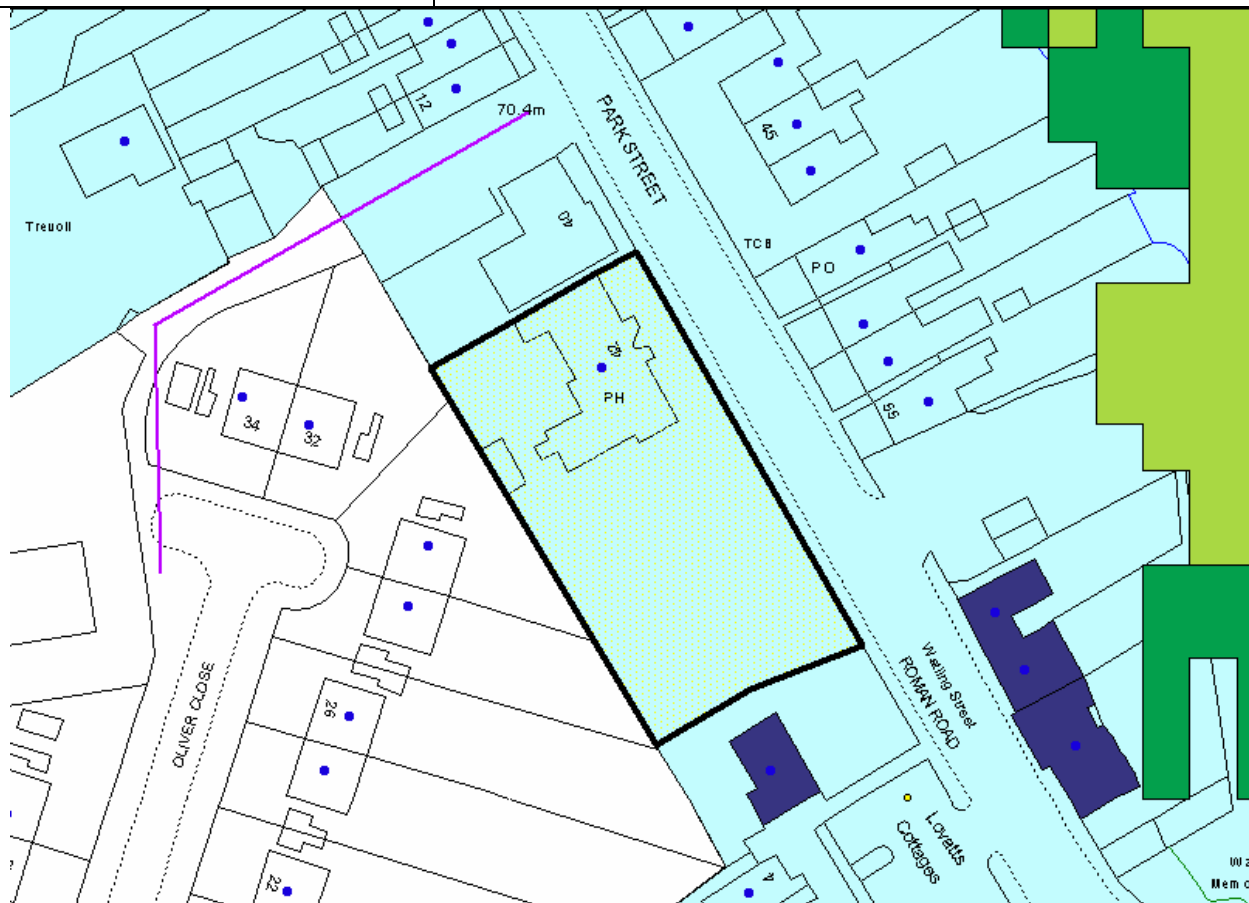
Deliverable	
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-PS-241
Site address (or brief description of broad location)	The Swan PH, 42 Park Street, Park Street



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Idealrise Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.12 ha
Category of site (e.g. employment land, garage court, green space etc)	Other Commercial Uses

Current use(s)	Swan public house and associated car parking.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties along Park Street to the north and south and with residential properties to the west, at the rear. Residential properties, with some car parking, over Park Street to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Recent applications 5/2008/0238 and 5/2008/1296
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2008/0238 The Swan PH, 42 Park Street, St Albans, AL2 2PT Erection of 2.4 metre high boundary hoarding (retrospective) This application was given the decision - DC4 Refusal on 03/06/2008 The hoarding is in the immediate vicinity of several listed buildings and blocks a pleasant open aspect of trees to the rear of the site, which is an important part of the street scene. This will be detrimental to the visual amenity of the locality. This is contrary to Policy 69 (i) (General Design and Layout) and Policy 85 (i) preamble, a, b, g (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.</p> <p>5/2008/1296 Erection of seven, three bedroom terrace dwellings This application was given the decision - DC4 Refusal on 21/08/2008 1. By reason of the scale, height, depth, positioning, length of the rear gardens, lack of amenity space and design, the proposal would create a cramped overdevelopment of the site and a dominant structure in the streetscene, which fails to preserve or enhance the character of the Conservation Area or preserve or respect the setting and scale of nearby Listed Buildings. 2. By reason of parking bays encroaching upon the root protection zone of trees, excessive shading of small rear garden areas, nuisance and structural damage, the proposed development could result in pressure to reduce or remove trees which would be detrimental to the visual amenity value of the streetscene. 3. Given the potential alternative uses, the lack of foreseeable planning benefits to the community which would outweigh the loss resulting from demolition, and the absence of acceptable and detailed plans for redevelopment, the demolition of the Locally Listed Building would be detrimental to the character and appearance of a designated Conservation Area.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	TBC
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Trees and Hedgerows	Yes	Other habitat/ green space	No

Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	TBC
Comments/observations (including details of other physical constraints or site designations) * Access would be directly off Park Street, a busy thoroughfare. * The Swan is a locally listed building and has several other locally listed buildings opposite and nearby. * The site is in the Park Street/Frogmore Conservation Area. * Site is adjacent to 52 Park Street, a Grade II Listed Building and has other Listed buildings diagonally opposite, over Park Street. * Dependent on its scale and nature, development may well harm the setting of the Conservation Area, locally listed and Listed buildings.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Perhaps*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Public houses may be deemed to have community value. * The Swan P.H. is mentioned in the Conservation Area statement for Park Street/Frogmore – “The Swan P.H., 42 Park Street, is another nineteenth century building, which complements the adjacent listed building (no. 52) and positively contributes to the appearance and character of Park Street.”			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes The site is well-located in the middle of Park Street, in a predominantly residential area. The principle of loss of the pub use and change to residential is not considered problematic. The main issues are the form of development, with the recent refusal involving the loss of a locally listed building, being out of character in the Conservation Area, impact on nearby Listed Buildings and over-development of the site. A sympathetic conversion would be more likely to be considered favourably.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment. Appeal lodged 29.9.08.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site where the principle of residential use is accepted and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	Yes
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Residential redevelopment is fine in principle. Conversion of the pub and additional dwellings in the car park is the preferred design of SADC. The additional dwellings are constrained by the mature trees at the rear of the site.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-PS-315
Site address (or brief description of broad location)	84 Park Street, Park Street/Frogmore



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.22 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	Car servicing and repairs
Character of surrounding area (including adjoining land uses; site outlook etc)	A mixed village area, with residential uses close by, a sports pavilion and a public house.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR
Planning History (including Local Plan Inquiries, LDF etc)	5/2006/2215 Paynes Yard, Park Street Lane, Park Street, St Albans, AL2 2NE Single storey side extension This application was given the decision - DC3 Conditional Permission on 28/11/2006

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Approximately 5% of the site is in Flood Zone 2. * Grade II Listed and Locally Listed buildings close by.			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Poor" for Internal Environment and Suitability Of Buildings For Purpose and "Good" for accessibility By Public Transport and Accessibility By Road in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This is a well-located site, consisting of previously developed land and could accommodate housing. Care would have to be taken due to its Conservation Area location, Grade II Listed and Locally Listed buildings nearby. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review. Approximately 5% of the site is in Flood Zone 2.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks).
 Approximately 5% of the site is within Flood Zone 2 Medium Flood Risk, which may limit site capacity.
 The site is in a Conservation Area and there are several Grade II Listed and Locally Listed buildings in close proximity, which may limit site capacity.
 Proximity of community sports pavilion may limit site capacity.
 Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.22 hectares of overall site, in Zone 4.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

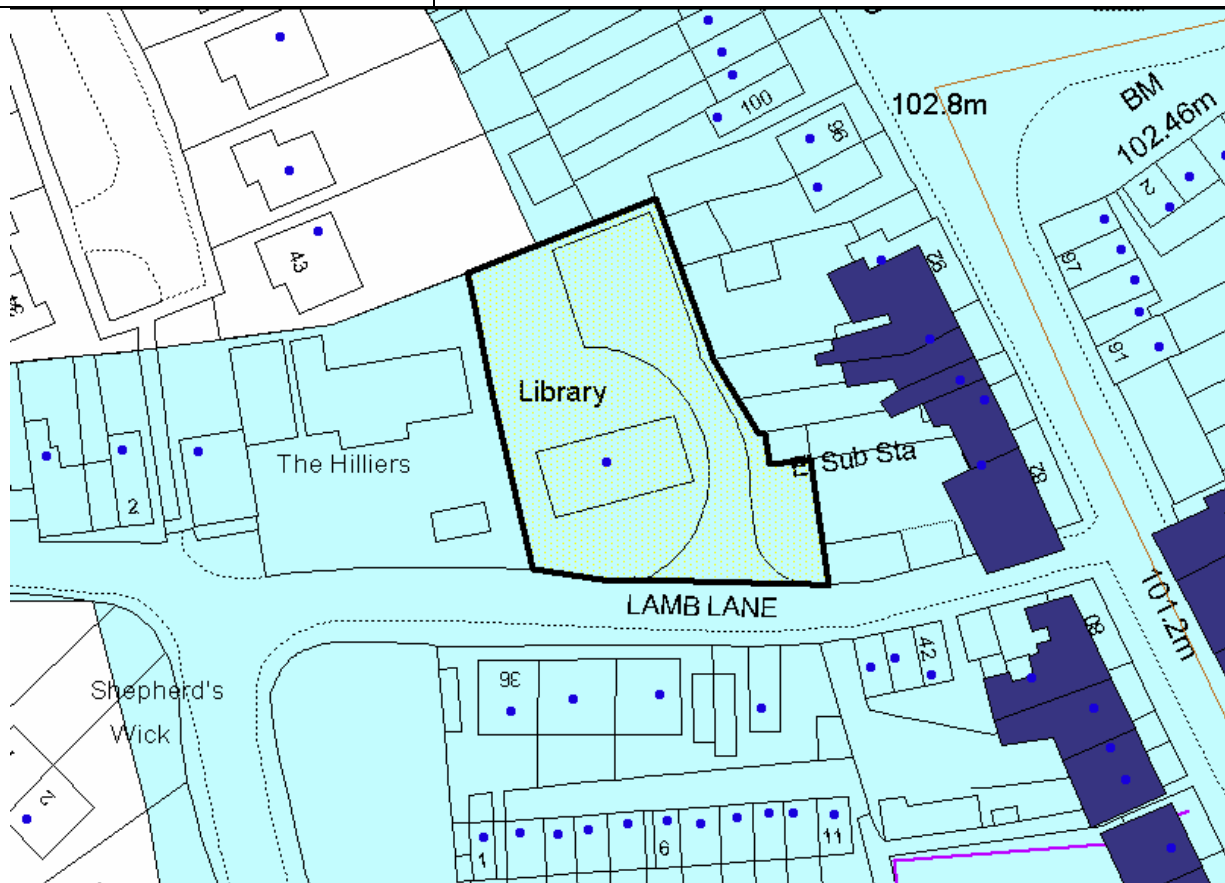
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-R-140
Site address (or brief description of broad location)	Land at Redbourn Library, Lamb Lane, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.11 ha
Category of site (e.g. employment land, garage court, green space etc)	Education sites

Current use(s)	Redbourn library and associated car park and open space.
Character of surrounding area (including adjoining land uses; site outlook etc)	Rear of High Street Class A Frontage to the east. Residential properties and gardens to the north and west and over road to the south.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No*	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes*	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	Perhaps*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) <p>* ASR 5 - Area of Archaeological Significance – subject to a recording condition.</p> <p>* Modest trees and hedgerows on parts of site perimeter.</p> <p>* Numerous Locally listed buildings to the north east, along the High street and to the west, along Lamb Lane.</p> <p>* Numerous listed buildings close by to the east, along the High Street.</p> <p>* Possible right of way along part of existing access road indicated by agent.</p> <p>* Development would be heavily constrained in nature for it not to cause harm to the character or amenity of nearby listed buildings and the Conservation Area</p>			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Library site has considerable community value.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site is shortlisted on the basis that a replacement library would be built on-site in a mixed development with dwellings, as suggested by HCC. The small site size, Conservation Area location and proximity of Listed Buildings will limit dwelling gain on the site.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, the site has been proposed by the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site amongst residential uses but uncertainties regarding the community facility of the library and cost factors associated with redevelopment including housing (for a very limited dwelling gain) make achievability unclear.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming that a replacement library would be built on-site, in a mixed development with dwellings, as suggested by HCC.
The small site size, Conservation Area location and proximity of Listed Buildings will limit dwelling gain on the site.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-R-147
Site address (or brief description of broad location)	Rear of Nos. 37 and 39 Hilltop, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	No. 39 is owned by St Albans District Council. No. 37 is privately owned.
Contact details - if different from above (e.g. agent, planning consultant etc)	David Reavill - Housing department, St Albans City & District Council
Area of site or broad location (hectares)	0.09 hectares
Category of site (e.g. employment land, garage court, green space etc)	Existing residential area
Current use(s)	Two residential properties and gardens.

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is surrounded by residential development (and gardens) on all sides. Vehicular access to the garden land to the rear of the two houses would be from Hilltop, to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by the Council's housing department (for possible affordable housing development).
Planning History (including Local Plan Inquiries, LDF etc)	No development control history post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	Part	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Development would constitute building on garden land of two existing dwellings.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. No. 39 is Council owned/No. 37 is private. No known site constraints, although consideration would need to be given to the design and density of any new development, and its compatibility with the surrounding area.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment, though they have been informally discussed in the past and may be again in the future.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming that additional dwellings appropriate to the area (most likely a pair of semi-detached houses), could be located on part of the garden land.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
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Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-R-317
Site address (or brief description of broad location)	John Hill & Son, 28-32 Fish Street, Redbourn



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.11 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	Metal Recycling Centre
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily a residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Yes*
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Grade II Listed and Locally Listed buildings nearby. * SADC contaminated land site – former Gas Works on part of the site.			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Designated waste site. * Undesignated employment area. Scored Average overall and average for all categories in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Residential redevelopment could potentially improve the environment (being more in keeping with adjoining dwellings than a Metal Recycling Centre) in this sensitive location inside the Conservation Area. The Metal Recycling Centre is an official waste site and would have to be relocated elsewhere. Care would have to be taken due to its Conservation Area location, Grade II Listed and Locally Listed buildings nearby/ on-site. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review. Site is likely to be polluted.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment. It may be difficult to relocate the existing use, due to the nature of waste transfer stations and the very limited number of locations in which they can operate.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely to be a short terrace or similar).
SADC contaminated land site – former Gas Works on part of the site, which may limit site capacity.
The site is in a Conservation Area and there are several Grade II Listed and Locally Listed buildings in close proximity, which may limit site capacity.
Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.11 hectares of overall site, in Zone 4.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-125
Site address (or brief description of broad location)	Ariston Playing Field, Harpenden Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	2.45 hectares
Category of site (e.g. employment land, garage court, green space etc)	Green Space
Current use(s)	Private playing field with occasional ACS use.

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is a green space within the built up area of St Albans. Residential properties lie to the east and south. Heathlands School lies to the north and the former Ariston Works site is situated to the west. The site is well screened by existing vegetation, particularly along its south western corner. A wooded area abuts the site's south western boundary.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p>No relevant development control history on this site. However, outline permission for approx 48 dwellings (subject to a Section 106 Agreement that has never been signed), together with the relocation of St Albans Judo Club and the Pioneer Club on the adjacent 'former Ariston Works' site.</p> <p>FS2 – North of St Albans City Centre</p> <p>This option comprises previously developed land within the built up area of St Albans (east of Harpenden Road and south of Beech Road). A planning brief was prepared by the District Council and Hertfordshire County Council, which supported the principle of housing and some community uses in this broad location. Accessibility is good, both in terms of proximity to the road network and frequent bus services into St Albans and Harpenden. Any new store could plug the current gap in convenience goods (food) provision in the north of St Albans.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No***	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Unlikely	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Access capacity would need to be investigated. * Trees/vegetation mark the site boundaries, particularly to the south. * Site abuts Bernard's Heath – a county wildlife site (woodland broadleaved, semi-natural, scrub and amenity grassland) and common land.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	Playing Pitches Strategy
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Private playing field			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Community playing field with occasional ACS use that is included in the Council's Playing Pitch Strategy. Any development would need to be sensitive to the proximity of Bernards Heath. Retention of existing trees and hedgerows (and additional landscaping/planting) would provide screening for new housing. Access arrangements would require further thought. The GSS does not identify any deficiency in amenity green space in the Central St Albans area, but there are existing deficiencies in playing pitches. The viability of single pitch sites is questionable. It might, therefore, be preferable to negotiate with any developer, in order to seek financial contributions towards providing new playing pitches off-site or improving existing pitches in the Central area. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision. NB: This area was suggested as a possible location for a food store (FS2 – North Of St Albans City Centre) in the Core Strategy Issues & Options consultation document.'

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, site proposed by the landowner as having potential for housing development, but currently held in reserve for future potential school playing field uses.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the urban area, or possibly from an ad hoc application.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming no Green Space use is necessary, the site is not used for retail premises and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses but also likely to include small apartment blocks). The informal recreation areas indicated by the owner are retained, reducing overall site capacity. County Wildlife site Bernards Heath is adjacent and appropriate consideration of trees and wildlife may cause some reduction in achievable density. The site contains some mature trees, which may reduce overall density. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 2 hectares out of the 2.45 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	70

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

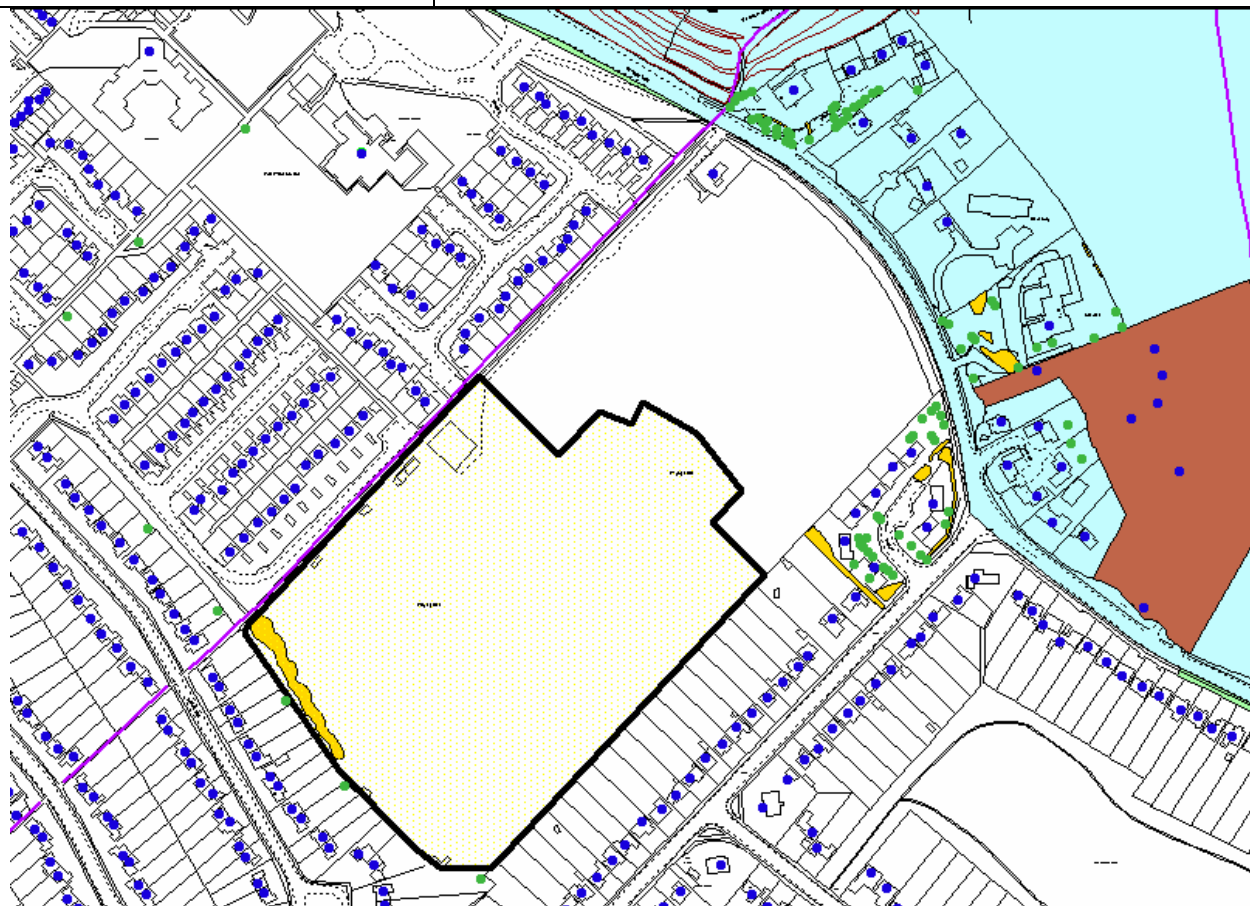
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-128
Site address (or brief description of broad location)	King Harry Lane Playing Fields (southern area), King Harry Lane, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hallam Land Management Ltd hold a controlling interest in the site.
Contact details - if different from above (e.g. agent, planning consultant etc)	Mrs Ruth McKeown Hallam Land Management
Area of site or broad location (hectares)	4.8 hectares
Category of site (e.g. employment land, garage court, green space etc)	Green space

Current use(s)	Former school playing fields – now disused
Character of surrounding area (including adjoining land uses; site outlook etc)	The playing fields are bounded by King Harry Lane to the north east and abut residential development in all other directions. The proposed site comprises the southern half of the playing fields, with the northern half already with planning permission for residential development (see below).
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by the landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2006/2729 – Retirement community of 65 dwellings, 45 extra care units, 16 key worker flats, a 40 bed care home, 1433 sq m of community facilities. Refused, but subsequently allowed on appeal. [This relates to the northern part of the site, as opposed to the southern part.]</p> <p>Local plan inquiry 1982 – Objectors proposed residential development of the site. Inspector considered that, whilst loss of open space was regrettable, he saw no fundamental technical objection to the residential development of the site. However, he considered that the site was unlikely to come forward for development during the Plan period, which ruled it out as a development site. This would not rule out a planning application coming forward.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	Yes*	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes**	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Site lies within an archaeological site (AS.R.25 – St Albans, including Saxon Kingsbury, the Saxon and Medieval town and Sopwell Nunnery) which may be subject to a recording condition. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment. ** Trees along south western boundary.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy/Playing Pitch Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	Perhaps*
Comments/observations (including details of any other national, regional or local policy constraints): * Indicative viewpoint to the north east, but development already permitted on the northern half of the site. * TPO Group inside the south west part of the site and TPO points on/ just outside the south-west boundary.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	No specific constraints, but the Green Spaces Strategy may identify the need to protect the site as open space.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. This is a greenfield site within the urban area. It comprises disused school playing fields. Planning permission has been granted on appeal for residential development (i.e. a retirement community of 65 dwellings, 45 extra care units, 16 key worker flats, a 40 bed care home, 1433 sq m of community facilities) on the northern part of the site. Main site constraint would be the increase in traffic volume along King Harry Lane and the impact on traffic movement through the existing roundabout. The site is in a known area of high archaeological interest. Some pre-determination works have already been carried out and it is believed unlikely that any further such works would unduly affect the viability of any redevelopment. Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. Furthermore, new playing fields of a high quality have already been provided at the Woollams site, Harpenden Road to replace those lost on this site. Local residents also have easy access to Verulamium

	<p>Park, which has several Green Space purposes and is of significant value.</p> <p>Notwithstanding the above, it could be possible for the Council to negotiate with the developer, in order to seek financial contributions towards meeting any specific green space deficiencies, which could be exacerbated by any proposed new housing development.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner/controlling interest via agent.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the urban area, or possibly from an ad hoc application.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming no Green Space use is necessary and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses). The TPO Group inside the south west part of the site may slightly reduce overall capacity. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 4.8 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	150 - The illustrative sketch scheme submitted seems broadly in line with something which may be acceptable.
Council's own estimated capacity	150

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-145
Site address (or brief description of broad location)	TW Russell site, Guildford Road (part of the EMP12 site, but physically separated from the main Brick Knoll Park employment area).



Current use(s)	Redundant former coachworks.
Character of surrounding area (including adjoining land uses; site outlook etc)	The middle of a narrow strip of three industrial units to the west of the main area of Brick Knoll business Park, on the west side of Ashley Road. Large storage warehouse to the south, car repair unit to the north, residential housing over the road to the west, main part of Brick Knoll Park over the road to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusals.
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/0351 T W Russell Ltd, Guildford Road, St Albans, AL1 5JU Demolition of existing building and erection of care home for the elderly. This application has been withdrawn</p> <p>5/2008/1141 T W Russell Ltd, Guildford Road, St Albans, AL1 5JU Demolition of existing buildings and erection of one, two storey building with accommodation in the roof comprising ten self-contained flats with associated access and parking (resubmission following refusal of 5/07/2851) This application has been withdrawn</p> <p>5/2007/2851 T W Russell Ltd, Guildford Road, St Albans, AL1 5JU Demolition of existing buildings and erection of one, two storey building with accommodation in the roof comprising ten self-contained flats with associated access and parking (resubmission following refusal 5/07/0852) This application was given the decision - DC4 Refusal on 26/02/2008</p> <p>5/2007/0852 T W Russell Ltd, Guildford Road, St Albans, AL1 5JU Demolition of existing buildings and erection of ten residential units This application was given the decision - DC4 Refusal on 03/07/2007</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Yes*
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Some ground contamination found during pre-application investigations. * Large self-storage unit adjacent may be a cause of noise issues.			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Designated employment area (EMP12) in the adopted Local Plan (Policy 20). Scored Good overall and Good for all categories except “average” for Accessibility By Road and External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes The site forms part of a designated employment area (EMP12), which is classified as a ‘good’ site for employment uses in the interim Central Hertfordshire Employment Land Review. However, this particular site is physically separated from the bulk of the Brick Knoll Business Park, lying to the east of Ashley Road. It is well-located and consists of previously developed land and could accommodate housing. However, given the nature of immediately adjoining uses to the north and south, residential development at present may be problematic.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, several recent applications for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site. There may be some negative impact on the level of market demand, given the adjoining uses, but these are not believed
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	likely to preclude successful housing redevelopment.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely to be a small apartment block).
The large self-storage unit adjacent may cause noise issues which may limit site capacity.
Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.17 hectares of overall site, in Zone 2/3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

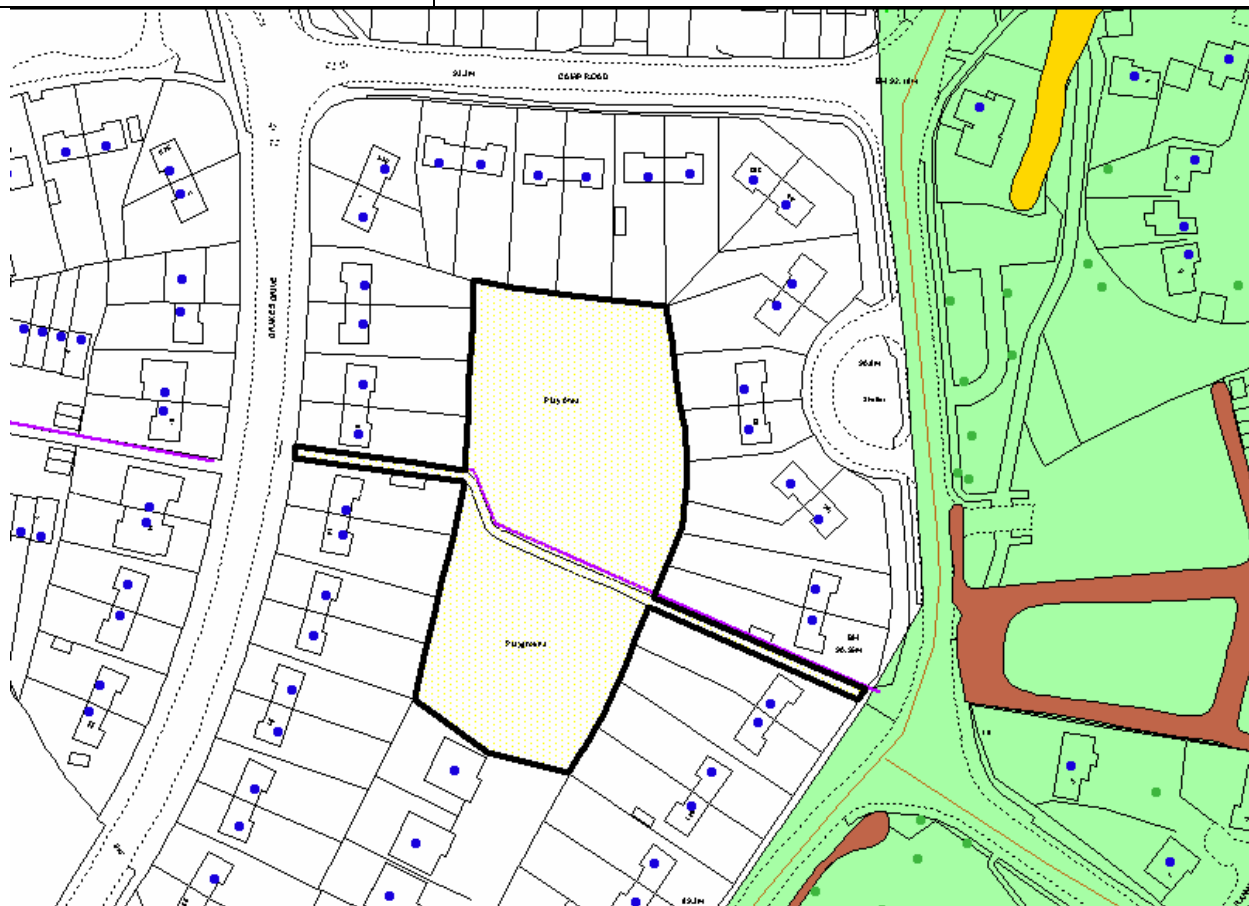
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-148
Site address (or brief description of broad location)	Gloucester Fields, east of Drakes Drive and south of Camp Road



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Department of Health (recently up for sale)
Contact details - if different from above (e.g. agent, planning consultant etc)	AtisReal
Area of site or broad location (hectares)	0.49ha
Category of site (e.g. employment land, garage court, green space etc)	Open space
Current use(s)	Public open space

Character of surrounding area (including adjoining land uses; site outlook etc)	<p>Site is surrounded by residential dwellings to all sides and comprises back land to the rear of residential properties. Access to the site is via footpath that passes between houses from Drakes Drive in the west across the site, and to hill end lane in the east.</p> <p>No formal play equipment or play area and there is an electricity sub station on the eastern side of the site.</p>
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Land owner and agent
Planning History (including Local Plan Inquiries, LDF etc)	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	Yes*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes*	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Electricity substation
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Site has very poor access. Currently access to the site can only be gained via public footpaths entering from Drakes Drive and Hill End Lane. No vehicular access.</p> <p>* Public open space</p> <p>* Public footpath through the site (west to east)</p> <p>* Development of the land would harm the amenity of surrounding areas (loss of public open space). There would also be an impact on the character of the immediate locality.</p>			

Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Public open recreation space Policy 75 of the District Local plan, Green Space within Settlements. Green space should be retained in open use or suitable replacement land and facilities can be provided elsewhere.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	<p>The main issues relating to this site are access and loss of public/green space.</p> <p>Access could be improved by purchasing and demolishing dwellings either side of the entrances into the site. Public space may have to be provided elsewhere in the locality.</p>
Officers Conclusions - Stage 1 (I.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>This site would be suitable in principle for residential development. The main issues are access and loss of public/green space. Access could be improved by purchasing and demolishing dwellings either side of the entrances into the site (NB: Hightown Praetorian & Churches Housing Association own some of the properties on Camp Road).</p> <p>This site is (or was until recently) owned by the Health Authority. The open space has been maintained for many years by Colney Heath Parish Council but has no formal public access and was consequently not included in the Council's Green Spaces Strategy.</p> <p>The GSS identified a deficiency in overall allotment provision in the Central St Albans area, although there are other allotment sites within easy walking distance of the site. In addition, a significant amount of green space has already been provided as part of the nearby Highfield development.</p> <p>Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publicly accessible green space. However, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing new green space off-site. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No – There would almost certainly need to be at least one and possibly more dwellings purchased and then demolished to facilitate access. It is not believed that the owners currently own or control any such properties. It is further believed that Colney Heath Parish Council has now acquired the site, expressly to prevent residential development.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations. Such a design will likely be challenging, but possible.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming no Green Space use is necessary and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (possibly bungalows or semi-detached and townhouses or possibly small, low rise apartment blocks).

Access would have to be improved by purchasing and demolishing one or more dwellings, reducing net dwelling gain.

The public footpath running straight through the middle of the site may reduce capacity.

Due to the configuration of the site, overlooking issues are likely to be a considerable design constraint, which may reduce site capacity.

Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 0.49 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	15
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

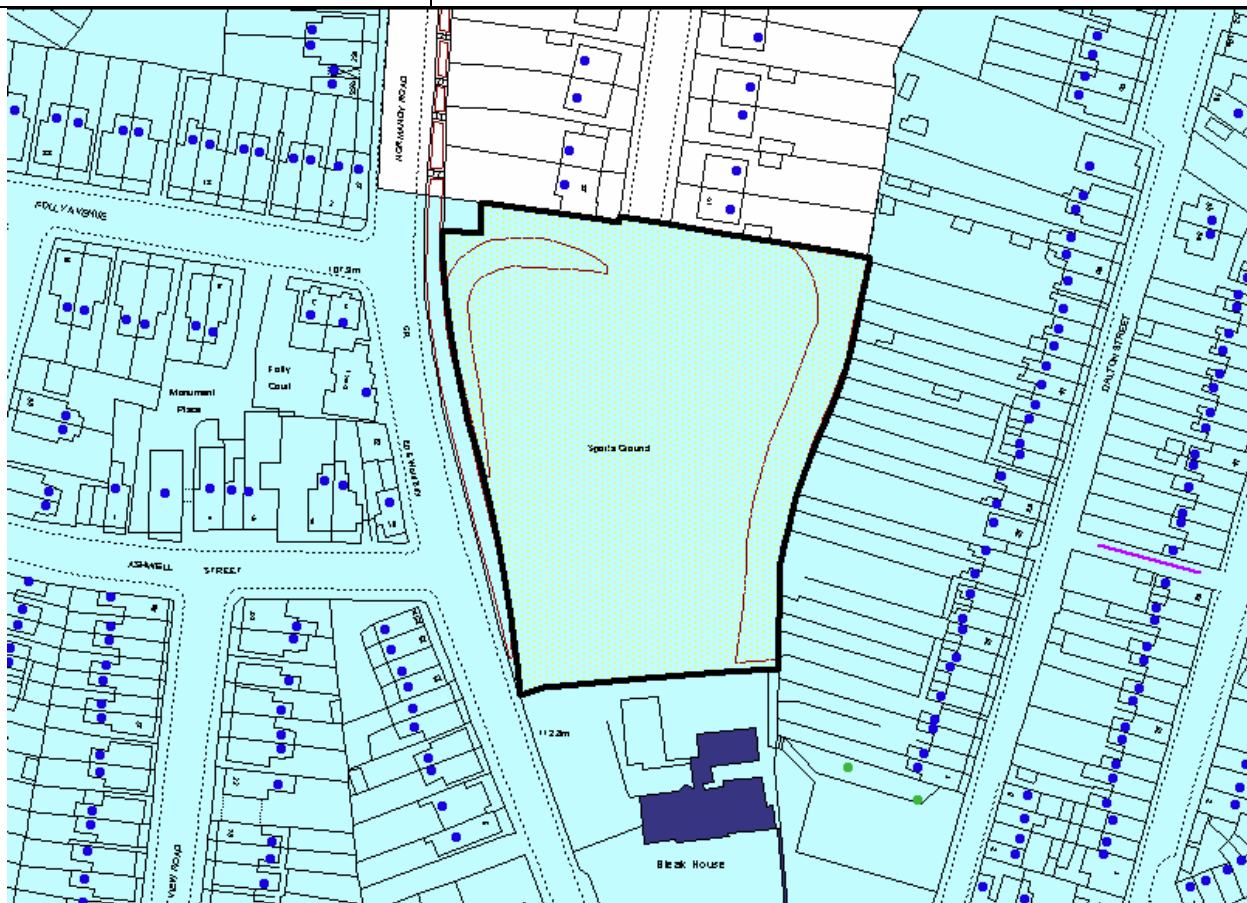
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-159
Site address (or brief description of broad location)	Aboyne Lodge School Detached Playing Field, Normandy Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.55 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Open space

Current use(s)	Aboyne Lodge School detached playing field
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area with houses or gardens to the west, north and east. Large, Listed Grade II period office building, Bleak House, to the south.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2003/2380 Erection of vehicular access gate 2.4m high, crossover and car park for four vehicles (retrospective) This application was given the decision - Objection on 21/01/2004</p> <p>That Hertfordshire County Council be informed that this Council, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 raises OBJECTIONS to the proposed development as it would be contrary to Policies 85 and 86 of the St Albans District Local Plan Review 1994 in that by reason of inappropriate design and materials it would cause significant detrimental effect upon the character of the Conservation Area and the setting of the Grade II Listed Building.</p> <p>5/2003/1522 Land Adjacent To, Bleak House, Normandy Road, St Albans, Erection of four, two-storey dwellings (resubmission following approval of 5/03/0876 subject to legal agreement) This application was given the decision - DC3 Conditional Permission on 18/03/2004</p> <p>5/2008/0194 Land adj to, Bleak House, Catherine Street, St Albans, Hertfordshire, Erection of a four bedroom dwelling This application was given the decision - DC4 Refusal on 20/03/2008</p> <p>1. The proposed development would be detrimental to the setting of the Grade II Listed Building by reason of the cumulative splitting up of its historic curtilage, the loss of visual openness that would result, and the unbalancing and deleterious effect that the proposed structure would have upon the visual and historic integrity of the site by reason of its siting and design. The application would thereby be contrary to Policy 86 (Buildings of Special Architectural or Historic Interest) of the St Albans District Local Plan Review 1994.</p> <p>2. The proposed development would fail to preserve or enhance the character of the Conservation Area due its failure to respect or relate to the prevailing building line and pattern of development in the surrounds, its failure to respect or relate to the character of adjoining buildings, the disruptive effect that it would have upon the existing balance of buildings and landscape, and its failure to relate adequately to the adjacent street scene. The application would thereby be contrary to Policy 85 (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified

Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Some	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * This assessment is subject to the Green Spaces Strategy review, which may well affect the site. * Large, Listed Grade II period office building, Bleak House, to the south.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy/Playing Pitches Strategy	Perhaps*
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * School playing field has community value. Sport England would need to be consulted on proposals involving its loss/partial loss. Policy 114 Area - St Albans City Centre, Building Height, Roofscape and Skyline			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The playing field is some distance from the school itself and if not ideally located for use by pupils. Sport England would need to be satisfied that the playing field could be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community. Any housing development would increase any identified deficiencies in

	<p>green space provision within this part of St Albans, which would need to be mitigated.</p> <p>Location in the St Albans Conservation Area and proximity to an adjoining Listed Building would also be constraints.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The relocation of the Aboyne Lodge school playing field would be required, which may well be difficult to achieve.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, if the relocation of the Aboyne Lodge playing field was achieved, after due consideration through the LDF process.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming no Green Space use is necessary and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses).

Conservation Area status and the large Listed Grade II period office building, Bleak House, immediately to the south, may reduce overall capacity.

Significant mature trees on the site may reduce overall capacity.

Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	18

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

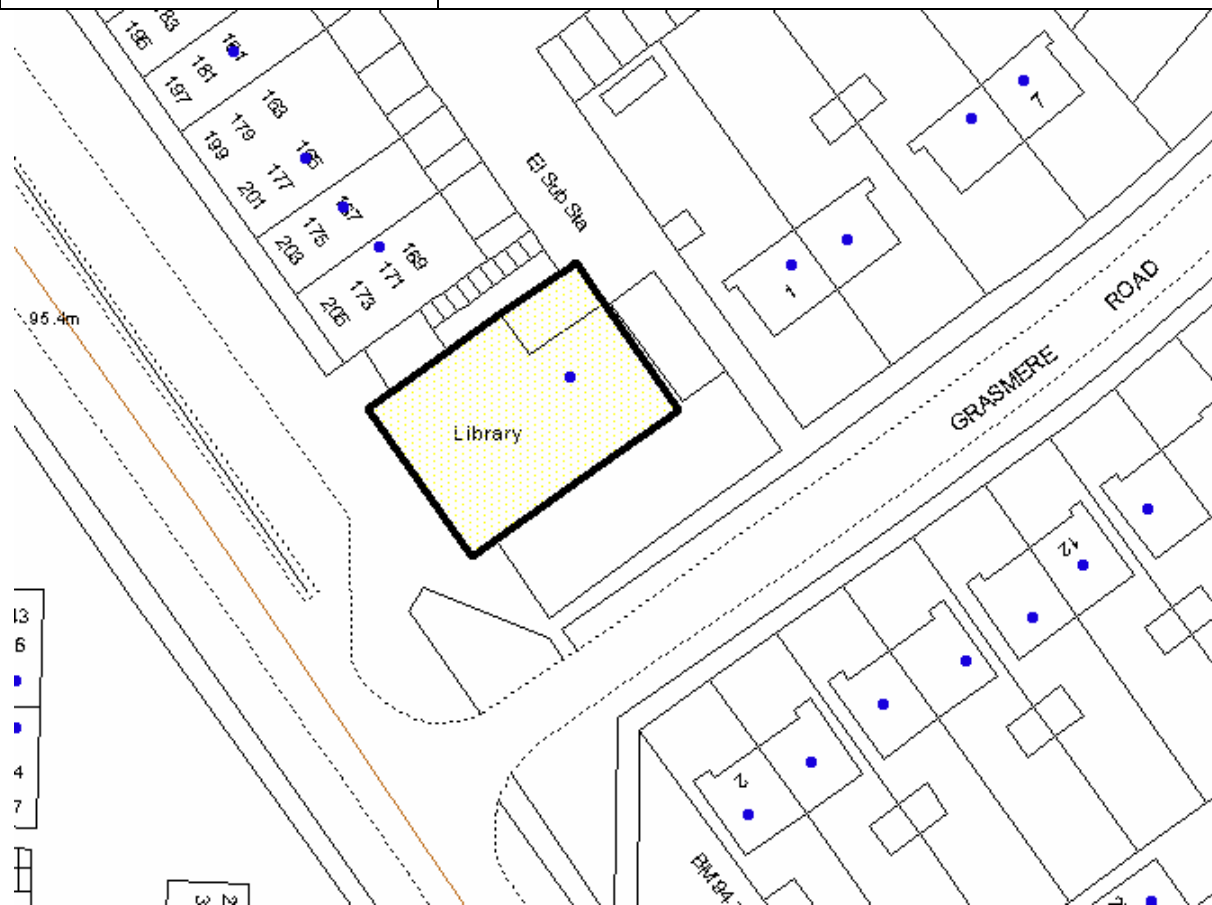
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-161
Site address (or brief description of broad location)	Cunningham Library, Cell Barnes Lane



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.04 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Education sites

Current use(s)	Cunningham library and flat.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area, mixtures of flats and houses, on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> 5/2005/2171 Cunningham Library, Cell Barnes Lane, St Albans, AL1 5PX Change of use of first floor flat to offices This application was given the decision - No objection on 02/12/2005

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Public rights of way up to building boundary.			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Cunningham library has community value.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site is recommended for shortlisting, on the basis that a replacement library would be built on site or in a mixed development with dwellings, as suggested by HCC. However, it is unlikely that there would be sufficient land to incorporate any amenity space or parking, which could render the site unviable.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, the site has been put forward by the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site amongst residential uses but uncertainties regarding the community facility of the library and cost factors associated with redevelopment including housing (for a very limited dwelling gain) make achievability unclear.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming that a replacement library would be built on-site in a mixed development with dwellings, as suggested by HCC. The existing single dwelling (incorporated flat), small site size, lack of parking and lack of amenity space will limit dwelling gain on the site.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-207
Site address (or brief description of broad location)	No. 1 Camlet Way (part of Kingsbury Farm site, Branch Road)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Nina Vincent
Contact details - if different from above (e.g. agent, planning consultant etc)	Adams & Collingwood
Area of site or broad location (hectares)	0.14 (0.07 net) Hectares
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential house and garden

Character of surrounding area (including adjoining land uses; site outlook etc)	Generally a residential area on all sides, with Kingsbury Dairy site immediately to the south, which has permission for conversion to residential and also St Michael's Memorial Hall, to the north.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous application for demolition of 1 and erection of 4 dwellings, refused 5/2005/2341
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2005/2341 1 Camlet Way, St Albans, AL3 4TL Demolition of existing dwelling and erection of four semi-detached dwellings This application was given the decision - DC4 Refusal on 05/01/2006</p> <p>1. By reason of its design, height, prominence and location, the proposed development including the two detached garages would have a detrimental impact on the appearance of the street scene. The proposal would fail to preserve or enhance the character and appearance of the Conservation Area. The proposed development would be contrary to Policies 69 (i), 70 (preamble) (i) and 85 (i), (i)(f) of the St Albans District Local Plan Review 1994.</p> <p>2. By reason of the proximity of the proposed development to existing trees within and adjacent to the application site, the proposed development would be likely to result in the loss of trees and would be likely to result in future requests for tree work. The proposed development would be contrary to Policies 70 (v), 74 (i) and 85 (i) (h) of the St Albans District Local Plan Review 1994.</p> <p>3. Due to the proximity of the development to the southern boundary of the site the proposal would be likely to compromise the further development of adjoining land. The proposed development would be contrary to Policy 70 (vii) of the St Albans District Local Plan Review 1994.</p> <p>4. The applicant has failed to submit a bat assessment. The proposal may result in and adverse impact on a protected species, contrary to Policy 106 of the St Albans District Local Plan Review 1994.</p> <p>Planning permission on Kingsbury Dairy site, adjacent to the south</p> <p>5/2006/1168 Conversion of existing buildings (former dairy buildings to north of site) and erection of a new building to provide 16 residential units.... This application was given the decision - DC3 Conditional Permission on 10/11/2006</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	TBC
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes

Trees and Hedgerows	Yes*	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Kingsbury Lodge, Kingsbury Barn, 3 Branch Road and walls, all Grade II approx 15-40m away. * Some substantial trees on site The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No*
Comments/observations (including details of any other national, regional or local policy constraints): * Policy 4 - Site is part of RS18 – Schedule of proposed housing sites. * Inside Policy 114 Area, but no prospect of affecting skyline.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application 5/05/2341 for 4 semi-detached dwellings in the garden of No. 1 Camlet Way was refused on the grounds that (by reason of design, height, prominence and location) the development would have a detrimental impact on the street scene. However, residential development would be acceptable in principle and the Council has had pre-application discussions regarding the possibility of 2 dwellings on this site. Conservation Area location and Listed Buildings nearby. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be

	required, which may affect the viability of any redevelopment.
--	--

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes There has been a previous application for residential redevelopment and subsequent discussions regarding an alternative redevelopment scheme.
---	---

ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the existing house was retained and additional dwellings added on part of the garden land, or the whole site was redeveloped for housing, with a mix of dwelling types appropriate to the area (principally two and three storey detached, semi-detached and townhouses).

Substantial trees on part of the site may slightly reduce overall capacity.

Kingsbury Lodge, Kingsbury Barn, 3 Branch Road and walls, all Grade II approx 15-40m away, limiting site capacity.

The site is in a known area of high archaeological interest which may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

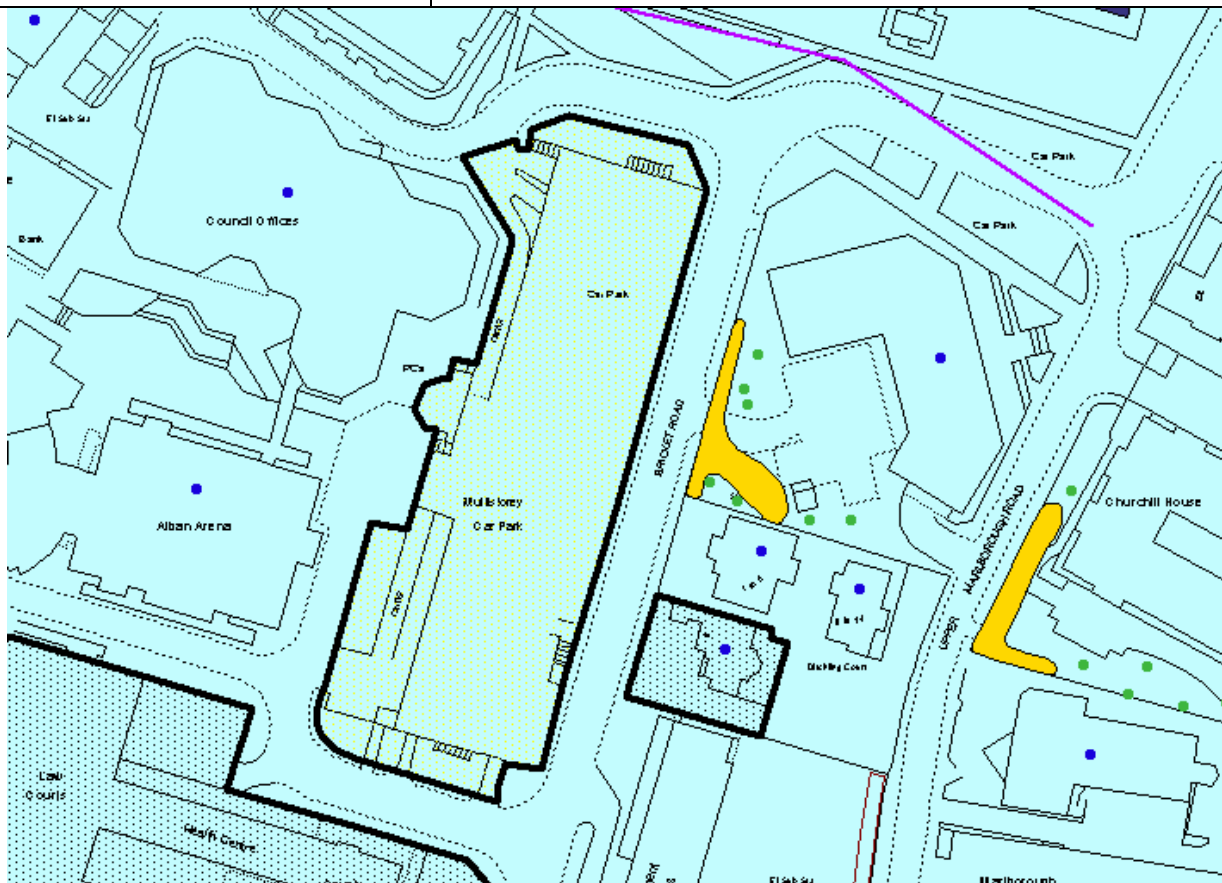
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-208
Site address (or brief description of broad location)	Council Offices car park, Civic Centre, Bricket Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans DC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.43 Ha
Category of site (e.g. employment land, garage court, green space etc)	Other Urban Use/Garage Court
Current use(s)	Large Council car park.

Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre – principally large city centre office blocks, to the east, south and west, including the Civic Offices and the Alban Arena. Open green space, residential almshouses and small garden to the north.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous applications for multi-screen cinema, including residential element, including approval and withdrawals.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Several, including:</p> <p>5/2006/0356 Redevelopment of existing car park with the erection of an eight storey building (above ground) comprising of a seven screen cinema (Class D2), two restaurants (Class A3), 172 residential units including 49 affordable units, public toilets, storage space. This application has been withdrawn</p> <p>5/2001/0443 Revised drawings - Erection of multi-screen cinema, Class A3 units, multi-storey car parking and landscaping This application was given the decision - DC3 Conditional Permission on 26/09/2001</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations)			
* Marlborough Grade II Listed almshouses to the north.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	Perhaps*
Comments/observations (including details of any other national, regional or local policy constraints):			
* Previous applications/proposals have been to a substantial height and have potential for an adverse effect on the St Albans City skyline (Policy 114)			
* TPO Group and 7 TPO points across Bricket Road to the east.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	NB: Clause in the agreement with developers that says that if planning permission is not achieved by a certain date, the joint venture is no longer valid. This date has now passed and no new developer or development parameters are believed to have been decided.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site earmarked for a multi-screen cinema with parking and a subsidiary residential element. Previous applications/proposals have been to a substantial height where the Council's concerns related to the potential adverse effect on the St Albans City skyline (Policy 114). Site lies within St Albans Conservation Area.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site has been earmarked for a multi-screen cinema with parking and a subsidiary residential element for several years, but no acceptable scheme has yet been devised that retains the operational need for parking and also gains the cinema and housing.
---	---

ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site but considerable doubt exists as to the achievability of a financially viable scheme that will also be acceptable given realistic planning considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

The site has been earmarked for a multi-screen cinema with parking and a subsidiary residential element. Previous applications/proposals have been to a substantial height where the Council's concerns related to the potential adverse effect on the St Albans City skyline (Policy 114).

The site lies within St Albans Conservation Area, limiting site capacity.

Whilst it is not impossible that there may be some housing redevelopment over the long term, there is no degree of certainty about what form it may take.

Based on the previous withdrawn schemes, which included approximately 170 dwellings and which would have been refused if they had not been withdrawn, a very approximate estimation of the necessary reduction in capacity can be made.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	This figure would have to be based on an investigation of the council's development criteria (particularly the requirement for a cinema, or not) at any future time, which is unknowable at present. Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, it could be in the region of 120 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

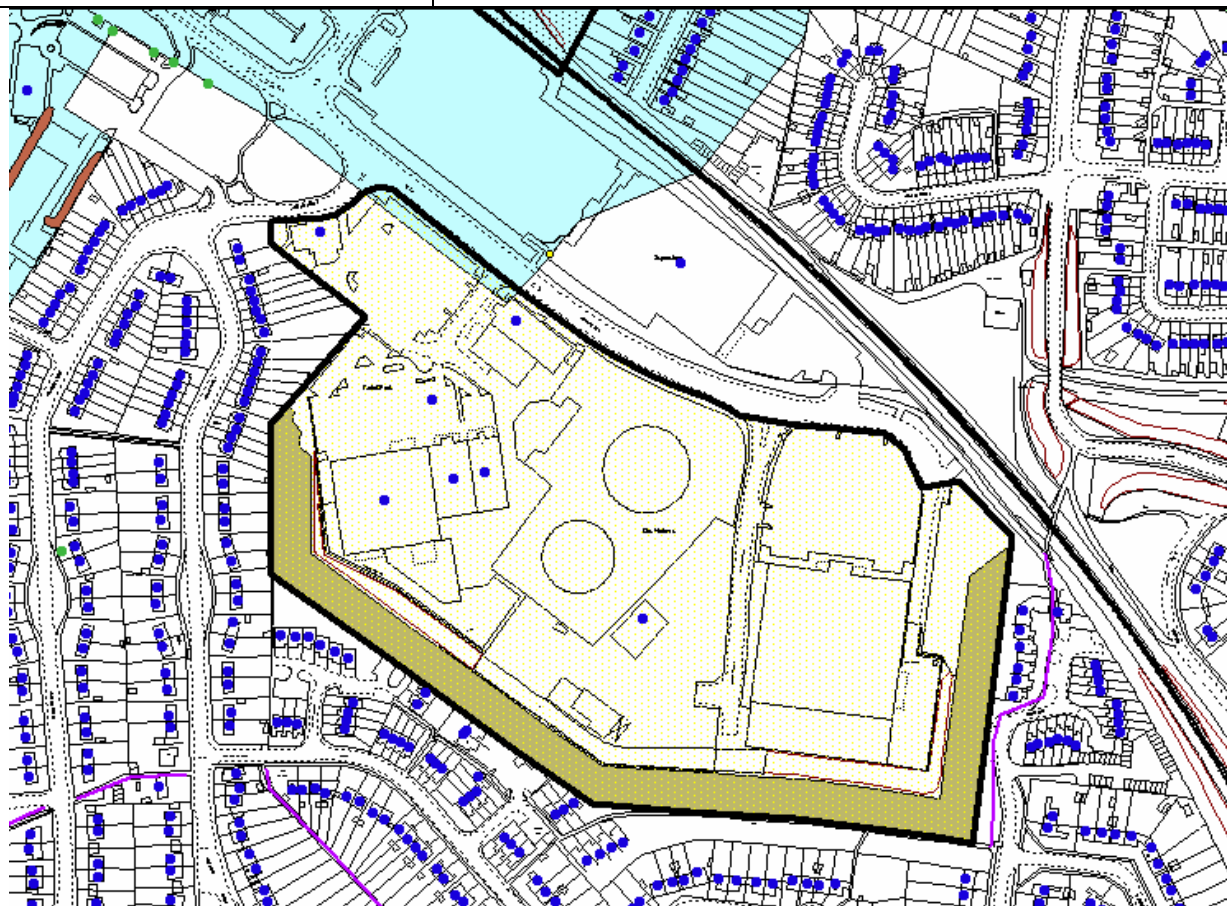
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-210
Site address (or brief description of broad location)	Former Gas Works site, Griffiths Way



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Primarily Hermes Real Estate on behalf of National Grid and Transco. Transco own the gas holders and National Grid own the land to the rear, which is currently let out to storage.
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	8.52 ha
Category of site (e.g. employment land, garage court, green space etc)	Mixed - Other urban uses, other commercial uses, employment land
Current use(s)	Mixed – large retail units, car parking, gas holders, employment land

Character of surrounding area (including adjoining land uses; site outlook etc)	Self-contained area with residential areas beyond the railway to the north and to the south and east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Discussions with landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>UA 1 – Former Gas Works Site, Griffiths Way, St Albans This option comprises approximately six hectares on the former gas works site, on Griffiths Way to the south of St Albans City Centre. The area is currently occupied by low density retail warehousing and redundant gas holders and it is being put forward for consideration for a possible mixed use, multi-level scheme which could potentially include further comparison (non-food) goods retail floorspace, employment, leisure, hotel, housing and associated parking.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	Yes*	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Notifiable Site NS 4			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* TPO Woodland across southern edge of the site			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Transco own the gas holders and National Grid own the land to the rear, which is currently let out to storage. Developers are considering a comprehensive comparison retail scheme for the gas holder site and the area that includes McDonalds, Matalan, Halfords and Curry's (but not Homebase or Sainsbury's). Their scheme includes some leisure/entertainment, but no residential development.</p> <p>Notwithstanding the above, the site may have some potential for housing development, although the Panel had some concerns over accessing a residential development through a retail park.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Developers are considering a comprehensive comparison retail scheme for the gas holder site and the area that includes McDonalds, Matalan, Halfords and Curry's (but not Homebase or Sainsbury's). Their scheme includes some leisure/entertainment, but currently no residential element.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No, though residential development would be very likely to be viable if a mixed use scheme was proposed in the future.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Developers are considering a comprehensive comparison retail scheme for the gas holder site and the area that includes McDonalds, Matalan, Halfords and Curry's (but not Homebase or Sainsbury's). Their scheme includes some leisure/entertainment, but currently no residential development.

Notwithstanding the above, the site may have some potential for housing development, although the Panel had some concerns over accessing a residential development through a retail park.

If a major mixed use scheme is eventually brought forward, residential capacity could be substantial, given the topography of the site, which is set back from and significantly lower than the closest adjacent residential areas and could contain 3-5 storey blocks (mixed use or some solely residential) at reasonably high residential densities.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, if a comprehensive mixed use scheme was implemented, capacity could be in the region of 100 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

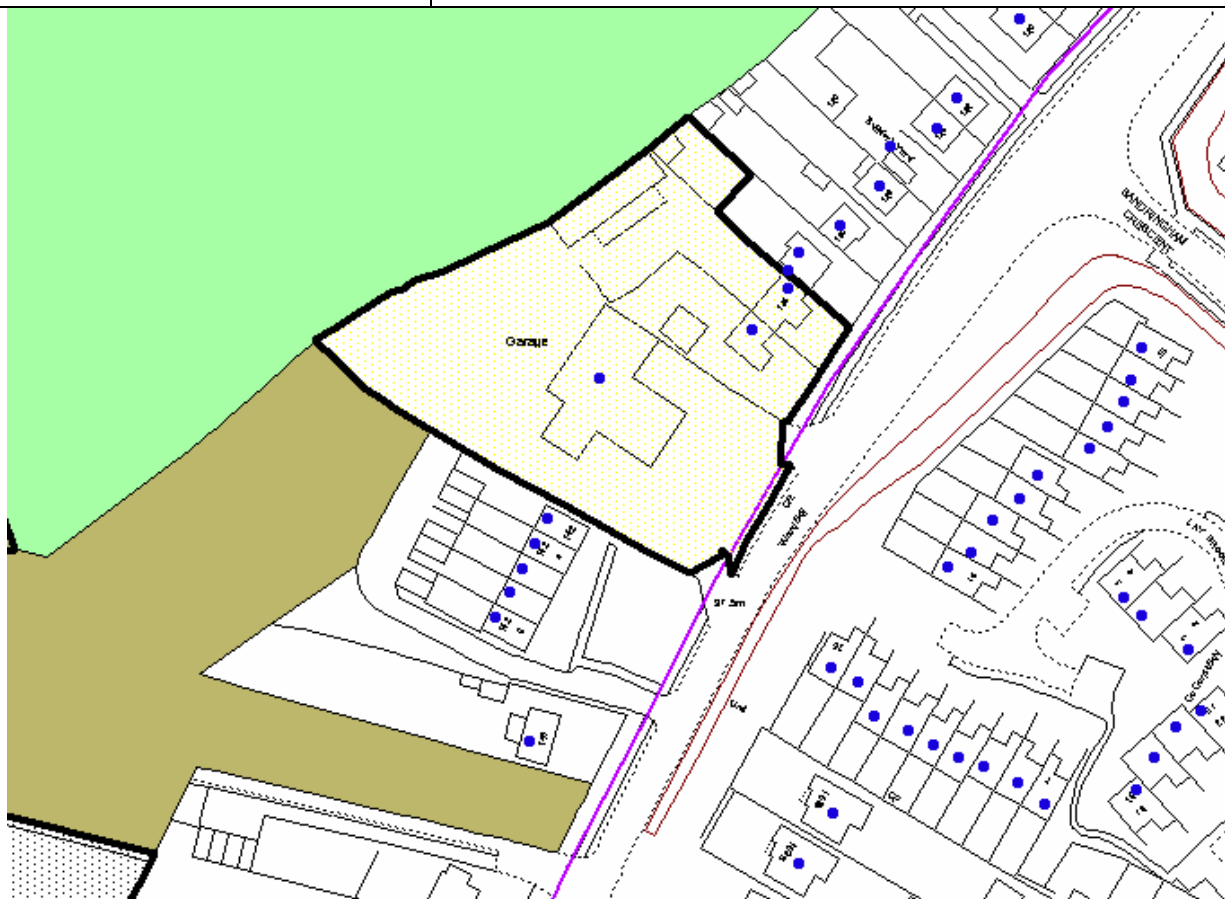
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-211
Site address (or brief description of broad location)	Rear of Nos. 136 and 138 St Albans Road



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Walker & Deekes Sandridge Garage, 138 St Albans Road, Sandridge, St Albans, AL4 9LL,
Contact details - if different from above (e.g. agent, planning consultant etc)	Cannon, Morgan & Rheinberg Partnership 38 Holywell Hill, St Albans, Hertfordshire, AL1 1BU
Area of site or broad location (hectares)	0.40 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land
Current use(s)	Vehicle Hire Depot and associated parking

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the north. Residential areas to the east, south and west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous applications 5/2009/0550 Demolition of existing buildings and erection of twelve dwellings (resubmission following refusal of 5/06/0353) and 5/2006/0353 Demolition of existing buildings and erection of block comprising of 34 flats and basement parking and subsequent contact.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/0353 Part R/O 136 & 138, St Albans Road, Sandridge, AL4 9LL Demolition of existing buildings and erection of block comprising of 34 flats and basement parking (outline) This application was given the decision - DC4 Refusal on 11/05/2006</p> <p>1. The proposed buildings shallow pitched roof formations, balconies and large glazed atriums, overall size, height, scale and design are not considered in keeping with the general character of the surrounding area and fails to positively contribute to the locality. The proposed development is therefore contrary to Policies 4, 69 (i), (ii) and 70 (preamble) of the St Albans District Local Plan Review 1994.</p> <p>2. The height, bulk and scale of the building is considered excessive. The three storey element fails to relate to the domestic scale of the surrounding two storey dwellings and would appear over dominant, discordant and incongruous, detracting from the visual amenity and character of the locality. The proposed development is therefore contrary to Policies 69 (i) and 70 (i) of the St Albans District Local Plan Review 1994.</p> <p>3. By reason of their size, number and positioning, the proposed dwellings would represent an overdevelopment of the site, giving a cramped appearance in the street scene and having an unsatisfactory relationship with existing development, to the detriment of the amenity of the locality in general. The proposal would therefore be contrary to Policy 70 (preamble), (i) and (vi) of the St. Albans District Local Plan Review 1994, which seeks to achieve a high standard of environment.</p> <p>4. The proposed building would adversely affect the amenity of the occupiers of the adjoining properties, by reason of its size, scale, bulk, massing and close proximity to the common boundary and consequent overbearing impact and loss of light. The proposal thereby fails to achieve an adequately high standard of environment contrary to Policy 70 of the St Albans District Local Plan Review 1994.</p> <p>9. The application site is subject to a scheduled ancient monument. Policy 109 of the St Albans District Local Plan Review 1994 states that planning applications for development which would adversely affect a scheduled ancient monument will be refused on archaeological grounds unless prior schedule monument consent has been obtained from the Secretary of State for the Environment. No such consent has been obtained and therefore the impact of the proposal on an area of national importance cannot be assessed. The proposal is therefore contrary to this policy.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	Yes*	Ground contamination	Possible
Site for Local Preservation (archaeological)	Yes*	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Ecology Database Site 68/039 close by * Scheduled Ancient Monument AM9 Beech Bottom Entrenchment extends into the rear corner of the site. * ASR24 Area Around Beech Bottom across rear of site.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Woods adjacent			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Refusal of 5/06/0353 for 34 flats primarily due to: scale and character and impact on street scene and surrounding properties. Current discussions with the applicant about the development of this site. The principle of residential development is acceptable, but difficult to estimate likely dwelling numbers although it would be a lot less than 34 units. Recent pre-application submission for 10 dwellings in 2008 (still likely to be overdevelopment). Scheduled Ancient Monument AM9 Beech Bottom Entrenchment extends into the rear corner of the site and ASR24 Area Around Beech Bottom also crosses the rear of site. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment and further discussions afterwards.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already partly in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	Yes
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most two and three storey semi-detached and townhouses). Two existing dwellings are likely to be removed, reducing net dwelling gain. Scheduled Ancient Monument AM9 Beech Bottom Entrenchment extends into the rear corner of the site and may reduce overall capacity. A large TPO Wood adjacent may reduce overall capacity. The site is in a known area of high archaeological interest which may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.4 hectares of overall site, in Zone 3. If this site was used for houses, rather than apartments, likely capacity would be lower.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

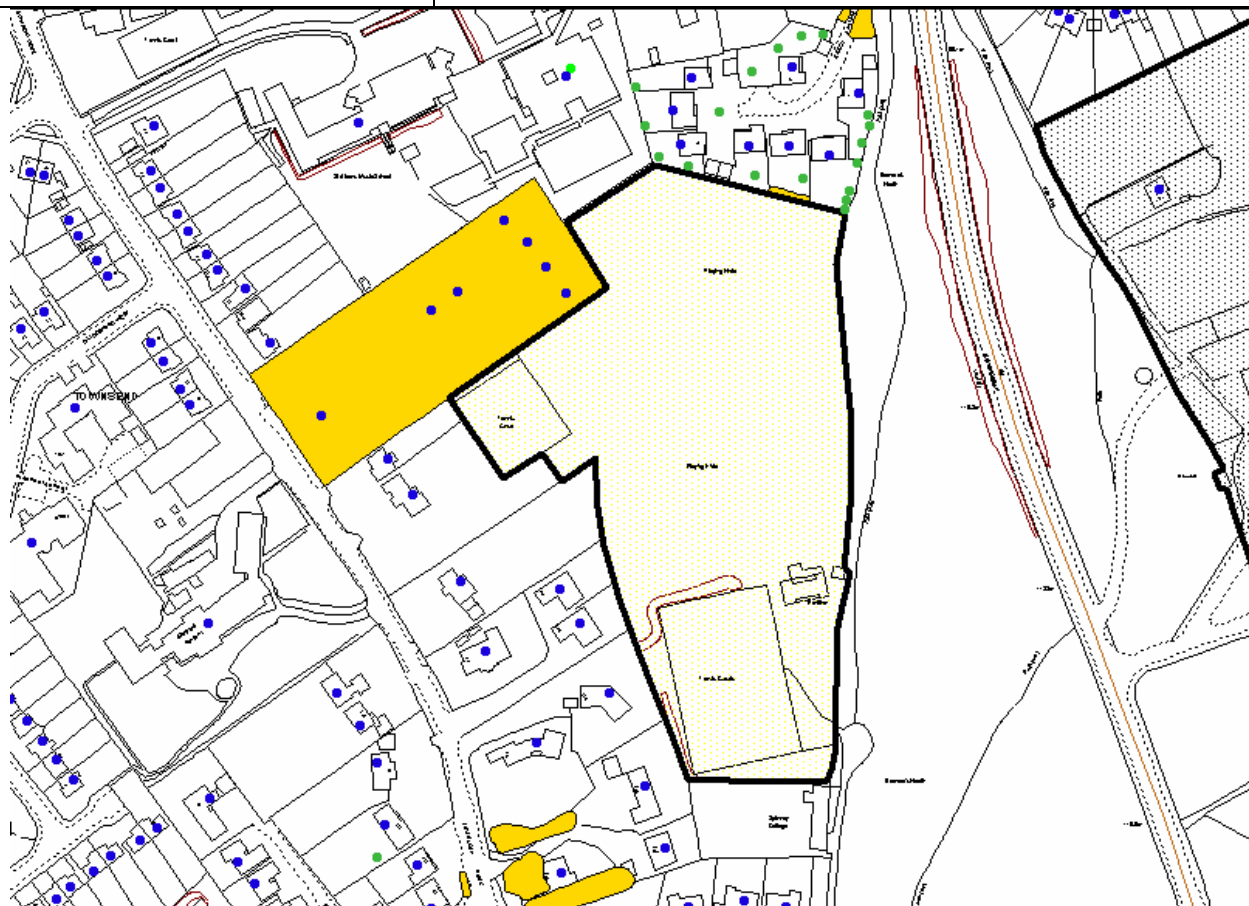
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-213
Site address (or brief description of broad location)	St Albans High School for Girls – playing fields (east of Townsend Drive)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans High School for Girls
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.2 ha
Category of site (e.g. employment land, garage court, green space etc)	Open Space

Current use(s)	School playing fields
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas to the north, west and south. Wood to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Historic discussions with owner's representatives.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	Yes*	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * The current access would be unsuitable for substantial housing development and would not be suitable for upgrading, given its location inside Bernards Heath. Alternative access would very likely require the demolition of adjacent dwellings and possibly road improvements. * The current access to the site is inside the County Wildlife Site 68/025 Bernards Heath, which also runs alongside the entire eastern edge of the site.			

Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy/Playing Pitches Strategy	Perhaps*
Tree Preservation Orders	No*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * No TPOs on Bernards Heath, but the existing trees would have to be protected. * School playing field has community value. Sport England will need to be consulted on any proposals involving the loss/partial loss of the playing field.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions – Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes There are mature tree constraints within part of the site and along all its boundaries. Development must not harm any of the adjacent woodland and a landscape buffer would be required. The current access would be unsuitable for accommodating new housing development and is unlikely to be suitable for upgrading, given its location within the County Wildlife Site 68/025 Bernards Heath, which runs alongside the entire eastern edge of the site. Access would therefore need to come from Townsend Drive, which would require the demolition of adjacent dwellings. Sport England would need to be satisfied that any loss of school playing pitches would be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community. The playing field is some distance from the school itself and if not ideally located for use by pupils. Any housing development would increase any identified deficiencies in green space provision within this part of St Albans, which would need to be mitigated.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. There has been no direct approach by the school for residential redevelopment and the access constraints will be difficult, though not necessarily impossible, to overcome.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the school uses could be located elsewhere, there was no alternative Green Spaces need and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely a mix of family housing, including two and three storey townhouses and semi-detached).

There are substantial mature trees within part of the site and along most of its boundaries, including particularly large trees on its eastern boundary, which form part of a County Wildlife site. Development must not harm any of the adjacent woodland and a substantial landscape buffer would be required, significantly reducing overall capacity.

The current access would be unsuitable for accommodating new housing development and is unlikely to be suitable for upgrading, given its location within the County Wildlife Site 68/025 Bernards Heath, which runs alongside the entire eastern edge of the site. Access would therefore need to come from Townsend Drive, which would require the demolition of adjacent dwellings, reducing overall capacity.

The orientation of the site in relation to adjoining dwellings and the overall spacious, open and verdant character of the area will reduce overall site capacity.

Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 1.5 hectares out of the overall 2.2 hectare site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	35

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-214
Site address (or brief description of broad location)	Clockhouse Court, 5-7 London Road



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans (Maltings 4) Limited
Contact details - if different from above (e.g. agent, planning consultant etc)	Nathaniel Litchfield & Partners
Area of site or broad location (hectares)	0.06 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	First and second storey offices, above ground floor retail, with retail element to be kept.
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre - Residential flats to the north with a mix of retail, office and residential flats around.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusal - 5/2007/2942 Change of use of first and second floors to provide one, one bed, seven, two bed and four, three bed flats
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/2942 Clockhouse Court, 5-7 London Road, St Albans, AL1 1LA Change of use of first and second floors to provide one, one bed, seven, two bed and four, three bed flats and external alterations This application was given the decision - DC4 Refusal on 22/02/2008</p> <p>1. The proposed galvanised steel louvre screen on the north elevation would be out of scale and character both with the existing building and those nearby. It is a feature which will fail to complement the overall street frontage, or preserve or enhance the character of the Conservation Area, and represents an awkward and contrived solution to preventing overlooking of neighbouring residential units. The proposal is therefore contrary to Policy 85 (i) preamble, (i) c) and (i) g) (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.</p> <p>2. By reason of substandard distances between internal windows serving habitable rooms, the proposal will not achieve a tolerable level of privacy. Also, windows to habitable rooms on the north elevation will receive unsatisfactory levels of daylight and sunlight. The proposal is therefore contrary to Policy 70 (vi) and (vii) (Design and Layout of New Housing) of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	Yes*	Conservation Area	Yes
Trees and Hedgerows	Minimal	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * 11 London Road Grade II Listed in vicinity * Locally listed buildings adjacent. * Air Quality Management Area – 1-7 London Road. * AQMA and issues with pollution from cars on London Road being stationary at the lights.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application 5/07/2942 for change of use of upper floors from offices to 12 flats was refused. The principle of residential development/conversion was acceptable (although some concerns were expressed regarding loss of offices) and there were no concerns with the number of units (12) proposed. However, it may be difficult to achieve an economically viable scheme which addresses the reasons for refusal – especially regarding overlooking of neighbours and consequent limitations on habitable rooms. The likelihood of any intention to redevelop for residential use by the current or potential future owners should be investigated. NB: Air Quality Management Area (1-7 London Road).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, there has been a recent application for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site but considerable doubt exists as to the achievability of a viable scheme that will also achieve planning consent, given the previous reasons for refusal of planning permission.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Application 5/07/2942 for change of use of upper floors from offices to 12 flats was refused. The principle of residential development/ conversion was acceptable (although some concerns were expressed regarding loss of offices) and there were no concerns with the number of units (12) proposed.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

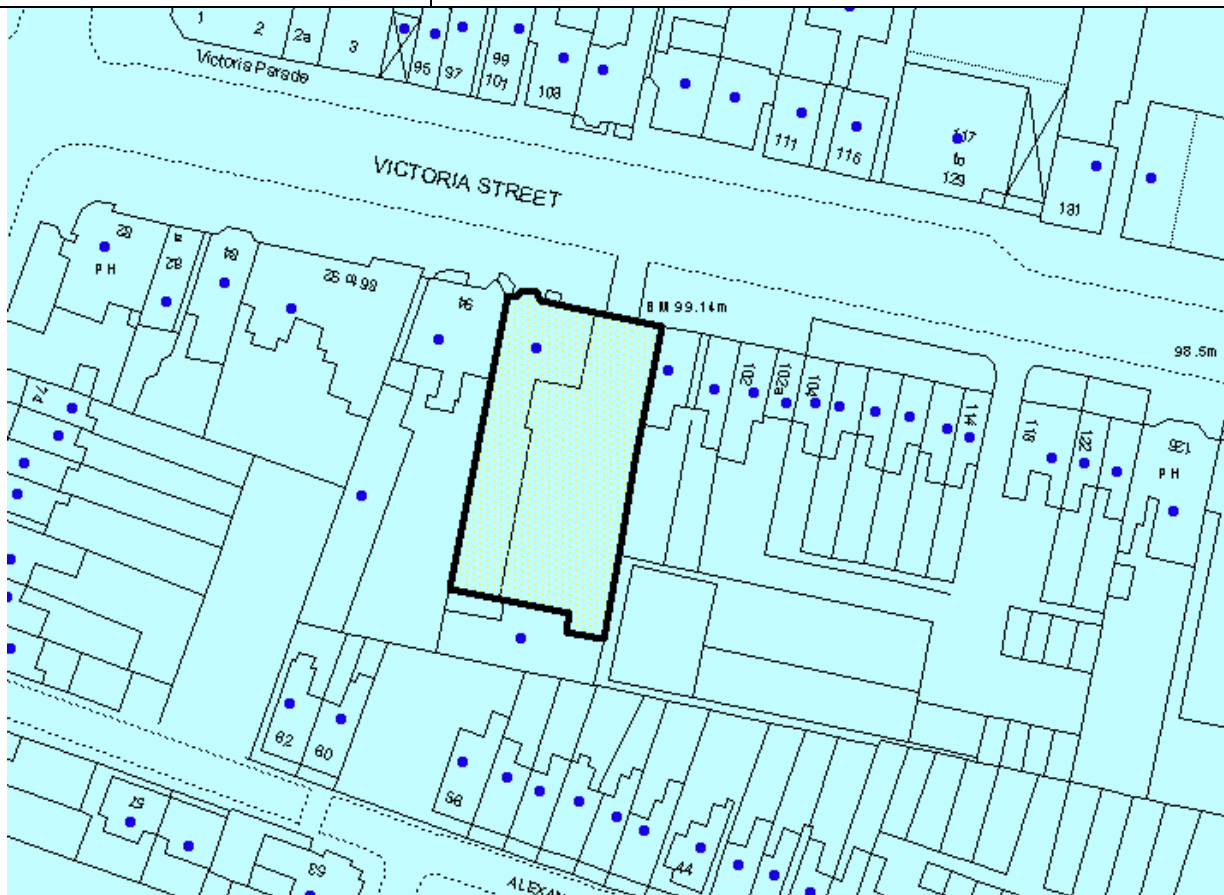
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-215
Site address (or brief description of broad location)	No. 96 Victoria Street



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans DC / HCC – Application by Shortgrove Developments
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA Planning
Area of site or broad location (hectares)	0.06 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Offices and car parking
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed edge of city centre – offices, retail, flats and houses.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusal 5/2007/2656 Demolition of buildings at the rear, erection of two, three storey buildings comprising of eight self contained flats, conversion of No.96 and two storey side extension to form six self-contained flats
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2007/2656 96 Victoria Street, St Albans, AL1 3TG Demolition of buildings at the rear, erection of two, three storey buildings comprising of eight self contained flats, conversion of No.96 and two storey side extension to form six self-contained flats, alterations to existing vehicular access and associated parking This application was given the decision - DC4 Refusal on 26/02/2008</p> <p>1. By reason of its size, scale, layout, bulk and massing, it is considered that the proposal represents overdevelopment of a cramped and restricted site so creating a poor and unsatisfactory standard of environment, contrary to the provisions of Policies 69 (General Design and Layout) (i), 70 (Design and Layout of New Housing) (vi), (vii), (viii) and (ix) of the St Albans District Local Plan Review 1994.</p> <p>2. It is considered that the proposals introduce inappropriate detailed design and materials that fail to repond to the local context or distinctiveness and fail to preserve or enhance the character and appearance of the St Albans Conservation Area, contrary to Policies 69 (General Design and Layout) (i), (ii), 70 (Design and Layout of New Housing) (xii) and 85 (Development in Conservation Area) (i) preamble (i)b, (i)c, (i)d of the St Albans Local Plan Review 1994.</p> <p>3. The proposal would be served by an inadequate access drive which would affect the safe and free flow of traffic and be prejudicial to the interests of highway safety. The proposal would be contrary to the provisions of Policy 34 (Highways Consideration in Development Control) of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Minimal	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application 5/07/2656 for 14 flats refused primarily due to scale, layout and design. Residential is acceptable in principle but it was just the number of dwellings and the design/layout which was of concern. [NB: Since the last application, the proposed development site has been expanded eastwards at the back.]

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Recent application for residential redevelopment and further discussions since.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	Yes
	11-16	Yes
	16-21	

	21-26	
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ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the whole site was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be apartments, possibly with some retention of existing elements).
 Application 5/07/2656 for 14 flats was refused primarily due to scale, layout and design and access onto the highway, limiting site capacity.
 Since the last application, the proposed development site has been expanded eastwards at the back
 It is very difficult to estimate capacity for small, irregularly shaped, bespoke-designed sites such as this.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	10 (It is very difficult to estimate capacity for small, irregularly shaped, bespoke-designed sites such as this).

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

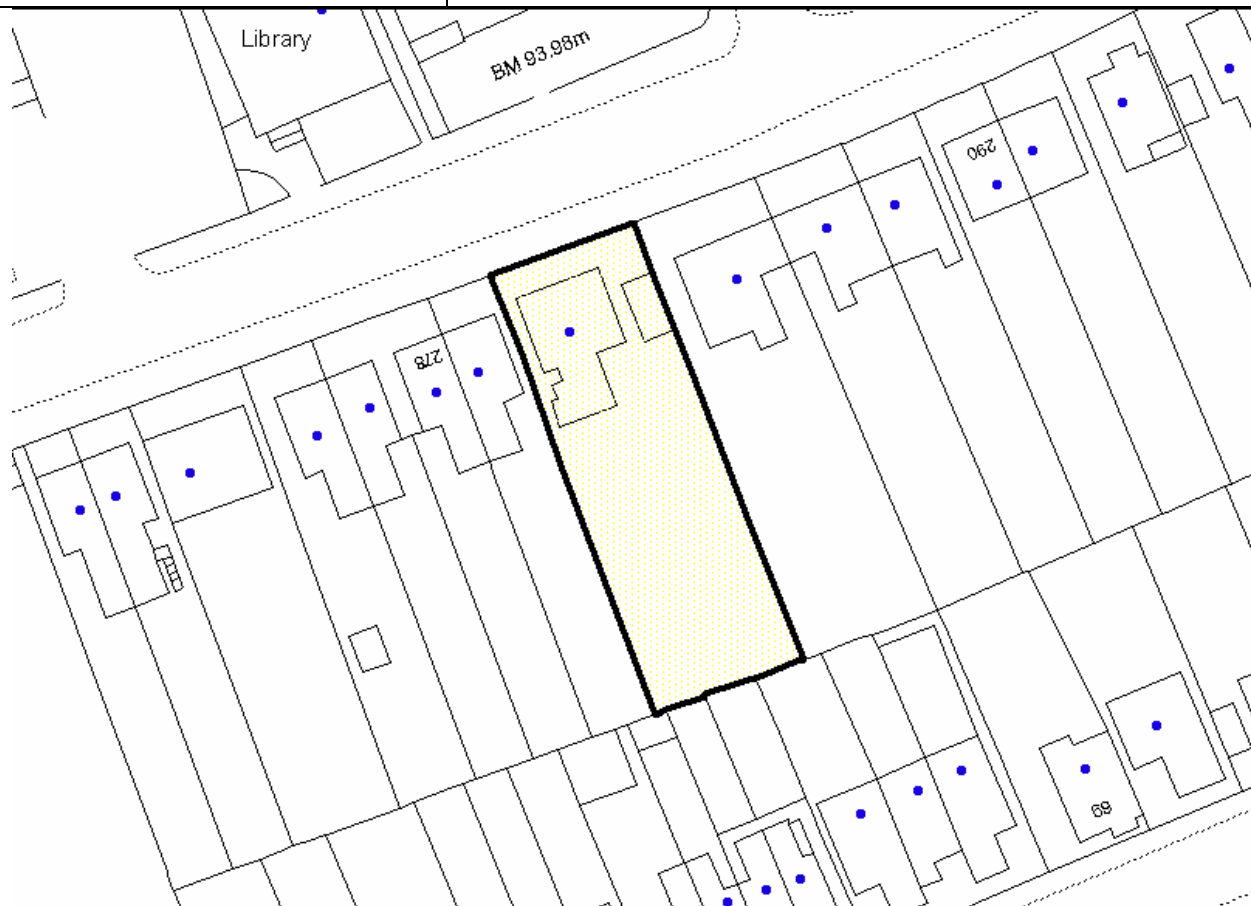
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-216
Site address (or brief description of broad location)	282 Hatfield Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr William Howard
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.07 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential house (H.M.O.) and garden

Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily residential area.				
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Recent refusal - 5/2008/1458 - Demolition of existing buildings and erection of eight, one bedroom flats with associated parking and access (resubmission following refusal of 5/08/0212 - This application was given the decision - DC4 Refusal on 23/09/2008				
Planning History (including Local Plan Inquiries, LDF etc)	5/2006/2446	282 Hatfield Road St Albans AL1 4UN	Demolition of existing buildings and erection of eight, one bedroom flats with associated parking and access	FULL	This application given the decision Refusal on 21/06/2006
	5/2007/2696	282 Hatfield Road St Albans AL1 4UN	Demolition of existing buildings and erection of eight, one bedroom flats with associated parking and access (resubmission following refusal of 5/06/2446)	FULL	This application given the decision Refusal on 27/06/2007 Appeal Lodged 10/06/2008 Ins Ref: APP/B1930/A/C
	5/2008/0212	282 Hatfield Road St Albans AL1 4UN	Demolition of existing buildings and erection of eight, one bedroom flats with associated parking and access	MIND	This application given the decision Refusal on 28/06/2008 Appeal Lodged 10/06/2008 Ins Ref: APP/B1930/A/C
	5/2008/1458	282 Hatfield Road St Albans AL1 4UN	Demolition of existing buildings and erection of eight, one bedroom flats with associated parking and access (resubmission following refusal of 5/08/0212)	MIND	This application given the decision Refusal on 23/09/2008
	5/2008/1458 - This application was given the decision - DC4 Refusal on 23/09/2008				
Reason					
1. By reason of its height, scale, bulk and massing and its relationship with neighbouring properties, the proposal would have a detrimental impact on the appearance and character of the street scene, contrary to the aims of Policies 69 preamble (i) (General Design and Layout) and 70 preamble (i) (Design and Layout of New Housing) of the St Albans District Local Plan Review 1994.					
Reason					
2. By reason of the size, scale, bulk and massing of the proposed development and its excessive rearward projection and proximity to the side boundaries of the site, the application would have a detrimental and overbearing impact on the occupants of neighbouring properties and would result in a loss of light to neighbouring dwellings to the detriment of their residential amenity. The application is contrary to the aims of Policies 69 (General Design and Layout) and 70 (Design and Layout of New Housing) of the St Albans District Local Plan Review 1994.					
Reason					
3. By reason of the number of units proposed, the lack of useable amenity and defensible space, the loss of existing landscaping and the lack of space for additional landscaping, the proposed development would result in an overdevelopment of the site and would fail to achieve an adequately high standard of design or standard of living for the future occupants of the proposed flats. The proposal is therefore contrary to Policies 69 preamble (i) (General Design and Layout) and 70 preamble (i), (ii), (iii), (iv), (v), (ix), (x) and 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.					

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No

Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes A recent application for the demolition of existing buildings and erection of eight, one bedroom flats was refused. This was primarily because the proposal would have had a detrimental impact on the appearance and character of the street scene, an overbearing impact on the occupants of neighbouring properties, would result in loss of light to neighbouring dwellings and would constitute overdevelopment of the site. Nevertheless, residential development is acceptable in principle on this site.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment and three more in the last couple of years.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use (H.M.O.) and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations, except that the recent refusal was a member reversal and may indicate problems for achievability of planning permission on this site.	
Likely timeframe for development (i.e. completion)	2009-2011	Yes
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

One previous application was refused. Residential redevelopment is fine in principle. No known site constraints.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	7

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

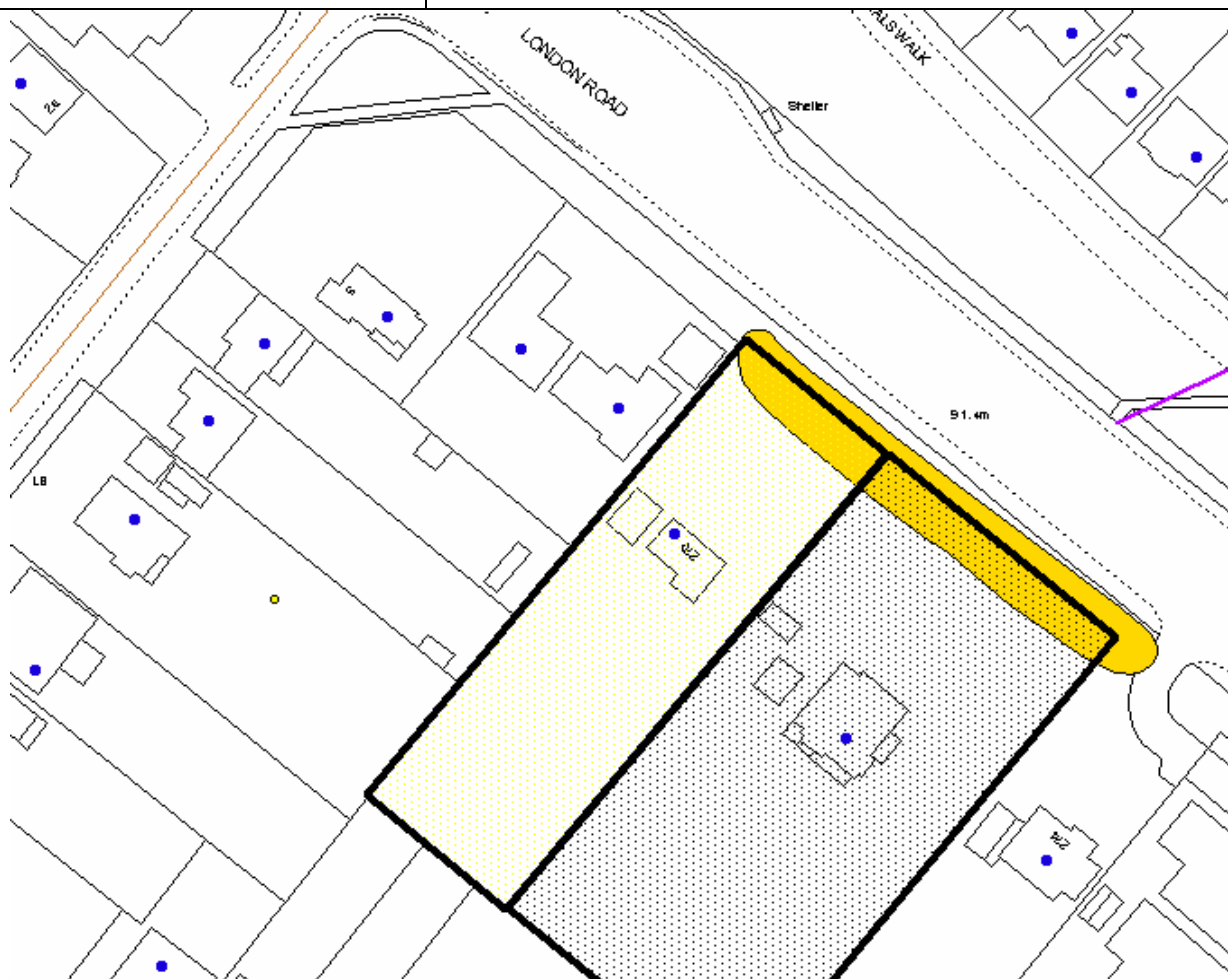
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-224
Site address (or brief description of broad location)	No. 270 London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC – last application on behalf of Rock One Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Briffa Phillips
Area of site or broad location (hectares)	0.19 ha

Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential house in large garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area with a mixture of large houses and flats.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusals, including 5/2005/1377 Demolition of existing and erection of seven, three bedroom dwellings
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2005/1377 Demolition of existing and erection of seven, three bedroom dwellings with ancillary access (resubmission following refusal of 5/05/0268) This application was given the decision - DC4 Refusal on 25/08/2005</p> <p>Reason</p> <p>1. By reason of their number, positioning and subsequent loss of trees within the site, the proposed development would represent an overdevelopment of the site. The dwellings proposed in close proximity to the boundaries and the division of site into smaller plots would be out of character with the locality, resulting in poor standards of amenity and general environment, detrimental to the residential amenity for the adjoining properties and future occupants of the development. The proposal is contrary to the aims of Policies 69 (i), 70 (i), (v), (ix), 74 (i), a), b), (ii) a) of the St Albans District Local Plan Review 1994.</p> <p>Reason</p> <p>2. The car parking arrangement located at the centre of the site, together with the excessive amount of hardstanding, would bring in its wake significant changes to the nature and use of the rear garden which is unacceptable and out of keeping with the character of the area. The proposal fails to comply with Policies 69 (i) and 70 (iv) of the St Albans District Local Plan Review 1994.</p> <p>Reason</p> <p>3. By reason of the removal of one of the TPO limes forming a line on the London Road frontage and the proximity of the access road, parking bay and bin store, the proposed development would be likely to have a detrimental impact upon the remaining trees as protection according to BS 5837 and which would be contrary to Policy 74 of the St Albans District Local Plan Review 1994.</p> <p>Reason</p> <p>4. As the applicant has failed to take measures to mitigate the impact of the development on the local highway network, the proposal by reason of its' car borne traffic generation would be likely to increase congestion to the detriment of highway conditions. The proposal would therefore be contrary to Policy 35 of the St Albans District Local Plan Review 1994.</p> <p>5/2005/0268 Demolition of existing and erection of seven, three bedroom dwellings with ancillary access This application was given the decision - DC4 Refusal on 01/04/2005 Appeal Lodged: 10/06/2005 - Appeal Dismissed: 24/07/2006</p> <p>5/2003/0301 Demolition of existing dwelling and erection of 12 one and two bedroom apartments This application was given the decision - DC4 Refusal on 13/05/2003 - Appeal Lodged: 05/09/2003 - Appeal Dismissed: 15/12/2003</p> <p>"That is not to say that the site is inherently unsuitable for redevelopment at a higher density with flats, but that the size, massing and design of the appeal proposal is out of keeping with its visual context."</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No

Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes*	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Prominent, substantial mature trees on site.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Group across whole of the London Road frontage of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Site was included in the 2005 Housing Capacity Study. Application 5/03/0301 for 12 flats was refused and appeal dismissed. Application 5/05/0268 for demolition of existing and erection of 7 dwellings was also refused primarily due to overdevelopment of the site and subdivision of the site into smaller plots that would be out of character with the locality and detrimental to adjoining properties. A further

	<p>application 5/05/1377 for 7 dwellings was also refused. No subsequent applications.</p> <p>Whilst, residential development is acceptable in principle on this site (and No. 272 London Road), the TPO Group and the existing character of the area and adjoining properties will constrain development potential.</p>
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been several relatively recent applications for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site already in residential use, but over several years it has not so far proved possible to find a scheme that is achievable and therefore considerable doubt must exist as to whether or not a developable scheme will be forthcoming.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the whole site was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be two and three storey semi-detached and townhouses or apartments).
The TPO Group across whole of the London Road frontage of the site will reduce capacity.
The notably open and verdant character of the area will limit site capacity.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

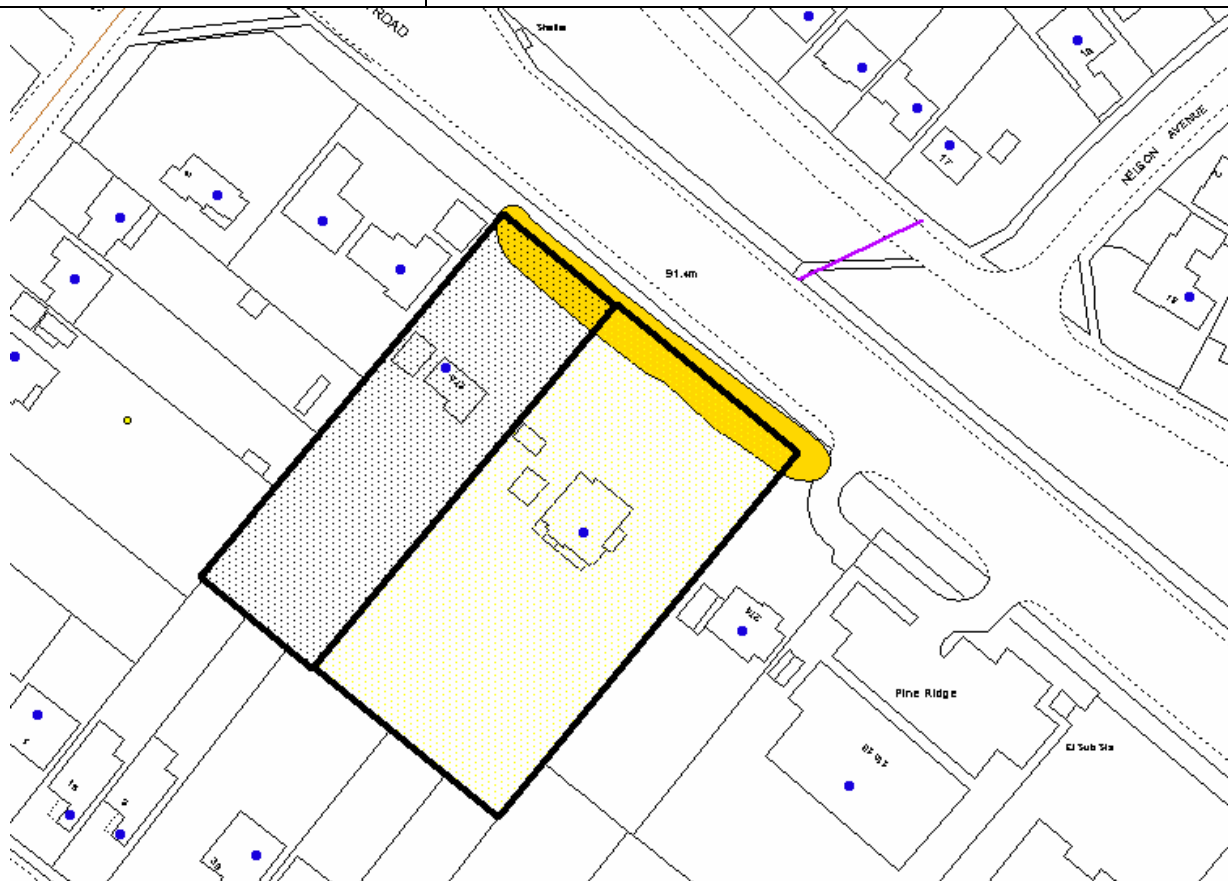
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-225
Site address (or brief description of broad location)	No. 272 London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr & Mrs Twitchell, 272 London Road – Kirkly Ltd had an option in 2005
Contact details - if different from above (e.g. agent, planning consultant etc)	Briffa Phillips
Area of site or broad location (hectares)	0.31 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential house in large garden

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area with a mixture of large houses and flats.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusals, including 5/2005/0627 Demolition of existing dwelling and erection of thirteen, three bedroom dwelling houses
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2005/0627 Demolition of existing dwelling and erection of thirteen, three bedroom dwelling houses This application was given the decision - DC4 Refusal on 21/06/2005</p> <p>1. By reason of their number, positioning and subsequent loss of trees within the site, the proposed development would represent a cramped overdevelopment of the site. The dwellings proposed in close proximity to the boundaries and the division of site into smaller plots would be out of character with the locality, which results in poor standards of amenity and general environment and detrimental to the residential amenity for the adjoining properties and future occupants of the development. The proposal is contrary to the aims of Policies 4, 69(i), 70(i) (v) (ix), 74(i)a, b, (ii)a of the St Albans District Local Plan Review 1994.</p> <p>2. The car parking arrangement located at the centre of the site, together with the excessive amount of hardstanding, would bring in its wake significant changes to the nature and use of the rear garden which is unacceptable and out of keeping with the character of the area. The proposal fails to comply with Policies 4, 69(i) and 70(iv) of the St Albans district Local Plan Review 1994.</p> <p>3. The proposed widening of the vehicle crossover, the proposed development would involve the loss of trees that are subject to a Tree Preservation Order. Their loss would detract from the character and amenity of the locality. The proposal is therefore contrary to Policies 69 and 74 of the St Albans District Local Plan Review 1994.</p> <p>5/2004/0774 Demolition of existing dwelling and erection of two, three bed and fifteen, two bed flats This application was given the decision - DC4 Refusal on 20/08/2004 Appeal Lodged: 09/09/2004 - Appeal Dismissed: 01/11/2005</p> <p>5/2003/2300 Demolition of existing and erection of twenty one, two bedroomed flats with associated parking (resubmission following refusal of 5/03/0857) This application was given the decision - DC4 Refusal on 11/02/2004</p> <p>1. By reason of its size, bulk, massing and height in a prominent location in London Road, the proposal would create a dominant and overbearing impact upon the street scene and the character of the area. The proposal fails to comply with Policy 69 and 70 of the St Albans District Local Plan Review 1994.</p> <p>2. By reason of over-development of the site, the proposed development creates an unsatisfactory relationship with the adjoining properties which would give rise to loss of privacy and overlooking to the occupants of the adjoining properties to the detriment of their amenity and general environment. The proposal would therefore be contrary to Policy 69, 70 and 72 of the St Albans District Local Plan Review 1994.</p> <p>3. The proposed widening of the vehicle crossover, which would involve the loss of trees that are subject to a Tree Preservation Order, would detract from the character and amenity of the locality. The proposal is therefore contrary to Policy 74 of the St Albans District Local Plan Review 1994.</p> <p>5/2003/0857 Demolition of existing and erection of twenty one, two bed flats with associated parking This application was given the decision - DC4 Refusal on 15/08/2003</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* TPO Group across whole of the London Road frontage of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>This site was included in the Housing Capacity Study and various applications for flats have been refused. Latest application 5/05/0627 for 13 flats was refused.</p> <p>[See also conclusions on adjoining site 224 – No. 270 London Road, St Albans.]</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been several relatively recent applications for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site already in residential use, but over several years it has not so far proved possible to find a scheme that is achievable and therefore considerable doubt must exist as to whether or not a developable scheme will be forthcoming.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the whole site was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be two and three storey semi-detached and townhouses or apartments).
The TPO Group across whole of the London Road frontage of the site will reduce capacity.
The notably open and verdant character of the area will limit site capacity.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

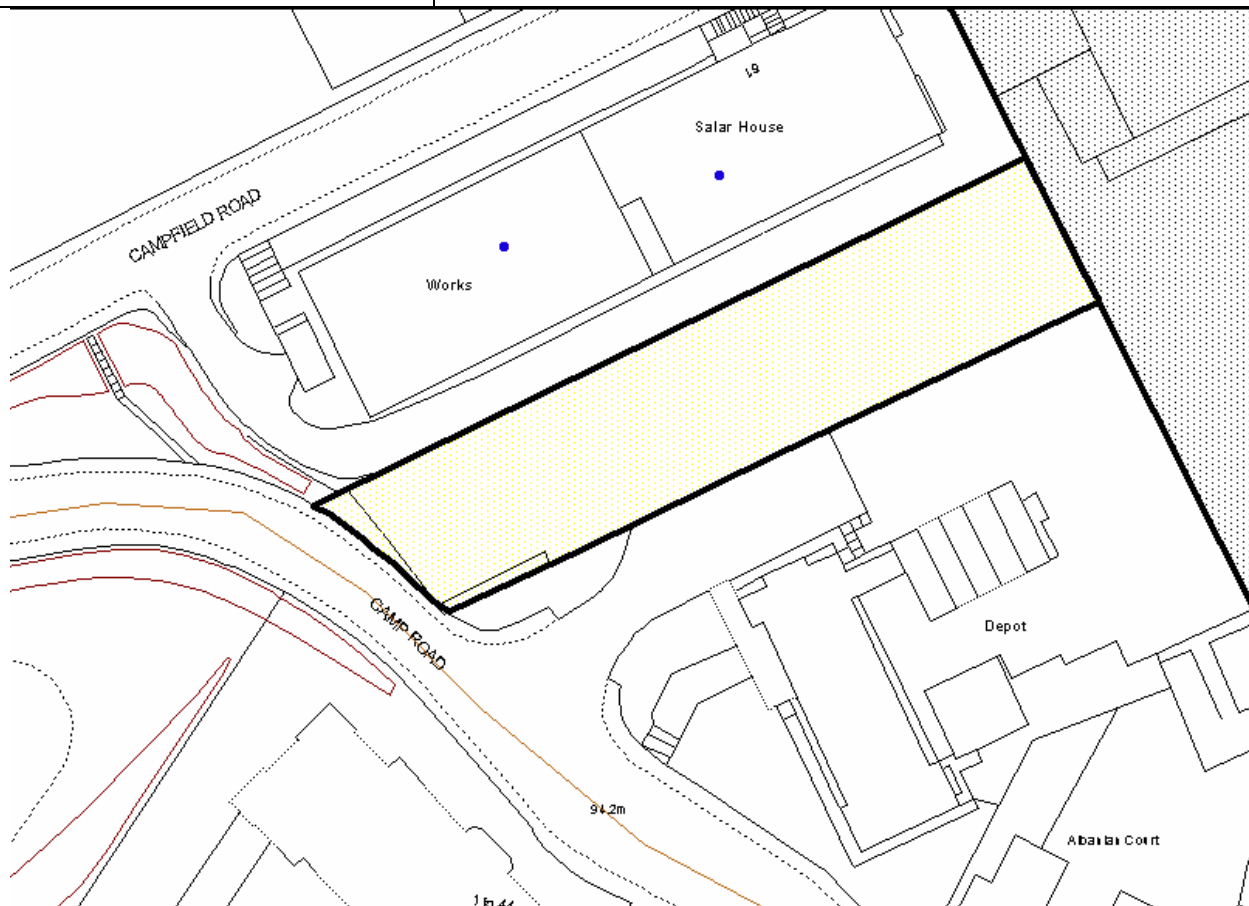
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-226
Site address (or brief description of broad location)	Apex House, 81 Camp Road (former Mascoprint site) (Part Of EMP 14)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.16 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Offices on former Mascoprint site. Recent application claims it has been empty for 4 years.
Character of surrounding area (including adjoining land uses; site outlook etc)	Large office and industrial buildings and associated car parking, to the north and east. Large residential block of flats to the south. Large residential block of flats over the road to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous applications for residential flats and change of use to D1 NHS Trust use.
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2007/2509 Change of use from Class B1 (office) to Class D1 (NHS Trust use - adult services) Withdrawn Decision Date: 17/01/2008</p> <p>5/2008/0182 Change of use from Class B1 (office) to Class D1 (NHS Trust use - adult services) - resubmission following the withdrawal of 5/07/2509 Withdrawn Decision Date: 09/05/2008</p> <p>5/2004/1989 Alterations to existing building to include a new floor and change of use to residential to form 27 one-bedroomed flats and 15 two-bedroomed flats This application has been withdrawn</p> <p>5/2006/0943 Alterations to existing building to include a new floor and change of use to residential to form twenty seven, one-bedroom and fifteen, two-bedroom flats This application was given the decision - DC4 Refusal on 18/07/2006</p> <p>1. By reason of the number of units proposed including the addition of a further storey to the existing building, the lack of amenity space and the lack of space for further planting on the site, together with the proximity of the elevations of the proposed development to the boundaries of the site, the proposal would result in an overdevelopment of the site, out of keeping with the character of the area and would fail to achieve an adequately high standard of design, contrary to Policies 69 (General Design and Layout) (preamble) and (i), 70 (Design and Layout of New Housing) (preamble), (i), (ii), (v), (vii), (ix) and 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.</p> <p>2. By reason of the layout of the proposed development, including the amount and quality of amenity space proposed, and the addition of a further storey, the proximity of the windows in the proposed development to the side boundaries of the site and the windows in adjacent residential properties, the proposal would have a dominating and overbearing effect and an adverse impact on the privacy and residential amenity of the occupants of neighbouring residential properties and the future occupants of the proposed dwellings and would fail to achieve an adequately high standard of environment and residential amenity for the future occupants of the proposed development. The proposal is therefore contrary to Policy 70 (Design and Layout of New Housing) (vi), (vii), (ix) and (x) of the St Albans District Local Plan Review 1994.</p> <p>3. The applicant has failed to provide sufficient evidence that the existing office accommodation is not required to meet employment need and given that the Central Hertfordshire Employment Land Review consultancy study is well advanced, the loss of the existing employment site is likely to prejudice the adequate supply of employment land in the District. Also, the change of use of the land from employment land to residential would result in a loss of designated employment land that would be contrary to Paragraph 42a of PPG3 (Housing) and Policy 20 (Development in Employment Areas) of the St Albans District Local Plan Review 1994.</p> <p>5/2000/1336 Construction of two storey offices with basement car park This application was given the decision - DC3 Conditional Permission on 12/07/2001</p> <p>Nearby – 5/2001/2197 Demolition of office block and erection of building containing 56 apartments and office space This application was given the decision - DC3 Conditional Permission on 10/01/2003</p> <p>5/2003/0885 Erection of fifty one and two bedroom flats (Resubmission following withdrawal of 5/02/2125) This application was given the decision - DC3 Conditional Permission</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* Policy 20 Employment Areas - EMP14. However, considerable residential development has occurred in this employment area in recent years.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Potentially, as considerable residential development has occurred in this employment area in recent years.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Application 06/0943 for 42 flats through conversion to residential and an additional floor on top was refused, partly on Policy 20 grounds 9 (i.e. loss of employment floorspace in a Designated Employment Area). Application 07/2509 for change of use from B1 to D1 (NHS Trust use – adult services) was withdrawn. A fresh application (08/0182) has also been withdrawn. Given the previous refusals/withdrawals for residential conversion, the reasons for the refusal and the recent applications for change to D1 use, the realistic delivery of the site for residential use is questionable. However, considerable residential development has occurred in this employment area in recent years. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP14 which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, there have been several relatively recent applications for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be apartment blocks). The proximity of Centurion House to the south and the light industrial/office block to the north may limit the reasonable height of new apartment blocks and therefore overall site capacity. Approximately 140 dwellings per hectare is a reasonable estimate, based on the possibility of a relatively large apartment block with undercroft parking, such as Centurion House [approx 140dph] adjacent, on approximately 0.16 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	22

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

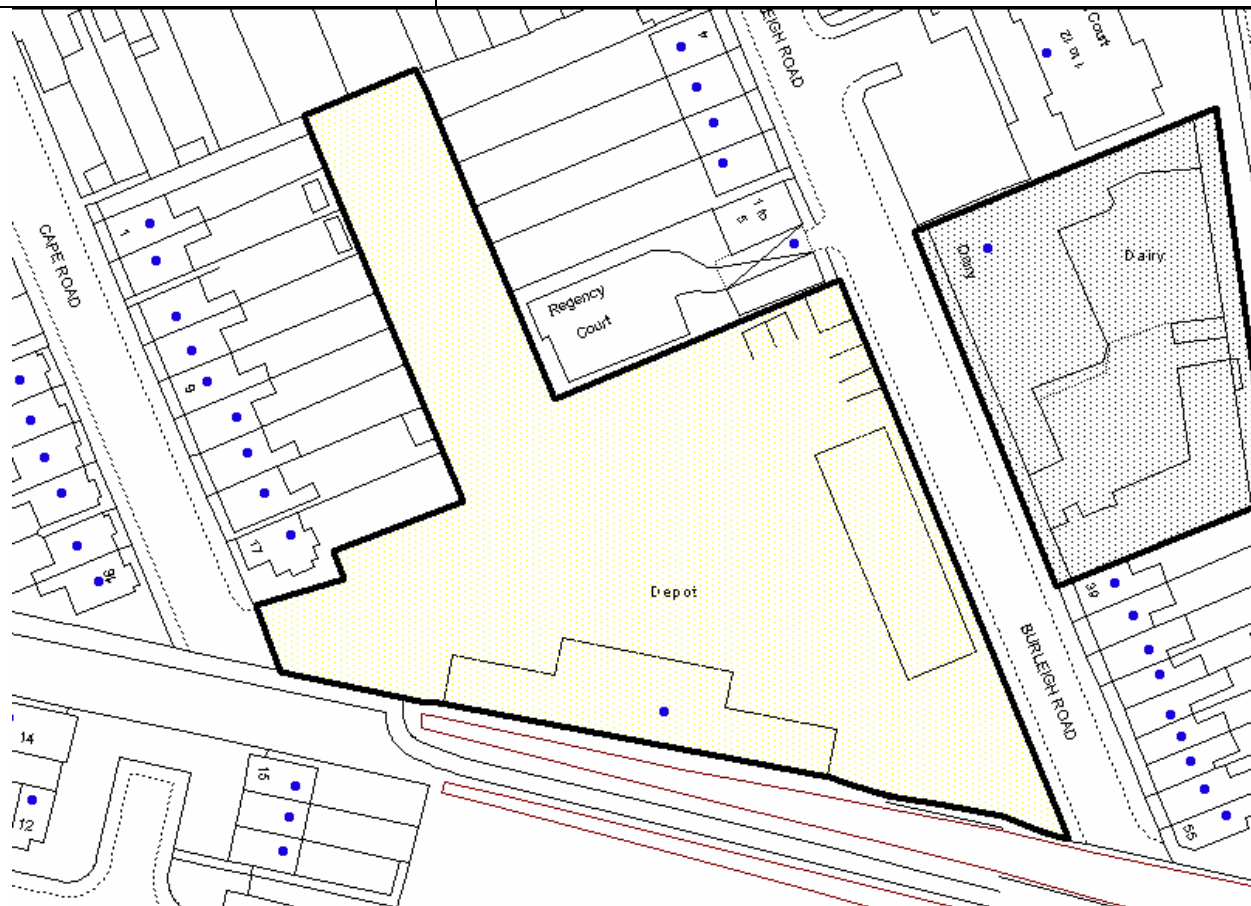
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-227
Site address (or brief description of broad location)	Jewson's Depot, Cape Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Jewsons
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.44 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	Jewsons Depot
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	In Local Plan – RS46 Jewsons
Planning History (including Local Plan Inquiries, LDF etc)	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Ecology Database Site 68/013 - Alban Way – adjacent to the south. * Access for current use as a depot is not ideal, given the large number of vans and lorries accessing along residential roads in a primarily residential area.			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This site was allocated for housing in the Local Plan Review. Residential development is therefore acceptable in principle and the owners are willing to redevelop for housing, if a suitable alternative site is available (This has been the position for many years). Jewsons would accept their site being allocated for housing as part of the new LDF process and consider that the current site does not fit their standard business model. However, given the longstanding difficulties in finding an appropriate alternative location, the chances of the site coming forward during the plan period are modest.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No - This site was allocated for housing in the Local Plan Review. The owners are willing to redevelop for housing, if a suitable alternative site is available, but as this has been the position for many years and given the longstanding difficulties in finding an appropriate alternative location, the chances of the site coming forward during the plan period are modest.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site, allocated for housing in the Local Plan Review and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely to be townhouses or small apartment blocks).

The orientation of the site and its relationship to adjoining dwellings may limit site capacity.

Approximately 50 dwellings per hectare is a reasonable estimate, on approximately 0.4 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	20

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

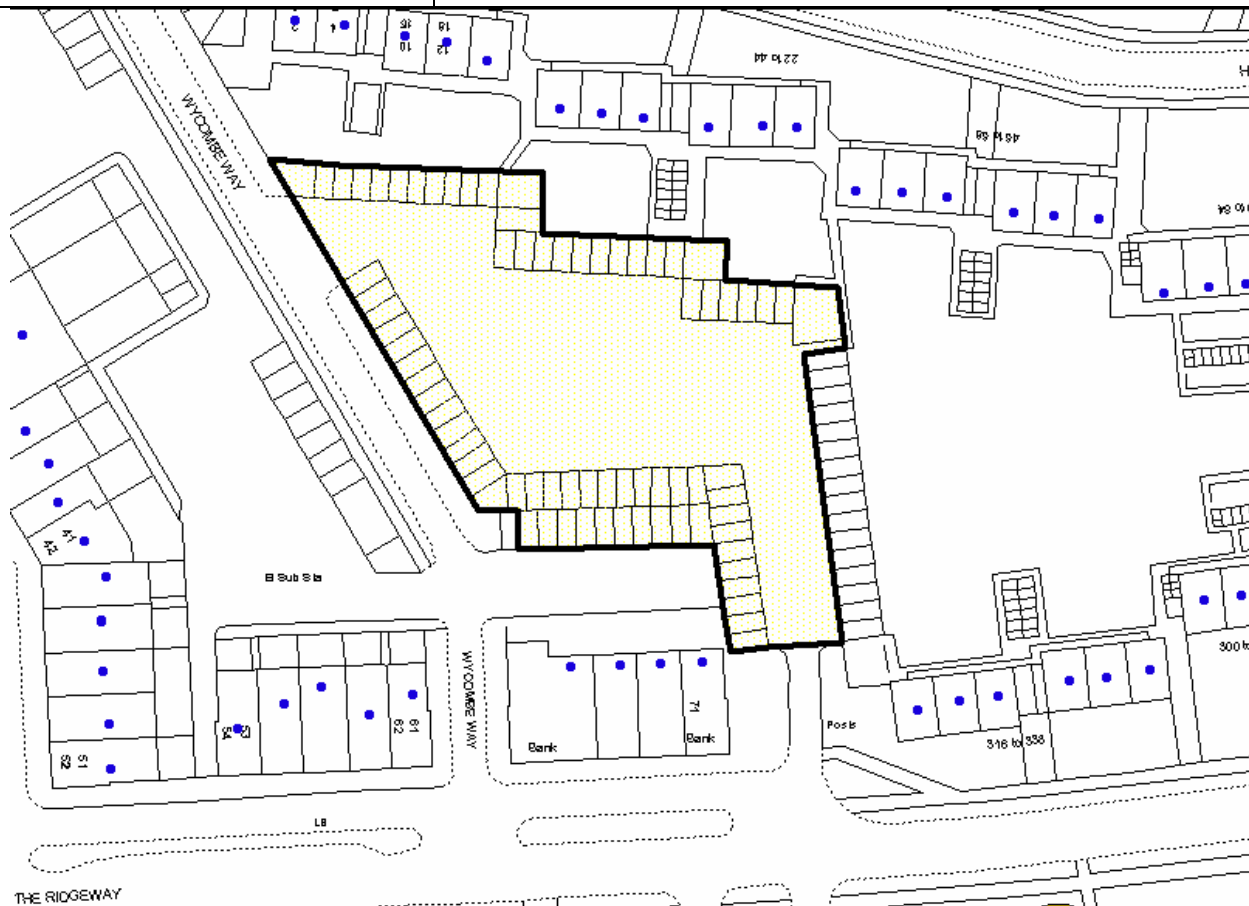
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-229
Site address (or brief description of broad location)	East Block Garages, Area B, Off Wycombe Way, Marshalswick



THE RIDGEWAY

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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Denleygate Ltd were the applicants (on behalf of the Pym Partnership) in 1988
Area of site or broad location (hectares)	0.29 ha
Category of site (e.g. employment land, garage court, green space etc)	Garage Court

Current use(s)	Private garage court
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area on all sides, with shops at the Quadrant also close by.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Lapsed planning permission 5/88/0908
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This site is suitable for residential development, given its location within an existing residential area and previous planning permission for housing. However, given the length of time since the residential permission on this site, deliverability is questionable.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No - Planning permission for residential use was obtained in 1988, however, given the length of time since then, the chances of the site coming forward during the plan period are modest.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the garage uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely to be small apartment blocks). The shape, orientation of the site and its relationship to adjoining garages and dwellings will limit site capacity. Approximately 35 dwellings per hectare is a reasonable estimate, on approximately 0.29 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	9

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

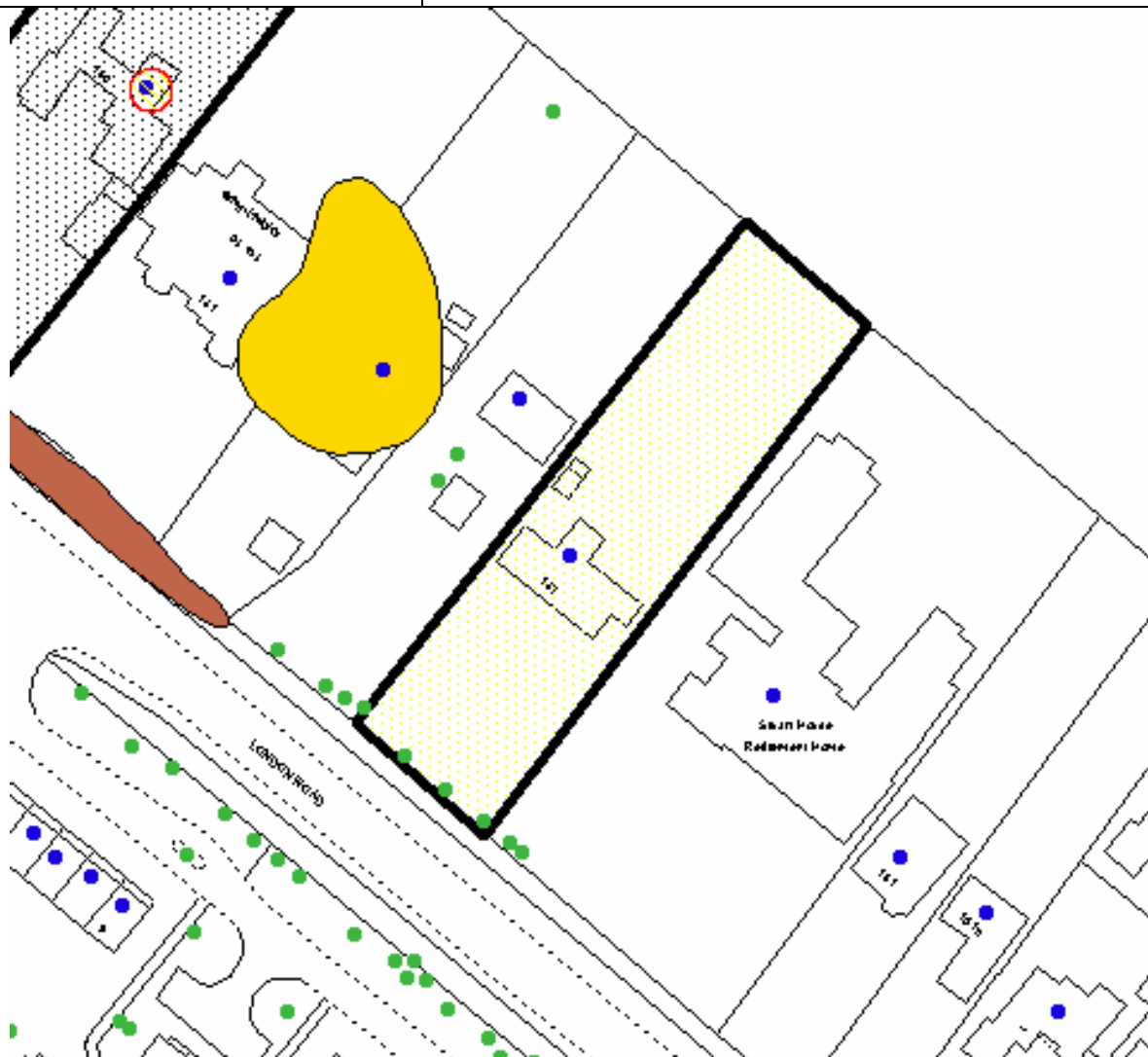
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-231
Site address (or brief description of broad location)	No. 147 London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.21 ha

Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Large residential house and garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily residential, with playing fields to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Lapsed approval for 12 flats
Planning History (including Local Plan Inquiries, LDF etc)	Lapsed approval (prior to 2000) for 12 flats. Local Plan allocation for housing RS.56.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* 4 TPO Points on the road side of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Planning permission for 12 flats lapsed. Whilst residential development is acceptable in principle on this site, the lapsed approval suggests that development is unlikely in the short term.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No - This site was allocated for housing in the Local Plan Review. Given that no applications have been made since 2000, the chances of the site coming forward during the plan period are uncertain.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations and consideration of the protected trees on the site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Previous outline approval was for 12 dwellings.	
Estimated capacity suggested by landowner/agent	

Council's own estimated capacity (if different from the above)	12
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IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-250
Site address (or brief description of broad location)	Former Eversheds Printing Works and associated land, Alma Road and London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Tesco
Contact details - if different from above (e.g. agent, planning consultant etc)	DPP LLP
Area of site or broad location (hectares)	1.84 ha
Category of site (e.g. employment land, garage court, green space etc)	Mixed – Employment Land, Residential

Current use(s)	Former Eversheds Printing Works, Alma Road and Car Park adjacent No. 93 London Road
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily residential area, including some other uses.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous application 5/2008/0370 and previous site history
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2000/0522 Erection of 46 flats and 19 dwelling houses with associated car parking This application was given the decision - DC3 Conditional Permission (subject to a Section 106 agreement).</p> <p>5/2008/0370 TESCO, Former Eversheds Printing Works, Alma Road, St Albans, Erection of a food superstore of 6,430 m2 (gross) with cafe, 7 shop units of internal area of 289 m2 on London Road, 477 car parking spaces on basement and podium levels, 6 residential car parking spaces on Inkerman Road, 5 residential spaces to the rear of 25 Alma Road and 16 residential spaces adjoining 3 Alma Road, change of use of 71, 75, 83, 85, 87 and 89 London Road from retail (A1), betting office (A2) and takeaway (A5) to residential (C3) and the demolition of the former Eversheds Factory, 25-29 Inkerman Road, 75a, 87a London Road, the rear of 25 Alma Road and partial demolition of outbuildings to the rear of 83/ 85 London Road and associated access, servicing and landscaping. This application was given the decision - DC4 Refusal on 01/07/2008</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>FS1 – East of St Albans City Centre</p> <p>This option comprises previously developed land within the built up area of St Albans (in the vicinity of London Road and Alma Road). Accessibility is good, both in terms of proximity to the road network and frequent bus services into and out of the City Centre. However, development of this type could raise traffic issues, in an area that is already heavily congested.</p> <p>At present, there are already three supermarkets located to the south or east of the City of St Albans. Consequently, a new store in this location would provide further convenience goods (food) floorspace in an area which is already well served by existing stores, rather than plugging the acknowledged gap in food provision for residents living in the northern part of the City.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Access issues/ highways implications were an issue for the refused Tesco application. * Several Grade II Listed and locally listed buildings in the vicinity.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	An appeal or resubmission along similar lines from Tesco is expected. A revised scheme including additional dwellings is possible.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Planning application 08/0370 for a Tesco superstore included refurbishment of existing residential properties along London Road and Alma Road and a small net dwelling gain. Site is suitable in principle for residential development and planning approval was granted (ref 5/2000/0522) for 46 flats and 19 dwellings, subject to a Section 106 agreement.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Previous residential approval and a recent food store application (refused) included a small residential element, but considerable doubt exists as to the owner's future intentions for this site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already partly in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

The site is in a Conservation Area and has several Grade II Listed and locally listed buildings in the vicinity, which may limit site capacity.

Subsequent to the recent refusal of permission for a Tesco superstore, which had incorporated a modest net dwelling gain and the previous approval in 2000 for 65 dwellings on the site, net dwelling gain is highly likely, though there are a wide range of possibilities regarding what form or size it may take.

Locally listed houses on Inkerman Road and houses on London Road are assumed to be retained, reducing the overall site capacity.

If the potential supermarket use did not transpire and the whole of the site as now assembled (except the locally listed buildings) was developed for housing, at a similar density to that which was approved for a smaller overall site for 65 dwellings in 2000, approximately 100 dwellings may be a reasonable estimate on approximately 1.5 ha out of the overall 1.84 ha site (2000 application site area 0.96 ha)

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	100

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

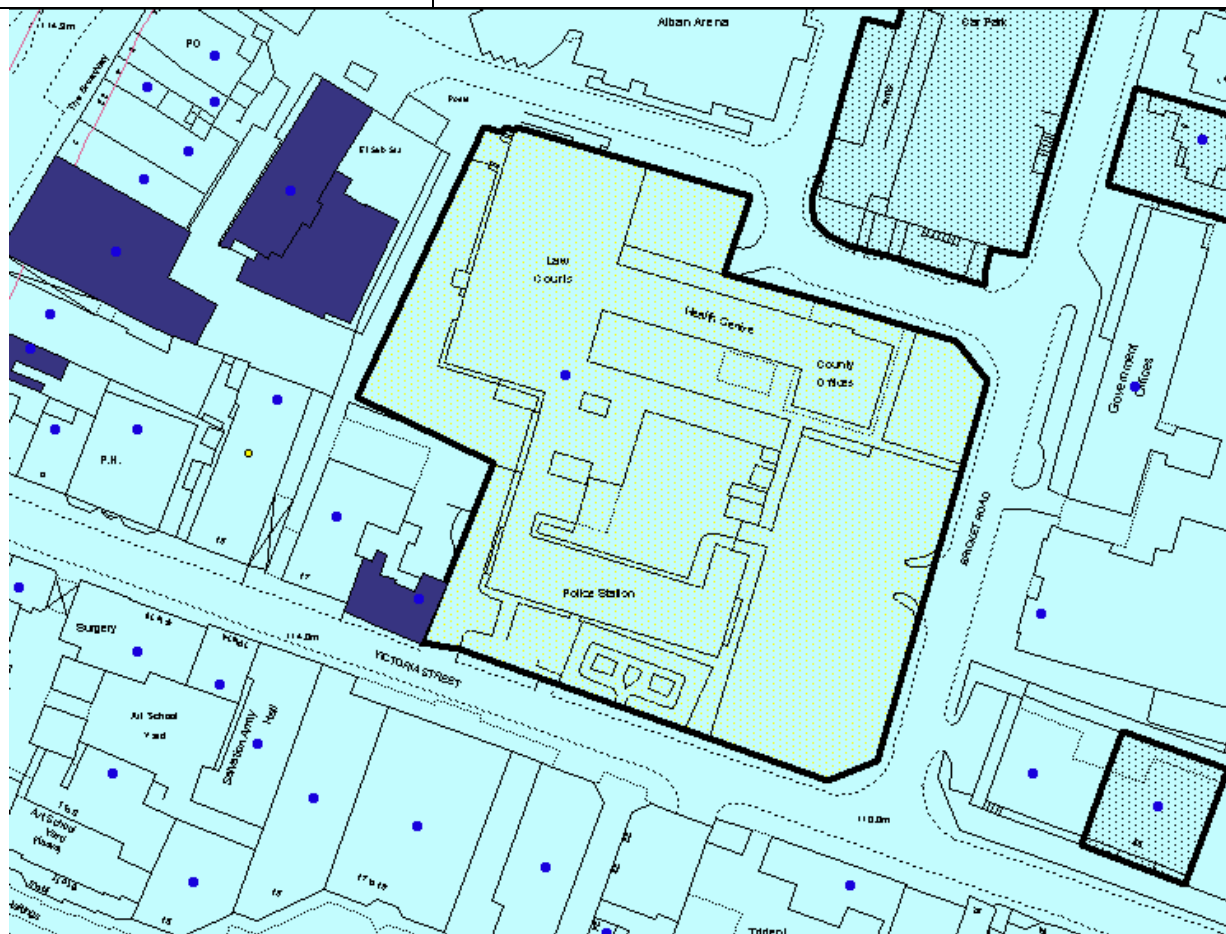
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-251
Site address (or brief description of broad location)	Civic Centre South



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Ownership details - including whether freehold or lease and length of lease (if applicable)	SADC and others – Option to Antringham Developments on part of the site.
Contact details - if different from above (e.g. agent, planning consultant etc)	Antringham Developments
Area of site or broad location (hectares)	0.88 ha

Category of site (e.g. employment land, garage court, green space etc)	Mixed - Employment Land, Other Urban Uses, Healthcare sites.
Current use(s)	Varied – including Offices, car parks, Magistrates Court, Police Station, Health Centre
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed City Centre.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Pre-application discussions
Planning History (including Local Plan Inquiries, LDF etc)	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Several Grade II Listed and locally listed buildings close by.			
The site is in a known area of high archaeological interest and pre-determination works would need to be carried out. Mitigation may be required, which may affect the viability of any			

redevelopment.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	Perhaps
Comments/observations (including details of any other national, regional or local policy constraints):			
Policy 116 St Albans City Centre Policy Area 2 Central Shopping Core – Area 2E			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>The Council has had pre-application discussions regarding a possible mixed use scheme (hotel, retail/restaurant uses, residential and possibly office and leisure). There is a reasonable likelihood of an acceptable residential redevelopment scheme being submitted for the car parking area alongside the police station and for Hertfordshire House. In the longer term, it is possible that the police station site may also be redeveloped for housing, subject to a suitable alternative site being found within 500m of the existing station.</p> <p>The site is in a known area of high archaeological interest and pre-determination works would need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are current negotiations regarding residential redevelopment as part of a comprehensive scheme and also for individual parts of the site, including possible mixed hotel, office and residential uses, but considerable doubt exists as to the nature of any application.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	

ESTIMATING HOUSING POTENTIAL**CAPACITY ASSUMPTIONS**

The site is in a known area of high archaeological interest which may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity. The site owners of part of the site have undertaken an Archaeological Desk Based assessment which considered that their part of the site has a generally low potential for archaeological remains.

The site is in a Conservation Area and has several Grade II Listed and locally listed buildings close by, which may limit site capacity.

Assuming existing uses can be located elsewhere, net dwelling gain is reasonably likely, though there is no reasonable degree of clarity about what form or size it may take.

If a major mixed use scheme is eventually brought forward, involving the Hertfordshire House, Police and Health Centre parts of the site (but not likely to include the Courts) residential capacity could be reasonably significant, given the height of the existing buildings on the site and therefore where reasonably high structures may be acceptable.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, if a comprehensive mixed use scheme was implemented, capacity could be in the region of 100 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

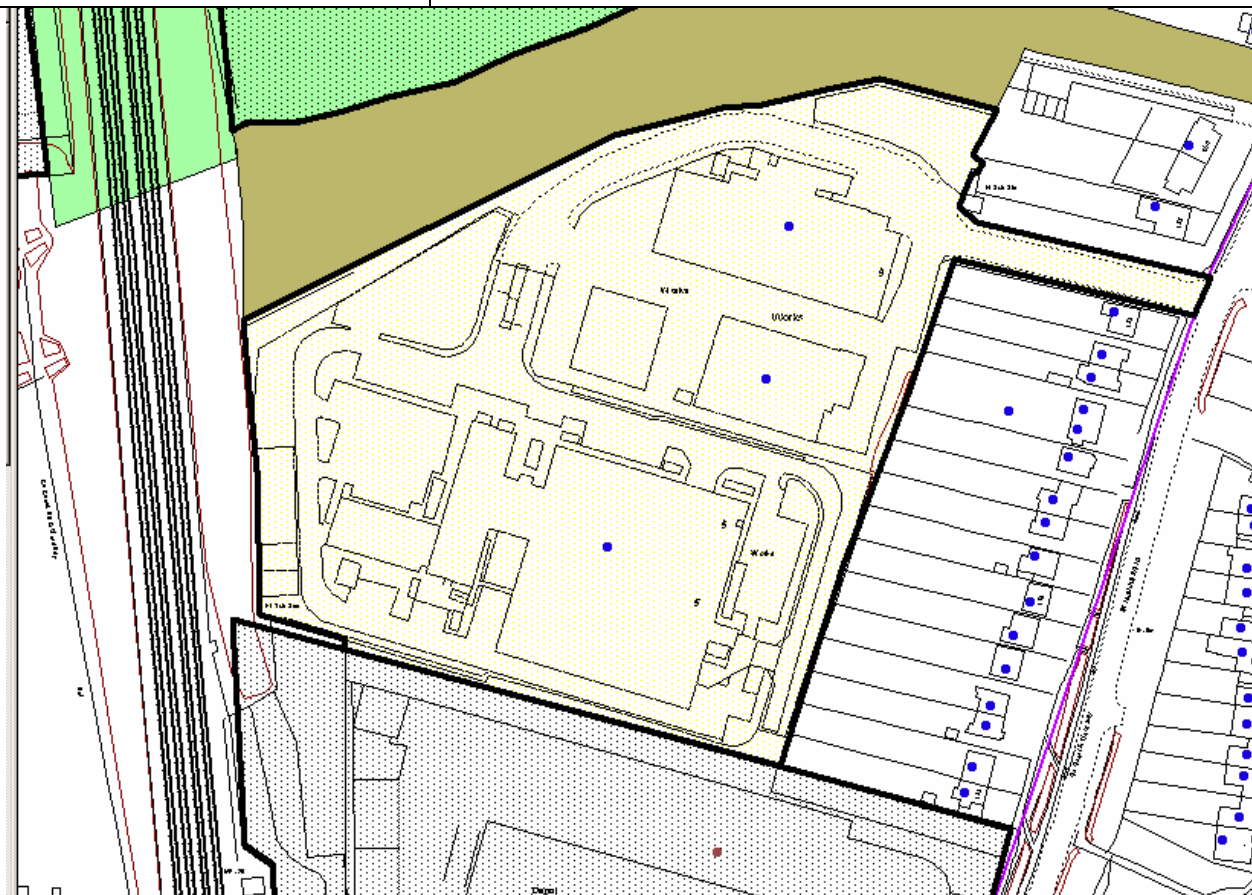
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-256
Site address (or brief description of broad location)	Employment Area EMP9 (northern part), St Albans Road, St Albans (adjacent to the Council depot)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC – including BT
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.4 Ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land (EMP9)

Current use(s)	Mixed – Large BT IT Centre, Castaway Kids, other offices and couriers.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential houses and gardens to the east. Line of trees, with council tip/recycling centre inside employment area EMP9 beyond, to the south. Mainline railway line to the west. Belt of Trees to the north – including AM9 and AMR24.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Identified by SADC officers.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Referred to as 'other possible large site' in the 2005 Urban Capacity Study. The northern part of this employment area has a site area of 2.4 hectares and is located to the rear of residential properties. Over several years the Council has received some informal enquiries about the possibility of housing development.</p> <p>Nothing else relevant post 2000.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	Adjacent*	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Ecology Database Site 68/039 close by			

<p>* Scheduled Ancient Monument AM9 Beech Bottom Entrenchment just beyond the rear of the site. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p> <p>* ASR24 Area Around Beech Bottom across the rear of site.</p> <p>* Mainline railway line adjacent to the west. Council tip site to the south.</p>			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	Perhaps*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <p>* Policy 20 - Employment Area 9 Employment Land Review Interim Report 2006 – Rated Average.</p> <p>* Private children's play site - Castaway Kids – possible community value.</p> <p>* TPO Wood to the rear of the site.</p>			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Part of the site is already not used as Employment land. This section is physically separate from the southern section and has its own entrance.
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>Yes.</p> <p>The site forms part of a designated employment area. It is located to the rear of existing residential properties and part of the site is already used for alternative uses (e.g. children's activity centre). This part of the overall employment area is physically separate from the southern part and has its own vehicular access. There are no known site constraints, however, the likelihood of any intention to redevelop for residential use by the current or potential future owners needs to be investigated.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP9 which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p> <p>The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment, though they have been informally discussed in the past and may be again in the future. There are believed to be two owners of the overall site and a consortium approach by both owners would be necessary.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site. The BT Exchange believed to be on site may be a partial constraint, but is not thought likely to prevent redevelopment. The adjacent waste management depot may also be a partial constraint, but is not thought likely to prevent redevelopment.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming employment uses can be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely a broad mix of two and three storey family housing, including semi-detached and townhouses and small apartment blocks).

Scheduled Ancient Monument AM9 Beech Bottom Entrenchment is just beyond the rear of the site. The site is in a known area of high archaeological interest which may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity.

The TPO Wood to the rear of the site may reduce site capacity.

The mainline railway line adjacent to the west and the Council tip site to the south may reduce site capacity.

Electricity substation on site may reduce capacity.

Approximately 50 dwellings per hectare is a reasonable estimate, on approximately 2 hectares out of 2.4 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	100

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-259
Site address (or brief description of broad location)	Former Ariston Works site, Harpenden Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	2.63 ha
Category of site (e.g. employment land, garage court, green space etc)	Mixed – Other Urban Uses / Vacant land and buildings

Current use(s)	Mixed – including Pioneer Youth Club
Character of surrounding area (including adjoining land uses; site outlook etc)	School to the north. Playing fields (SHLAA site 125) to the east, with residential area beyond. Primarily wooded Bernard's Heath to the south. Wooded Bernard's Heath to the west, with Harpenden Road beyond.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous permission - 5/2002/0852 Erection of 48 dwellings (outline)
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2002/0852 Erection of 48 dwellings (approximate) the relocation of St. Albans Judo Club and Pioneer Club and parking (Outline permission) This application was given the decision - Outline Permission</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>FS2 – North of St Albans City Centre</p> <p>This option comprises previously developed land within the built up area of St Albans (east of Harpenden Road and south of Beech Road). A planning brief was prepared by the District Council and Hertfordshire County Council, which supported the principle of housing and some community uses in this broad location. Accessibility is good, both in terms of proximity to the road network and frequent bus services into St Albans and Harpenden. Any new store could plug the current gap in convenience goods (food) provision in the north of St Albans.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No*	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * County Wildlife Site 68/025 Bernard's Heath adjacent to the south and west. * Significant additional car traffic onto the already often congested Harpenden Road may be problematic, especially if adjacent SHLAA site 125 has significant housing development.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Pioneer Youth Club, Judo clubs and other community facilities have considerable community value.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Planning appeal for erection of approx 48 dwellings was upheld, subject to the signing of a Section 106 agreement. A development brief exists for the site. Pioneer Youth Club, Judo clubs and other community facilities on the site have considerable community value and would require relocation. Significant additional car traffic on the already congested Harpenden Road may be problematic, especially if adjacent SHLAA site 125 was to be developed for housing. County Wildlife Site 68/025 Bernard's Heath adjacent to the south and west is a further constraint. NB: Site was also suggested as a possible location for a food store (FS2 – North Of St Albans City Centre) in the Core Strategy Issues & Options consultation document.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Previous permission for residential redevelopment on most of the site and known continued interest by the owner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site which already had permission on most of the site for residential redevelopment, but may take some time to negotiate appropriate relocation of existing uses.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming existing uses can be relocated, the site is not used for retail premises and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses, but also possibly including small apartment blocks).

County Wildlife site Bernards Heath is adjacent and appropriate consideration of trees and wildlife may cause some reduction in achievable density.

Substantial mature trees on site would need to be retained and would reduce overall capacity.

Maintaining suitable access for Heathlands school, adjacent, may reduce site capacity.

0.46 hectares of the site was assumed for community uses in the original planning brief, which may or may not be required for any future application.

Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 1.8 hectares out of 2.6 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	(Existing permission for 48 dwellings (subject to an unsigned Section 106 Agreement) on approximately two thirds of this site)
Council's own estimated capacity	55

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-260
Site address (or brief description of broad location)	No. 222 London Road (former British Shipbuilders)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.66 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land.

Current use(s)	Small industrial units
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area to the north. Open green space to the west and to the south. London Road and railway line to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Policy 122 site 8D in 1994 Local Plan.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	TBC
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* The current access is substandard and would have to be improved for residential development.			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Policy 122 - (Site 8D)			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This site was allocated for business use in the Local Plan, but the policy allowed housing if a proposed railway route was abandoned (which it was). The current access is substandard and may have to be improved for residential development (or access obtained from Orient Close). Adjacent site 127 (Verulam Golf Club, London Road) has also been proposed for inclusion in the SHLAA. Joint access may be another alternative.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment, though they have been informally discussed in the past and may be again in the future, especially as the site was allocated as Policy 122 (8D) in favour of residential use (if the Railway Route was abandoned, which it has been).
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (most likely small apartment blocks or possibly townhouses).
The current access is substandard and might not be used for additional development in its current form. There are various alternative access arrangements, potentially marginally limiting site capacity.
The degree of slope on the site, particularly at the northern end, may marginally limit site capacity.

The site lies inside St Albans Conservation Area, potentially marginally limiting site capacity.
 SHLAA site 127 adjacent to the southeast may also be incorporated in a joint scheme, potentially raising achievable density.
 The narrow shape of the site may significantly limit site capacity.
 The low heights of existing buildings on site and long views into the site may limit site capacity.
 Approximately 25-30 dwellings per hectare is a reasonable estimate, on approximately 0.65 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	22 (The narrowness of the site is a particular constraint. If the adjoining site was developed, capacity could be significantly increased.)

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-264
Site address (or brief description of broad location)	West of St Peter's Street, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Multiple landowners
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	No Specific Site Boundary
Category of site (e.g. employment land, garage court, green space etc)	Mixed - Employment sites, Other commercial uses, Education sites, Other urban uses

Current use(s)	Mixed – St Peters Street shops and areas to their rear, Drovers Way car park, Aboyne Lodge school, offices etc.
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre – mainly residential areas to the west and the main shopping area to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous discussions/proposals for the area.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Depending on the extent of the area, Grade II Listed and locally listed buildings are likely to be close by.			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	Perhaps
Comments/observations (including details of any other national, regional or local policy constraints): Policy 115 St Albans City Centre Policy 116 St Albans Central Shopping Core * Area may include Aboyne Lodge School * 2 TPO points and a TPO Group in the south east corner of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes The Council's 'City Vision' exercise may provide further information on the nature and likelihood of redevelopment on this site (which if proposed, would be likely to contain a significant residential element). The scale and complexity of the site and associated issues means that delivery would take a significant period of time. Inclusion of land currently occupied by the locally listed Aboyne Lodge School in any comprehensive redevelopment scheme has proved very contentious in the past. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment. Note: The Panel were unclear where the development capacity would be. Could include in the SHLAA as a site with potential long term capacity, but without a site boundary shown.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site has multiple owners who have varying degrees of commitment to redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site but considerable doubt exists as to the costs and viability of redeveloping some of the very expensive to provide existing uses, such as the multi-storey car park.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

The Council's 'City Vision' exercise may provide further information on the nature and likelihood of redevelopment on this site (which if proposed, would be likely to contain a significant residential element). The scale and complexity of the site and its associated issues means that delivery would take a significant period of time.

If a major mixed use scheme is eventually brought forward, residential capacity could be reasonably significant, given the height of the existing car park and the site's location to the rear of St Peters Street, where reasonably high structures may be acceptable.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, if a comprehensive mixed use scheme was implemented, capacity could be in the region of 60 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-274
Site address (or brief description of broad location)	No. 2 Cunningham Hill Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.25 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house and garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusal 5/2008/0327
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/0327 2 Cunningham Hill Road, St Albans, AL1 5BY Demolition of existing dwelling and erection of one building comprising fourteen self-contained flats with associated parking and access. This application was given the decision - DC4 Refusal on 07/07/2008</p> <p>1. The proposed development would, by reason of its size, scale, mass, bulk, and design, appear unsympathetic and fail to relate to the distinctive character of the local area. The proposed development would therefore have a detrimental impact on the appearance and character of the surrounding area. This together with the amount of hardstanding and lack of opportunity for significant landscaping would represent a cramped overdevelopment of the site.</p> <p>2. The development proposed would adversely affect the amenity of the occupiers of adjoining properties by reason of its close proximity to the common boundary and consequent overbearing and intrusive impact.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified

Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Recent application for demolition of the existing dwelling and erection of one building comprising fourteen self-contained flats with associated parking and access was refused (appeal now lodged). However the main reasons for refusal (i.e. 'cramped overdevelopment' and 'overbearing and intrusive impact') could be overcome by a more sensitively designed scheme. Appeal Lodged: 18/09/2008 Inspectorate Ref: APP/B1930/A/08/2084839

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Residential redevelopment is fine in principle. Recent application for demolition of the existing dwelling and erection of one building comprising fourteen self-contained flats with associated parking and access was refused, however the main reasons for refusal (i.e. 'cramped overdevelopment' and 'overbearing and intrusive impact') could be overcome by a more sensitively designed scheme.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-275
Site address (or brief description of broad location)	Nos. 10-28 Catherine Street (including Coupers Garage) and land to rear



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC – including St Peter's Church, who own the single storey shops fronting Catherine Street.
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.8 ha
Category of site (e.g. employment land, garage court, green space etc)	Mixed – Other commercial uses, Employment land

Current use(s)	Mixed – Primarily a car showroom and associated car parking. Also adjoining retail and offices likely to be included.
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre – retail units with offices and residential above, offices.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Pre-application discussions.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No*	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Area Subject to a Recording Condition * Several Grade II Listed and locally listed buildings adjacent to or close by the site.			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Policy 115 – At Albans City Centre Policy Area 1 – Catherine Street – Site 1B			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This is a well-located site, consisting of previously developed land and could accommodate housing, most likely as part of a mixed use scheme. Care will have to be taken due to its Conservation Area location and the numerous Listed Grade II and Locally Listed buildings in the vicinity. [Policy 115 – At Albans City Centre Policy Area 1 – Catherine Street – Site 1B]

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment, though they have been informally discussed in the past and may well be again in the future.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, partly as an Unallocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the garage site is located elsewhere and the site is developed with a mix of dwelling types appropriate to the area (most likely small apartment blocks or sheltered housing). The site lies inside St Albans Conservation Area, with numerous Grade II Listed and locally listed buildings close by, limiting site capacity.

Substantial parking for offices to the east will need to be retained, limiting site capacity.
 TPO Area and TPO Points within the site will limit site capacity.
 Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.5 hectares out of 0.8 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity (if different from the above)	30 (Sites of this nature are very difficult to judge, as it may include only the garage site or possibly some of the car parking to the rear of the offices as well and any degree of underground parking is also unclear)

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

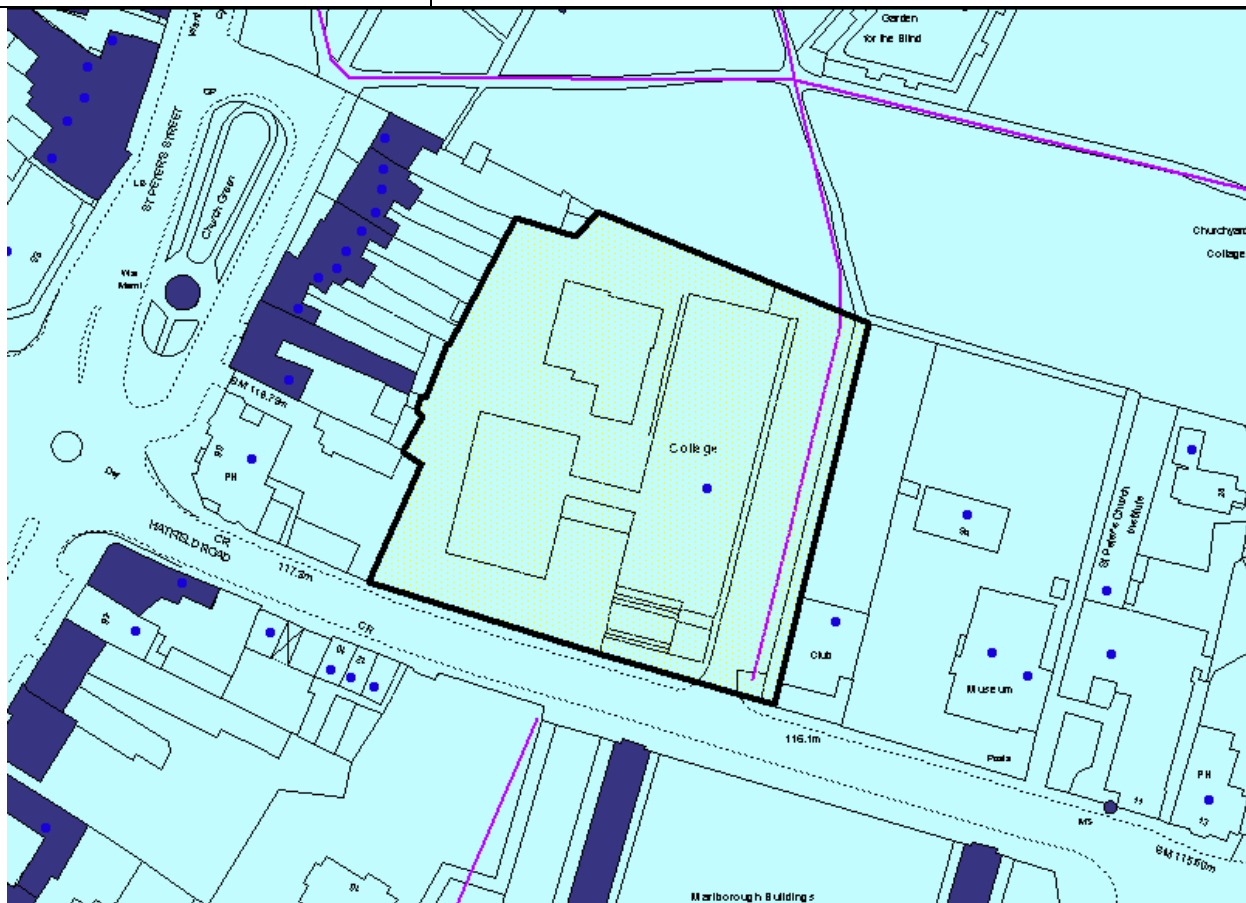
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-279
Site address (or brief description of broad location)	University of Hertfordshire Law faculty, Hatfield Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	University of Hertfordshire
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.51 ha
Category of site (e.g. employment land, garage court, green space etc)	Primarily Education Sites

Current use(s)	University of Hertfordshire Law faculty (Includes an Art Gallery)
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed edge of city centre – offices, residential dwellings, churches, museums and institutions surrounding.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Identified by SADC officers
Planning History (including Local Plan Inquiries, LDF etc)	Land adjacent 5/2007/1597 9 Hatfield Road, St Albans, AL1 3RR Part change of use of The Liberal Club (Sui Generis) to a restaurant (Class A3). Creation of external seating at front of building, entrance canopy, rear dormer window for kitchen extractor, timber pergola at rear with associated landscaping and reformation of external store area to kitchen area and internal alterations This application was given the decision - DC3 Conditional Permission on 22/08/2007

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	Yes
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Public footpath adjacent to University building * Numerous listed Grade II and Locally Listed buildings in close proximity.			

<p>* Locally Listed buildings on part of the site.</p> <p>The site is in a known area of high archaeological interest and pre-determination works would need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <p>* University and Art Gallery have community value</p>			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes</p> <p>This is a well-located site, consisting of previously developed land and could accommodate housing, perhaps as part of a mixed use scheme. Plans for redevelopment of parts of this overall site are at an early stage and dependent upon relocation of facilities elsewhere. Care will have to be taken due to its Conservation Area location and the numerous Listed Grade II and Locally Listed buildings close by/ on site. Impact on existing trees, footpaths and the churchyard to the rear of the site will also need to be taken into account.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been early discussions by the owners of the site about the possibility of residential redevelopment and there is considered to be a high likelihood that they will relocate and redevelop the site for housing, over a period of time.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the University use is located elsewhere and redeveloped for housing, with a mix of dwelling types appropriate to the area (possibly small apartment blocks, sheltered housing or townhouses) and the museum and former Liberal Club are retained and improved as a 'cultural hub'

The site lies inside St Albans Conservation Area, with numerous Grade II Listed and locally listed buildings close by, limiting site capacity.

Grade II Listed St Peters church and its graveyard is adjacent, limiting site capacity.

There is a locally listed building on part of the site, possibly limiting site capacity.

Substantial mature trees within the site may limit site capacity.

Public footpath adjacent to University building may marginally limit capacity.

The site is in a known area of high archaeological interest and pre-determination works would need to be carried out. Mitigation may be required, which may affect the capacity.

Approximately 45 dwellings per hectare is a reasonable estimate, on approximately 0.51 hectares of overall site, in Zone 1.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	22

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

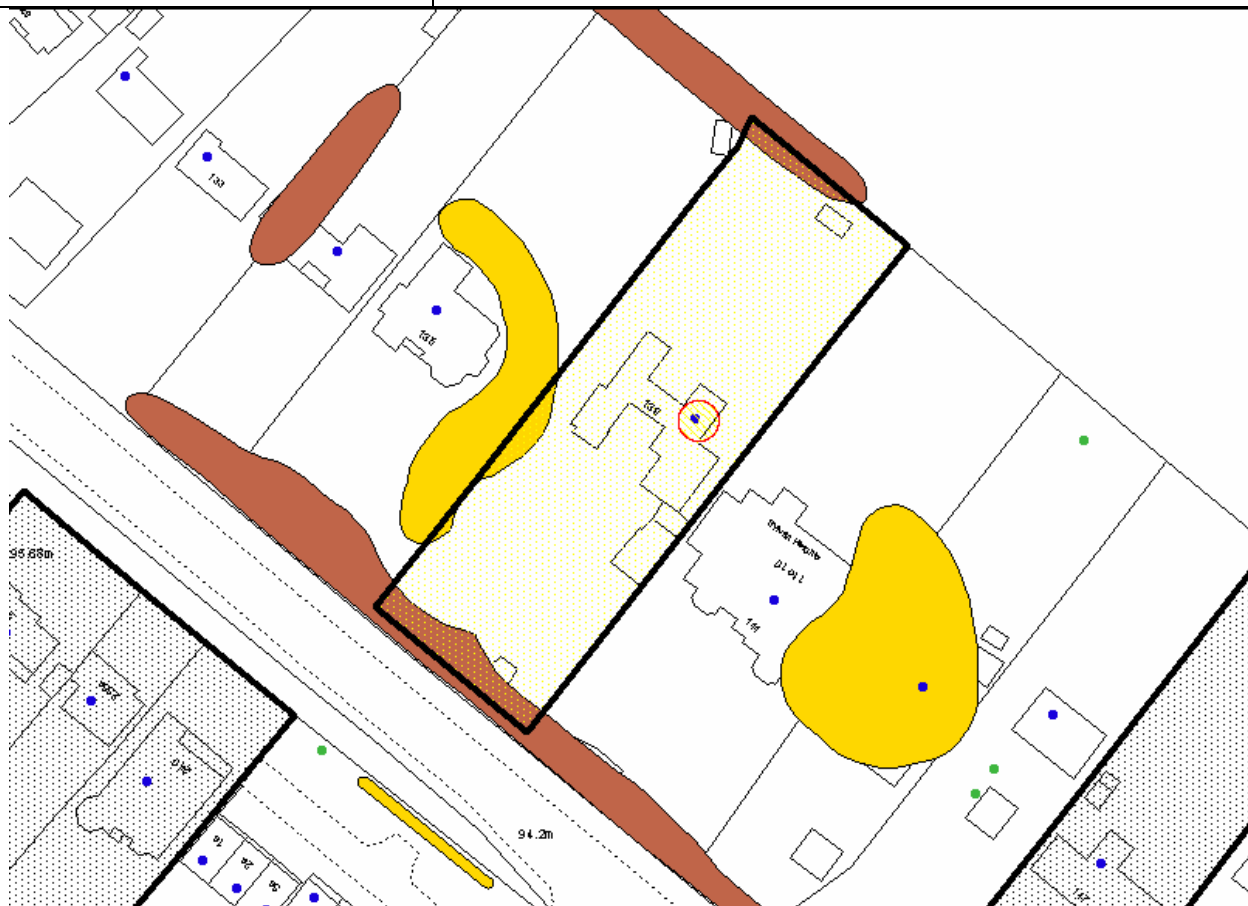
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-280
Site address (or brief description of broad location)	No. 139 London Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.27 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house in large garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas on all sides, except school playing field to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Identified by SADC officers.
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/2159 - Demolition of 133a, 135 and 139 London Road and erection of an 81 room care home with 29 car parking spaces This application was given the decision - DC4 Refusal on 29/12/08</p> <p>1. By reason of its scale, bulk, height and mass, and the loss of trees on the front elevation, the proposed building would have an over dominant appearance in the street scene, and would have an adverse impact on the visual amenity of the locality. The proposal would be contrary to the provisions of Policies 69 (General Design and Layout) (i), 70 (Design and Layout of New Housing) (preamble), (i), (v), and 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.</p> <p>2. The proposed development would have an adverse impact on the residential amenity of adjoining occupiers as a result of overbearing impact, overshadowing, overlooking and disturbance, and would be contrary to the provisions of Policy 70 (Design and Layout of New Housing) (preamble), (i) and (vi) of the St Albans District Local Plan Review 1994.</p> <p>3. The proposed development would not achieve an adequately high standard of environment for future occupiers as a result of poor levels of outlook, light and privacy, contrary to the provisions of Policy 70 (Design and Layout of New Housing) (preamble), (i), (vi), (viii) and (x) of the St Albans District Local Plan Review 1994.</p> <p>4. The proposed development would result in the loss of protected trees and the proximity of car parking to the frontage trees could result in level changes that could damage tree roots. The proximity of parking spaces and the rear part of the development to TPO trees would result in future pressure to remove trees to maximise daylighting and to prevent damage to cars. The proposal would be contrary to the provisions of Policy 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.</p> <p>Former 141 London Road, adjacent</p> <p>5/2000/1127 Erection of ten 2 and 3 storey flats and associated car parking This application was given the decision - DC3 Conditional Permission on 25/07/2000</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	Yes

Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
<p>* TPO Wood across the front of the site. Small parts of a TPO Wood and a TPO Group inside the rear and northern wedges of the site.</p> <p>* Policy 4 Housing – Site RS57 Proposed Housing Sites</p>			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	Yes
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>The site is in the urban area and development is acceptable in principle, indicated by its status as Site RS57 in the list of Proposed Housing Sites in the 1994 Local Plan. However, a planning application is now pending for a residential care home (81 places, but not self contained units) on this site, which includes 2 buildings to the north.</p> <p>5/2008/2159 - Demolition of 133a, 135 and 139 London Road and erection of an 81 room care home with 29 car parking spaces This application was given the decision - DC4 Refusal on 29/12/08</p> <p>1. By reason of its scale, bulk, height and mass, and the loss of trees on the front elevation, the proposed building would have an over dominant appearance in the street scene, and would have an adverse impact on the visual amenity of the locality. The proposal would be contrary to the provisions of Policies 69 (General Design and Layout) (i), 70 (Design and Layout of New Housing) (preamble), (i), (v), and 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.</p> <p>2. The proposed development would have an adverse impact on the residential amenity of adjoining occupiers as a result of overbearing impact, overshadowing, overlooking and disturbance, and would be contrary to the provisions of Policy 70 (Design and Layout of New Housing) (preamble), (i) and (vi) of the St Albans District Local Plan Review 1994.</p> <p>3. The proposed development would not achieve an adequately high standard of environment for future occupiers as a result of poor levels of outlook, light and privacy, contrary to the provisions of Policy 70 (Design and Layout of New Housing) (preamble), (i), (vi), (viii) and (x) of the St Albans District Local Plan Review 1994.</p> <p>4. The proposed development would result in the loss of protected trees and the proximity</p>

	of car parking to the frontage trees could result in level changes that could damage tree roots. The proximity of parking spaces and the rear part of the development to TPO trees would result in future pressure to remove trees to maximise daylighting and to prevent damage to cars. The proposal would be contrary to the provisions of Policy 74 (Landscaping and Tree Preservation) of the St Albans District Local Plan Review 1994.
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STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Whilst allocated for housing in the Local Plan Review 1994 (Policy 4 Housing – Site RS57 Proposed Housing Sites) there has been no residential redevelopment over the considerable period of time since then. Instead, there has been a recent application for a nursing home, as part of a scheme including adjoining properties (which was refused) and a revised nursing home application is thought likely.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Residential redevelopment is acceptable in principle. The approval for 10 dwellings in 2000 for the former 141 London Road, a similar sized site adjacent, gives a reasonable estimation of capacity.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	10

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-281
Site address (or brief description of broad location)	Ziggurat car park (Land between Grosvenor Road & London Road)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.44 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Ziggurat car park
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixture of offices and residential
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Identified by SADC officers, after discussions with agents in the past.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* TPO Wood and one TPO point on the southern boundary of the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes If alternative parking provision for the Ziggurat offices could be made, this site could become available for residential use (or perhaps a mixed use scheme). It is well located and comprises a substantial area of previously developed land. However, the Council has not yet established the current owner's intentions for the site and deliverability is therefore questionable. The site also falls within the Conservation Area and is elevated, with good public views across to the south and southwest.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No, there are no known plans for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the car parking use is concentrated on half of the site and the rest is developed, with a mix of dwelling types appropriate to the area (most likely small apartment blocks).
The site lies inside St Albans Conservation Area, limiting site capacity.
TPO Wood and one TPO point on the southern boundary of the site, limiting site capacity.

The site is elevated, with good public views across to the south and southwest, which may limit acceptable height and therefore site capacity.
 Due to the degree of uncertainty about any plans to redevelop this site for housing or mixed uses, any estimate could be significantly different from the actual level of development achieved, if any.
 Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.2 hectares available out of the 0.4 hectares of overall site, in Zone 2.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-288
Site address (or brief description of broad location)	The Cedars, part of St Albans City Hospital, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	West Herts Hospitals NHS Trust / London Strategic Housing Association
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.22 ha
Category of site (e.g. employment land, garage court, green space etc)	Healthcare Sites

Current use(s)	St Albans Hospital, including associated nurses quarters
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area on all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous permissions for residential development on parts of the site in the 1990s.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Yes*
Comments/observations (including details of other physical constraints or site designations)			
* Large electricity sub-station on the site.			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * 1 TPO point inside the site.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes The Council is not aware of any specific redevelopment plans at present and it may be that there is no surplus land now that it has been decided to locate the surgicentre on the St Albans City Hospital site. However, given the ongoing reorganisation of local hospital services and in light of the residential redevelopment that has already taken place on other parts of the hospital site, further residential development may be feasible. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, London Strategic Housing Association are at an early stage in proposing redevelopment of the 'Cedars' building, which is currently used as nurses and other key worker shared accommodation, into flats and maisonettes.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations. There is some historic value to the building, but unlikely to be sufficient to stop redevelopment.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the overall site was redeveloped for housing, with a mix of dwelling types appropriate to the area (likely to be principally small apartment blocks).
 The large electricity substation on site will reduce site capacity.
 The large TPO tree will reduce site capacity.
 Approximately 50 dwellings per hectare is a reasonable estimate, on approximately 0.22 hectares of available site, in Zone 2.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

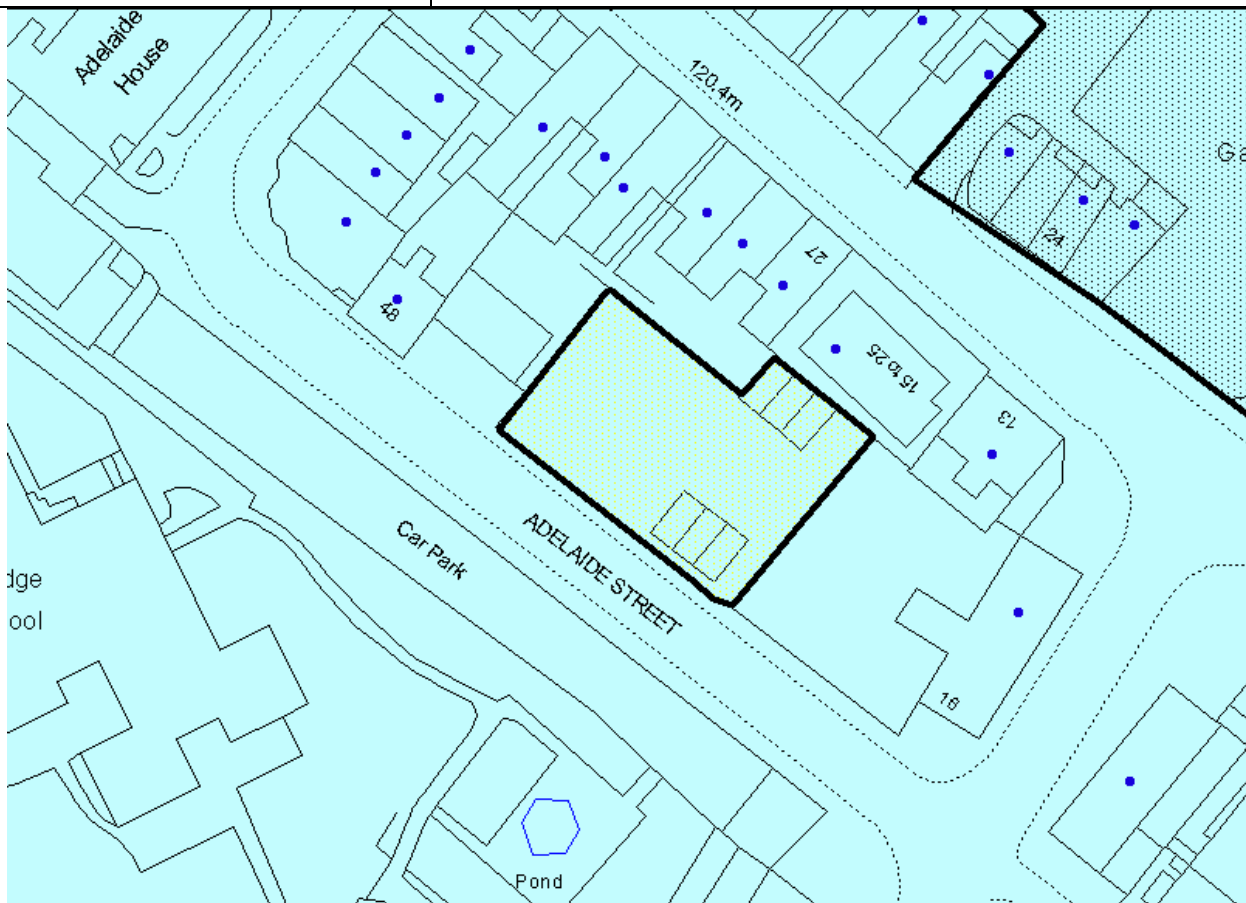
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-323
Site address (or brief description of broad location)	Commercial Garage Court, Adelaide Street



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans City and District Council Freehold Ownership
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.05 hectares
Category of site (e.g. employment land, garage court, green space etc)	Commercial Garage Court / Allocated Employment site (Allocated in Policy 115 for B1 office use)

Current use(s)	Garage Court & associated parking.
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre – offices, car parking, retail, dwellings above shops.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Local Plan Review Policy 115 site 1C.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified.
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Loss of Parking (Policy 42)			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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Officers Conclusions - Stage 1	Yes
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site is previously developed land (a commercial garage court) and has no known physical constraints, therefore residential redevelopment would be acceptable in principle.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. Site is currently fully let by SADC as garages and parking associated with commercial premises and no resolution in favour of disposal has yet been proposed or passed.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and there are no known factors, likely to stop dwelling gain.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS	
Assuming the whole site was redeveloped for flats, with site capacity constrained by overlooking issues, due to its orientation to the rear of other commercial and residential properties adjoining.	
Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

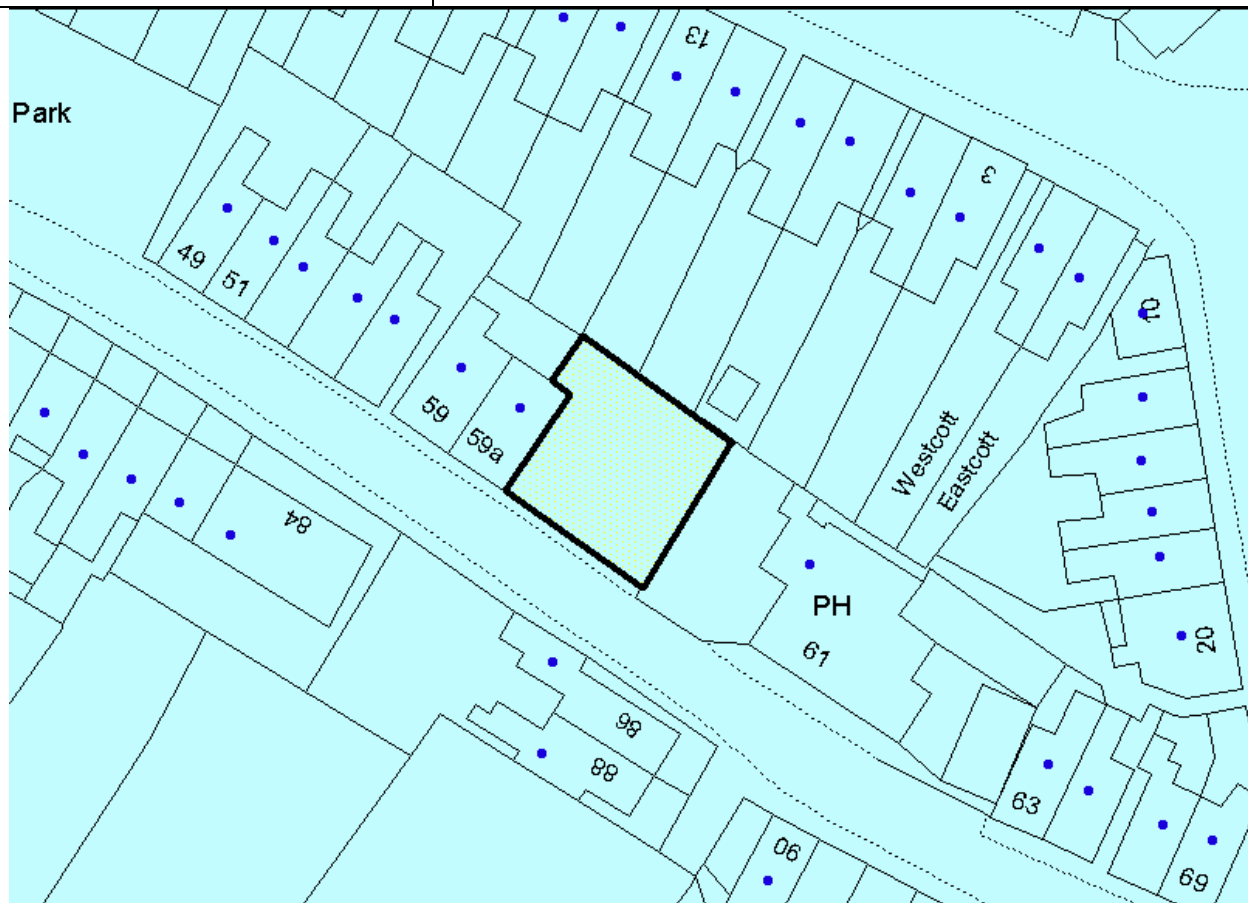
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-326
Site address (or brief description of broad location)	59a Albert Street, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	R Hawkins
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.14 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land
Current use(s)	Office

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Planning applications
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2005/0727 - Change of use from office furniture store to Class B1 (office) and single storey front extension - This application has been withdrawn</p> <p>5/2006/0394 - Change of use from office furniture store to Class B1 (office) (resubmission following withdrawal of 5/05/0727) - This application was given the decision - DC3 Conditional Permission on 07/04/2006</p> <p>5/2008/1295 - Conversion of office space to three, one bedroom flats, single storey side extension, alterations to openings and boundary treatment with the addition of bin store and cycle rack - This application was given the decision - DC4 Refusal on 29/08/2008 - Appeal Lodged: 18/09/2008 Inspectorate Ref: APP/B1930/A/08/2085675 Refusal</p> <p>The existing second floor side window would result in overlooking to a more intensive degree to No. 59 and 59a Albert street and the rear gardens to No. 11,13 & 15 Pageant Road which is contrary to Policy 70 (vii) (Design and layout of New Housing) and Policy 72(v) (Extensions in Residential areas) of the St Albans District Local Plan Review 1994.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines,	None identified

surrounding areas/land uses		sewers etc (please give details)	
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Planning application for the conversion of of office space to three, one bedroom flats was refused, primarily because of overlooking problems. However, the principle of residential development on this site was not in question.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment and likelihood that the applicant may resubmit.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations, except possibly issues in relation to overlooking.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

One previous application was refused. No known site constraints, other than Conservation Area status.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	3

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

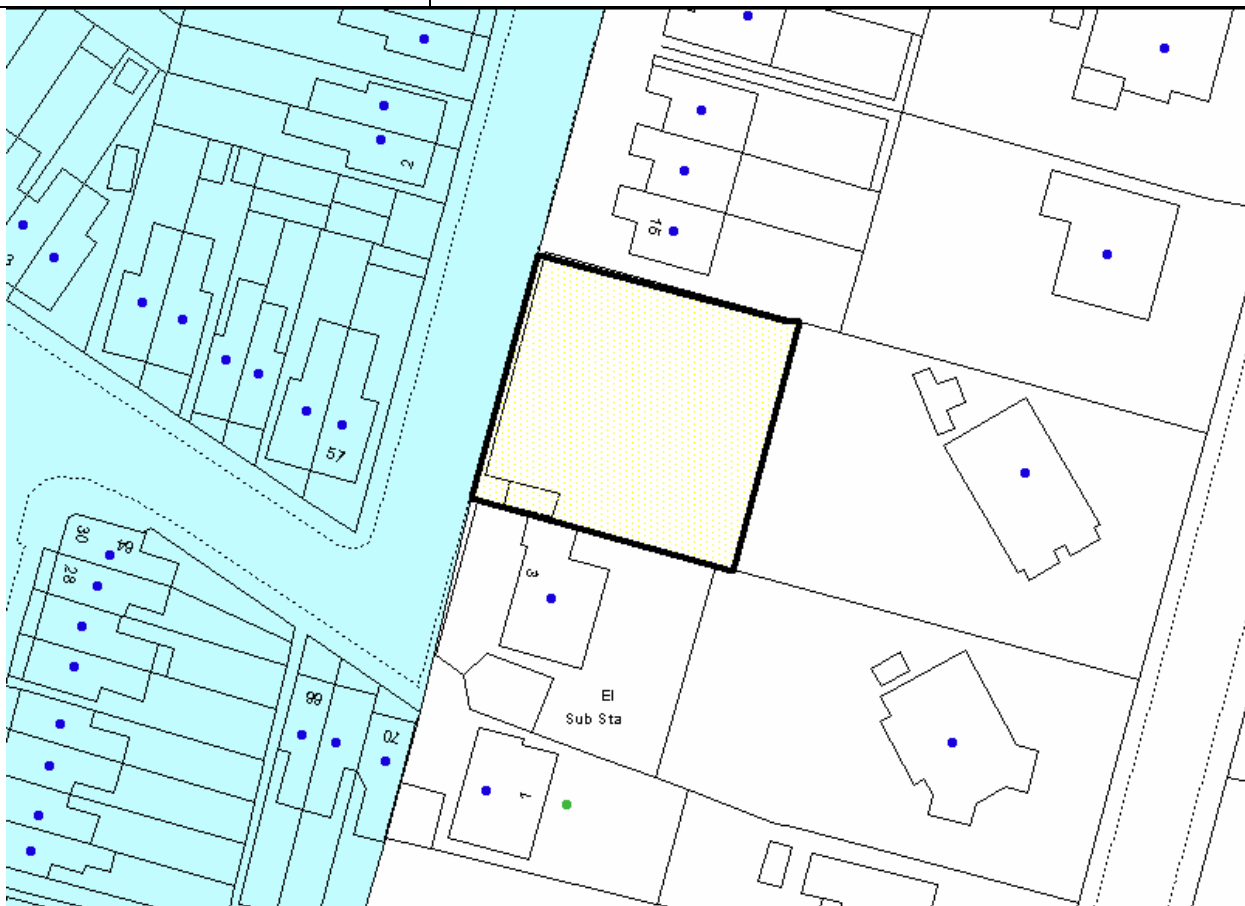
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-327
Site address (or brief description of broad location)	Land r/o 7 Battlefield Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Premier Developments
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA
Area of site or broad location (hectares)	0.07 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential garden

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Recent refusal - 5/2008/1478 - Erection of four, three bedroom dwellings (resubmission following refusal of 5/08/1794)
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/1478 - Erection of four, three bedroom dwellings (resubmission following refusal of 5/08/1794) Reason By reason of the design, size, bulk, height and restricted plot size, the proposal represents an overdevelopment of the site which would be overly dominant in the streetscene, resulting in poor standards of residential amenity and general environment. The proposal would therefore be contrary to Policy 69 (i) (General Design and Layout) and Policy 70 preamble, (i) and (ix) (Design and Layout of New Housing) of the St Albans District Local Plan Review 199</p> <p>5/2007/3003 Erection of three, three bedroom dwellings (resubmission following refusal 5/07/1794) This application was given the decision - DC4 Refusal on 18/03/2008 - Appeal Lodged: 18/09/2008 Inspectorate Ref: APP/B1930/A/08/2085509</p> <p>5/2007/1794 Erection of four, three bedroom dwellings This application was given the decision - DC4 Refusal on 12/09/2007</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Planning application for the erection of four dwellings was recently refused, primarily because the proposal would have constituted overdevelopment of the site and would have been overly dominant in the street scene, resulting in poor standards of residential amenity and general environment. Nevertheless, residential development on the site is acceptable in principle.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment and two other previous applications.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site in residential use and there are no site specific factors that are likely to stop dwelling gain, subject to appropriate design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

One previous application was refused. Residential redevelopment is fine in principle. No known site constraints.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	3

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

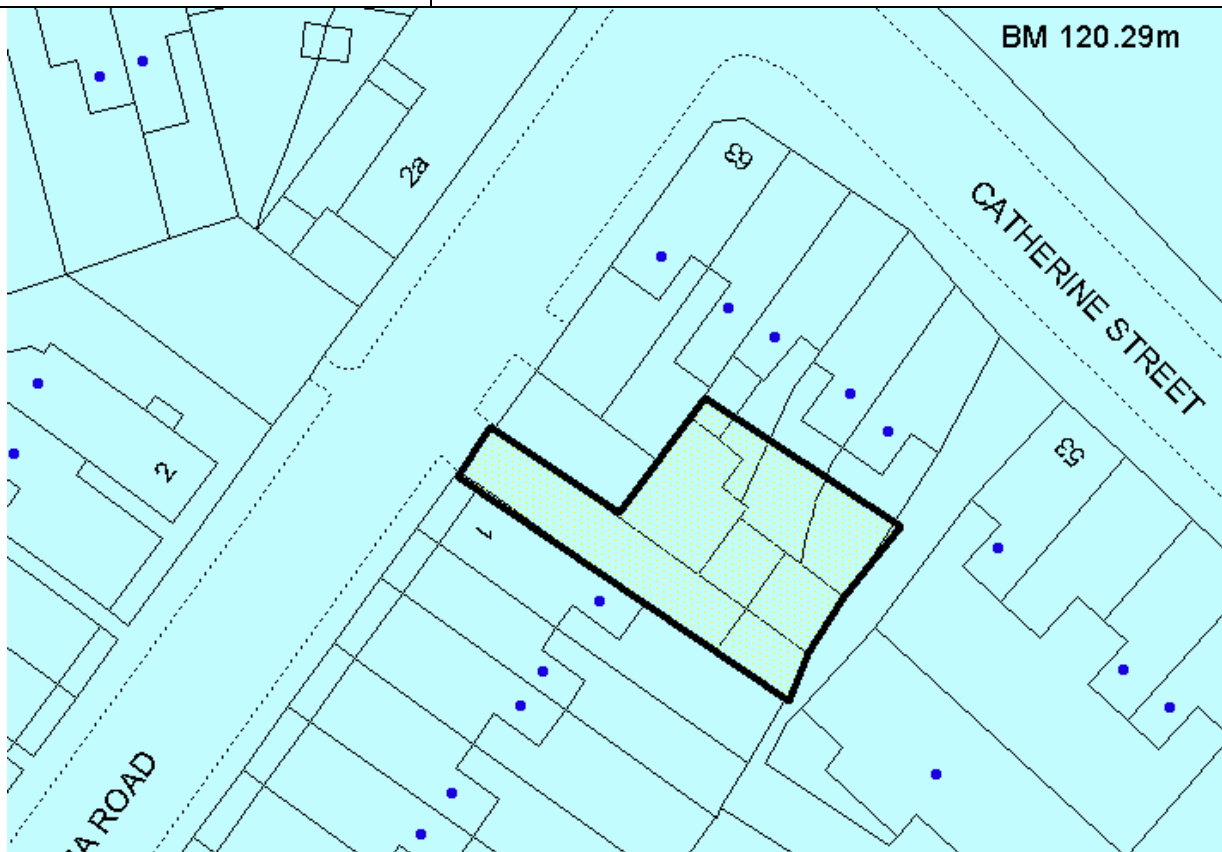
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-328
Site address (or brief description of broad location)	R/o 55-63 Catherine Street, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	
Contact details – if different from above (e.g. agent, planning consultant etc)	Ponsford King Architects
Area of site or broad location (hectares)	0.02 ha
Category of site (e.g. employment land, garage court, green space etc)	Other commercial uses
Current use(s)	Bakery outbuildings

Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed edge of city centre – including residential and retail
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Recent refusal - 5/2008/1998 - R/O 55-63 Catherine Street St Albans - Two, two bedroom flats and one maisonette - This application was given the decision - DC4 Refusal on 08/10/2008
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/1998 - R/O 55-63 Catherine Street St Albans - Two, two bedroom flats and one maisonette - This application was given the decision - DC4 Refusal on 08/10/2008</p> <p>1. By reason of its size and positioning in relation to the restricted plot size and layout, the proposal represents an overdevelopment of the site resulting in poor standards of amenity and general environment, detrimental to the visual and residential amenity of the street scene and adjoining residents. The proposal would therefore be contrary to Policy 70 (preamble), (i), (vi) and (ix) (Design and Layout of New Housing) of the St. Albans District Local Plan Review 1994 which seeks to achieve a high standard of environment.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Recent planning application for two flats and one maisonette was refused. This was primarily because the proposal would have constituted overdevelopment of the site resulting in poor standards of amenity and general environment, detrimental to the visual and residential amenity of the street scene and adjoining residents. Nevertheless, residential development on this site is acceptable in principle.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There has been a recent application for residential redevelopment.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS One previous application was refused. No known site constraints.	
Estimated capacity suggested by landowner/agent	

Council's own estimated capacity	2
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IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

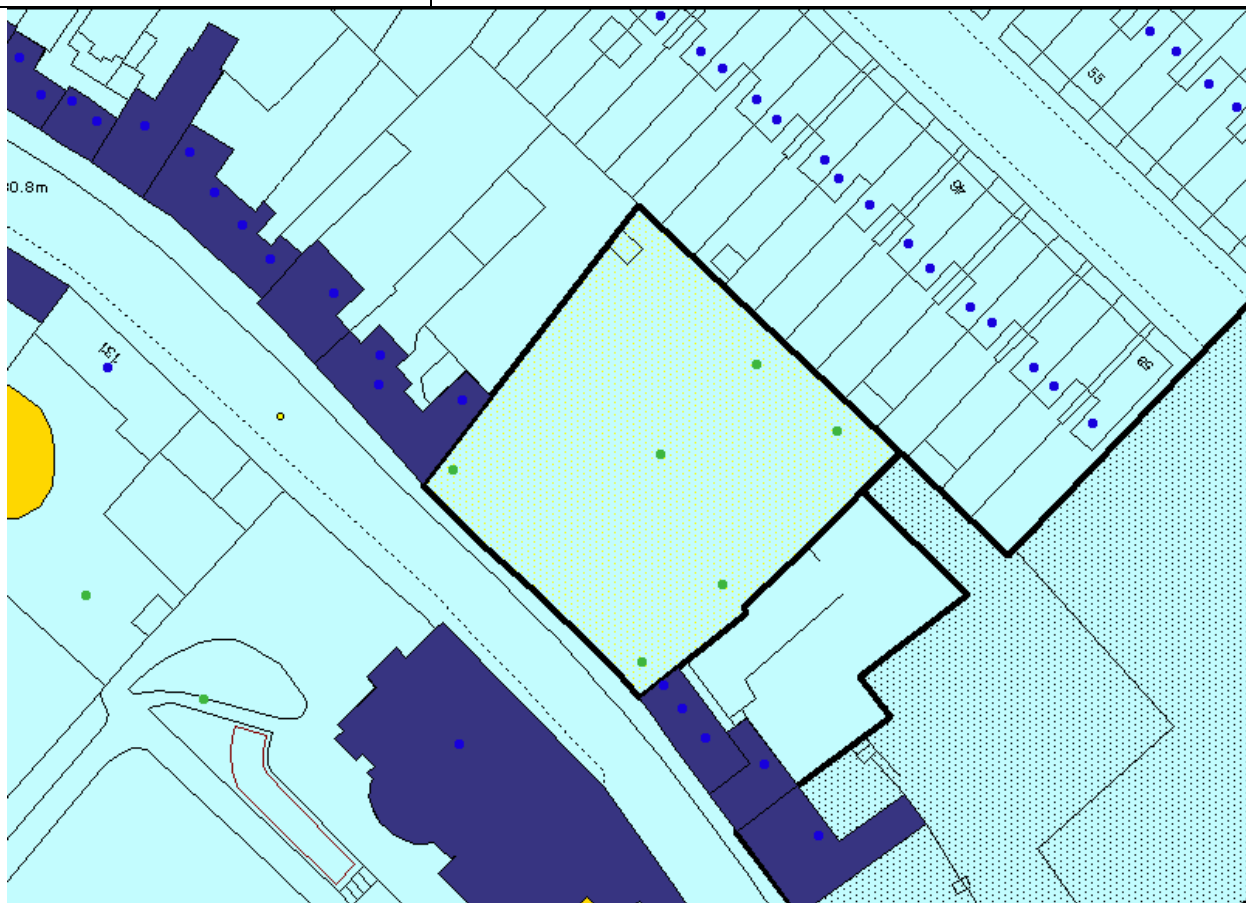
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-70
Site address (or brief description of broad location)	Land between 132 and 142 Fishpool Street, St Albans, Herts



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Ownership details - including whether freehold or lease and length of lease (if applicable)	To be confirmed – developer controlled
Contact details - if different from above (e.g. agent, planning consultant etc)	Robert Van Der Welle Oakbridge Homes
Area of site or broad location (hectares)	0.14 ha
Category of site (e.g. employment land, garage court, green space etc)	Land in residential use
Current use(s)	Private garden land

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties fronting Fishpool Street. Site forms part of a much larger private garden. Raised pavement along Fishpool Street. St Michael's Manor lies immediately to the south west. Historic area of very high visual quality.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by developer.
Planning History (including Local Plan Inquiries, LDF etc)	<p>From 2000 onwards:</p> <p>Development control history of adjoining land:</p> <p>5/2000/1076 – Rear of No. 122 Fishpool Street. Erection of 5 dwelling houses and associated car parking. Conditional consent.</p> <p>5/2000/1481 – Rear of No. 122 Fishpool Street. Demolition of garages. Conditional Conservation Area Consent.</p> <p>5/2007/2905 - Rear of No. 122 Fishpool Street. Erection of 2 detached 5 bed dwellings with detached garages. DC4 Refusal Decision Date: 09/06/2008 This application was given the decision - DC4 Refusal on 09/06/2008 - Appeal Lodged: 07/07/2008 Inspectorate Ref: APP/B1930/A/08/2079781</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Developer suggests that access could be gained from Kings Road. * Site lies within the St Albans Conservation Area (covered by an Article 4 Direction). * Series of Grade II listed buildings along Fishpool Street, close to the site.			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Six TPO points on the site.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	This is a very sensitive site from an historic and natural environment perspective. It is in the Conservation Area and has numerous Grade II Listed and locally listed buildings in close proximity. However, it is an urban site and could accommodate a small net gain in dwellings. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by a developer who owns the land.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use, but in one of the most sensitive locations in the district, amongst Listed buildings in the Conservation Area. Whilst there are no obvious factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations, this will be a very challenging site to design.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes

	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (principally two and three storey family housing).

Assuming the TPO trees can be incorporated into a relatively low density design.

The site is in a known area of high archaeological interest and pre-determination works may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity.

Estimated capacity suggested by landowner/agent	2
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

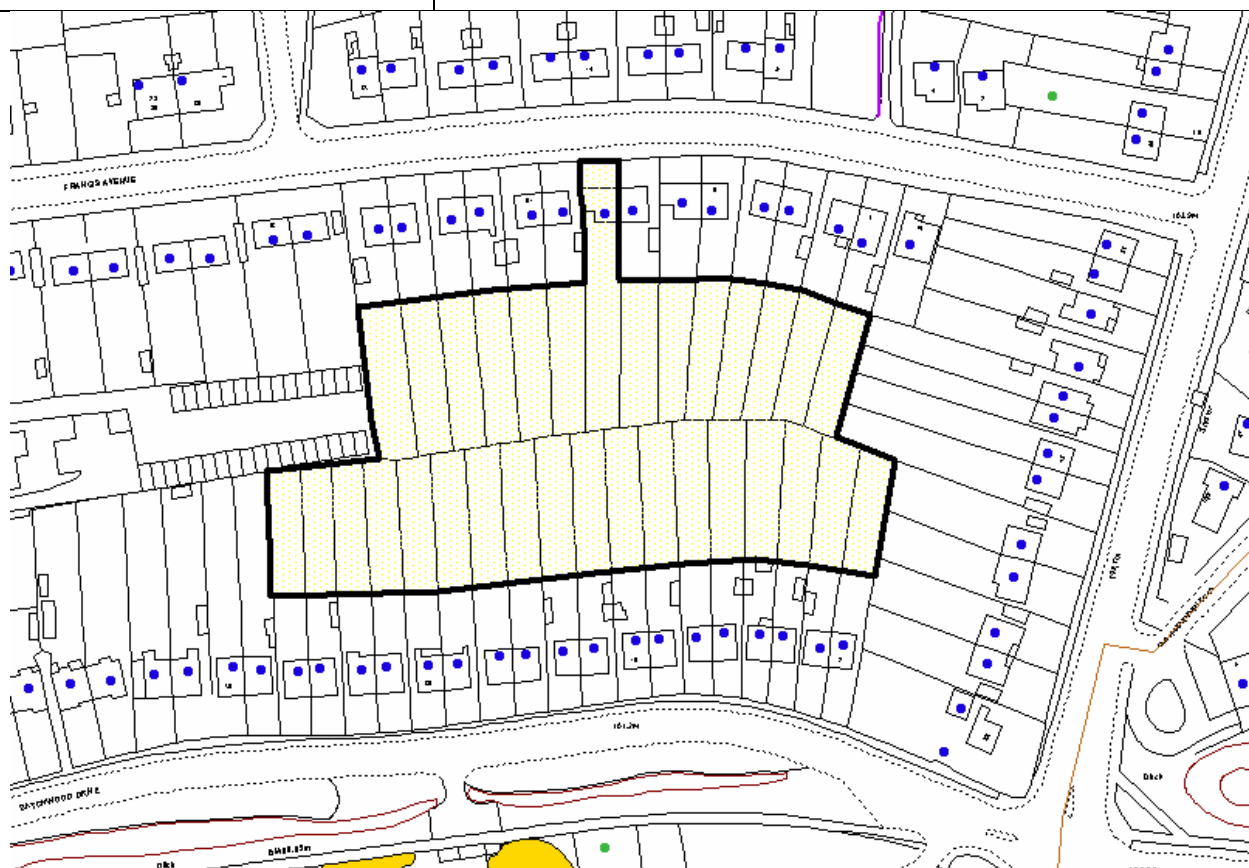
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA/U/SA/71a
Site address (or brief description of broad location)	Land to rear of Nos. 1 to 43 Francis Avenue and Nos. 2-54 Batchwood Drive, St Albans, Herts



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Ownership details - including whether freehold or lease and length of lease (if applicable)	<p>Red Oak Properties Limited (and associated companies) have interest in the following:</p> <p>Rear gardens of Nos. 1, 15 & 27 Francis Avenue and Nos, 2, 22,32 & 36 Batchwood Drive</p> <p>Rear gardens of Nos. 49 & 51 Francis Avenue</p> <p>Nos. 79 & 81 Francis Avenue</p> <p>Rear garden of 54 Francis Avenue</p>
Contact details - if different from above (e.g. agent, planning consultant etc)	<p>Mr Mervyn Sellick</p> <p>Red Oak Properties Ltd</p>
Area of site or broad location (hectares)	0.78 ha

Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential properties and private back gardens
Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises long back to back gardens, completely surrounded by residential properties.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowners via agent (possibly includes council ownership as well)
Planning History (including Local Plan Inquiries, LDF etc)	From 2000 onwards: Outline planning permission for residential development (5/05/1811) – Refused. Reasons for refusal included: effect on trees and landscaping; access would cause increased activity and disturbance; detrimental to the character and appearance of the street scene.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Access to the site would require the demolition of a dwelling on Francis Avenue.			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. No known site constraints (except possible covenants).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site was proposed by a developer who is believed to own or control some of the land, but not the whole site or all that would likely be needed to construct a viable scheme.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (possibly two and three storey family housing, including semi-detached and townhouses, or possibly small apartment blocks). Access may require the demolition of one or more existing dwellings, reducing net gain. Existing mature trees will reduce capacity. The shape of the site and its relationship to existing dwellings will reduce capacity. Likely access would require the demolition of at least one dwelling, reducing overall dwelling gain. It may be possible to increase the capacity of this site by including adjoining council-owned garage courts.

Approximately 30 dwellings per hectare is a reasonable estimate, on approximately 0.6 hectares out of 0.75 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	30-80 – based on incorrect site area of ‘over 1 hectare’
Council’s own estimated capacity	20

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA/U/SA/71b
Site address (or brief description of broad location)	Land to the rear of Nos. 45-83 Francis Avenue and Nos. 56-96 Batchwood Drive, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	<p>Red Oak Properties Limited (and associated companies) have interest in the following:</p> <p>Rear gardens of Nos. 1, 15 & 27 Francis Avenue and Nos, 2, 22,32 & 36 Batchwood Drive</p> <p>Rear gardens of Nos. 49 & 51 Francis Avenue</p> <p>Nos. 79 & 81 Francis Avenue</p> <p>Rear garden of 54 Francis Avenue</p>
Contact details - if different from above (e.g. agent, planning consultant etc)	<p>Mr Mervyn Sellick</p> <p>Red Oak Properties Ltd</p>
Area of site or broad location (hectares)	1.47 ha

Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential properties and private back gardens
Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises long back to back gardens, completely surrounded by residential properties.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner(s).
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Would need to create a new access to the site, possibly off Therfield Road.			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. No known site constraints (except possible covenants).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site was proposed by a developer who is believed to own or control some of the land, but not the whole site or all that would likely be needed to construct a viable scheme.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (possibly two and three storey family housing, including semi-detached and townhouses or possibly small apartment blocks). Access will require the demolition of one or more existing dwellings, reducing net gain. The overall site mapped includes large numbers of existing properties and parts of gardens that will not realistically be redeveloped for this site, reducing overall site capacity. Existing mature trees will reduce capacity. The shape of the site and its relationship to existing dwellings will reduce capacity. It may be possible to increase the capacity of this site by including adjoining council-owned garage courts. Approximately 25-30 dwellings per hectare is a reasonable estimate, on approximately 1 hectare out of 1.4 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	30-80
Council's own estimated capacity	25

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA/U/SA/71c
Site address (or brief description of broad location)	Land to the rear of 38-72 Francis Avenue and fronting Repton Green and Birchmead Close



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Ownership details - including whether freehold or lease and length of lease (if applicable)	<p>Red Oak Properties Limited (and associated companies) have interest in the following:</p> <p>Rear gardens of Nos. 1, 15 & 27 Francis Avenue and Nos, 2, 22,32 & 36 Batchwood Drive</p> <p>Rear gardens of Nos. 49 & 51 Francis Avenue</p> <p>Nos. 79 & 81 Francis Avenue</p> <p>Rear garden of 54 Francis Avenue</p>
Contact details - if different from above (e.g. agent, planning consultant etc)	<p>Mr Mervyn Sellick</p> <p>Red Oak Properties Ltd</p>
Area of site or broad location (hectares)	0.4 ha

Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential properties and private back gardens
Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises long back gardens of residential properties.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner(s).
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. No known site constraints (except possible covenants).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site was proposed by a developer who is believed to own or control some of the land, but not the whole site or all that would likely be needed to construct a viable scheme.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS Assuming the site is developed with a mix of dwelling types appropriate to the area (possibly two and three storey family housing, including semi-detached and townhouses or possibly small apartment blocks). Existing mature trees will significantly reduce capacity. The shape of the site and its relationship to existing dwellings will reduce capacity. Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 0.3 out of the 0.4 hectares of overall site, in Zone 3.	
Estimated capacity suggested by landowner/agent	8
Council's own estimated capacity	8

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-75
Site address (or brief description of broad location)	No. 18 Langley Crescent and adjoining garden land to the rear of 2-16 Langley Crescent.



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.34 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Rear gardens of residential properties

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is surrounded on all sides by other residential properties. Currently access from Langley Crescent, however it is suggested that a new access could be created onto High Grove (an existing cul-de-sac to the south east).
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Agents seeking advice from the Council on the development potential of the site.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Relevant development control history:</p> <p>5/88/2329 Land to r/o No. 28 Langley Crescent and 17 Batchwood View – Two dwellings. Conditional permission.</p> <p>5/88/1398 Land to r/o 30-36 Langley Crescent and 19 Batchwood View – Nine houses and two flats. Conditional permission.</p> <p>5/89/0728 Land to r/o 19 Nos. 28-36 Langley Crescent and 19 Batchwood View – Eleven houses. Conditional permission.</p> <p>5/99/2144 Land to r/o Nos. 24 and 26 Langley Crescent – Erection of four, three storey semi-detached dwellings. Outline permission.</p> <p>5/00/0458 Land to r/o Nos. 24 and 26 Langley Crescent – Erection of four, three storey semi-detached dwellings. Reserved matters approval.</p> <p>5/01/1489 Land to r/o Nos. 20, 22 and 22a Langley Crescent - Erection of four, three storey semi-detached dwellings. Conditional permission.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Current site access is via Langley Crescent, but if other back gardens were included in the development it is possible that a new access could be provided onto High Grove.			
Policy Constraints			
Greenfield site	No*	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Although residential garden land.			

Can any of the physical or policy constraints identified above, be overcome?	No known constraints. It is believed that the developer of the Highgrove development had wanted to extend into these gardens but the owners wouldn't sell. These gardens are however a logical extension to the Highgrove estate.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The site comprises rear gardens of residential properties and is surrounded on all sides by other residential development. It lies within the urban area, where housing would be acceptable in principle and there are no known constraints other than access (it is suggested that a new access could be created onto High Grove, an existing cul-de-sac to the south east).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site has been discussed with SADC by a developer who is believed to own or control some of the land, but not the whole site or all that would likely be needed to construct a viable scheme.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	

	21-26	
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ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the site is developed with a mix of dwelling types appropriate to the area (possibly two and three storey family housing, including semi-detached and townhouses or possibly small apartment blocks).

New access creation would reduce the capacity of the site.

Existing mature trees will reduce capacity.

The shape of the site and its relationship to existing dwellings will reduce capacity.

Approximately 25 dwellings per hectare is a reasonable estimate, on approximately 0.25 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	6

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-80
Site address (or brief description of broad location)	Sphere Industrial Estate, Campfield Road, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	M Price British Land Company plc
Contact details - if different from above (e.g. agent, planning consultant etc)	Agent - DLA
Area of site or broad location (hectares)	1.36ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land (Part of EMP 14)
Current use(s)	Industrial Estate – Various units

Character of surrounding area (including adjoining land uses; site outlook etc)	Predominantly residential to the north east, east and south of Sphere industrial estate. Industrial use to the north and west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Representation to CSIO July 2007 by Agents
Planning History (including Local Plan Inquiries, LDF etc)	None directly relevant. Several refusals and also approvals for conversion to residential of nearby parts of EMP 14.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possibly*
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * No recorded ground contamination on GIS, however due to the nature of use on the site, there may be a possibility of some form of contamination.			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Policy 20 – Employment Area EMP 14. Scored Average overall and average for all categories except “good” for accessibility by public transport and “poor” for Internal; and External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Given the increasingly residential character of the area, its good links to public transport and the generally sustainable nature of the location, further consideration should be given to residential use. However, the Panel did express some concern over ‘creeping flats’ in this general locality. Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP14 which is classified as an ‘average’ site for employment uses in the Central Hertfordshire Employment Land Review).

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an agent on behalf of the landowner. Tenancies believed to be capable of being terminated in fairly short periods of time.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an Allocated Employment Site.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	Yes
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the employment uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be apartment blocks).
The proximity of two-storey dwellings to the east may limit the reasonable height of new apartment blocks and therefore overall site capacity

Approximately 90 dwellings per hectare is a reasonable estimate, (though for this type of site the possibility of relatively large apartment blocks with undercroft parking, such as Centurion House [140dph] adjacent, can significantly increase density calculations), on approximately 1.36 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	120

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

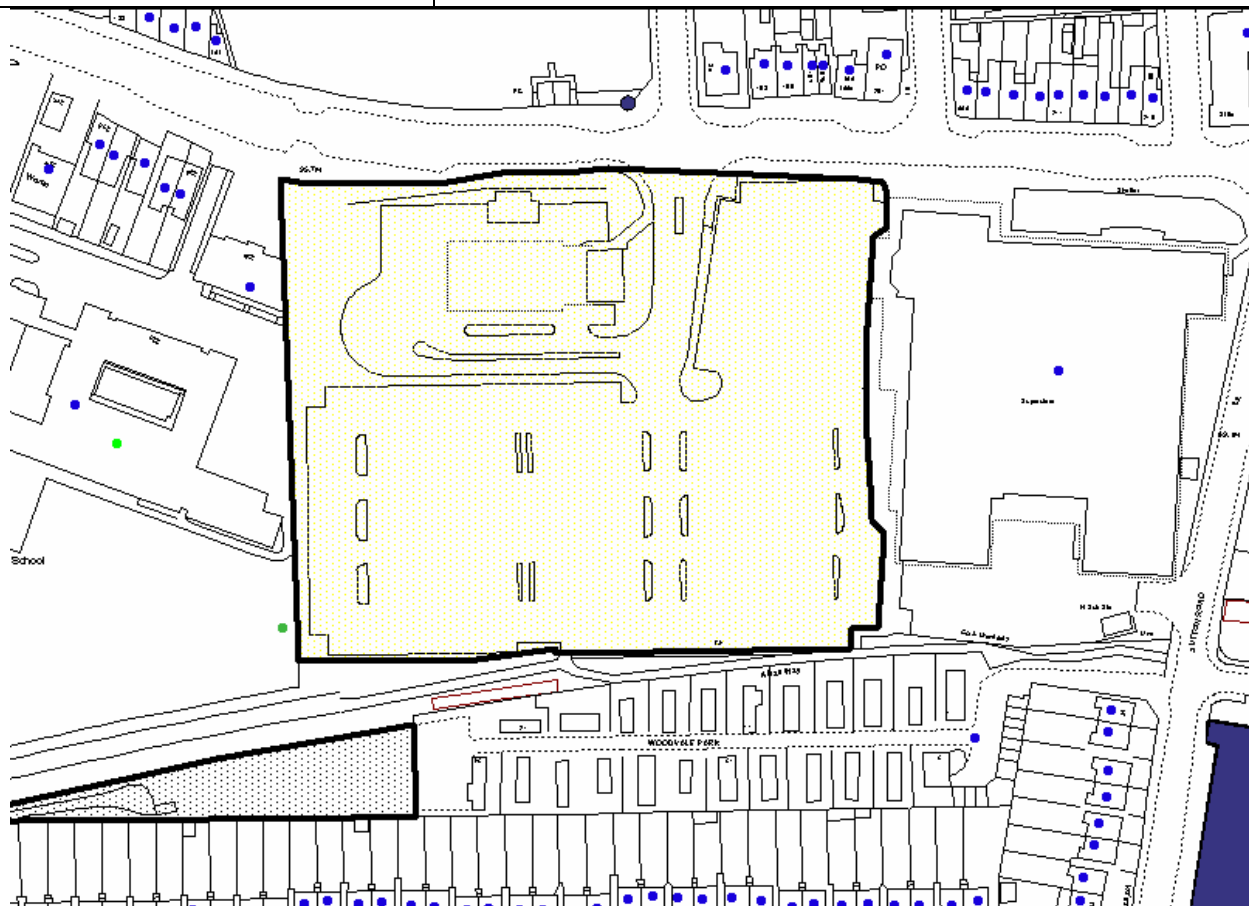
Deliverable	Yes
Developable	Yes
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-81
Site address (or brief description of broad location)	Morrison's Car Park, Hatfield Road



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Ownership details - including whether freehold or lease and length of lease (if applicable)	London & Regional Properties
Contact details - if different from above (e.g. agent, planning consultant etc)	Mark Bottomley, BPTW
Area of site or broad location (hectares)	1.65 Ha
Category of site (e.g. employment land, garage court, green space etc)	Other Commercial Uses

Current use(s)	Morrisons Car Park
Character of surrounding area (including adjoining land uses; site outlook etc)	A1057 Hatfield Road, with playing fields, shops and residential areas beyond, to the north. Residential properties to the east and to the south, beyond the Alban Way footpath and cycle path. School and offices to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Inquiry and sketch scheme for flats above (then) Safeways car park by agent on behalf of owners in 2002.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No*
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No*
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Alban Way footpath and cycle path immediately adjacent to the south * Access along Hatfield Road is good, though there are congestion issues. * Ecology Database Site 68/013 along Alban Way, adjacent to the south * A1057 Hatfield Road adjacent			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. A residential scheme (e.g. above the existing car park) might be possible, but the likelihood of any intention to redevelop for residential use by the current or potential future owners should be investigated. Sufficient car parking for both retail and residential elements of the site would need to be retained.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The site has changed ownership since the original approach to SADC in 2002, nothing further has been heard and the original architects have not responded to enquiries.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site but considerable doubt exists as to the practicalities of constructing raised dwellings above an existing supermarket car park, where loss of parking, noise issues, cost of construction and other factors may prove problematic	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming part of the site was developed for housing in a similar manner to that proposed in 2002, with an elevated apartment block over a section of the car park (and after any reduction in capacity, the level of supermarket car parking would still be sufficient).

The proximity of two-storey dwellings to the south may limit the location and reasonable height of new apartment blocks and therefore overall site capacity.

The proximity of the Alban Way footpath and cycle path immediately adjacent to the south may limit the reasonable height of new apartment blocks and therefore overall site capacity.

The capacity of innovative types of design such as this site are best addressed by looking at the proposed schemes and any alterations to them that are reasonably likely to be needed to become acceptable.

Estimated capacity suggested by landowner/agent	76
Council's own estimated capacity	76

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-83
Site address (or brief description of broad location)	St Albans Abbey Station, off Holywell Hill, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Network Rail
Contact details - if different from above (e.g. agent, planning consultant etc)	Alissa Ede - Rail Officer, Herts County Council Also Jeremy Fooks, Masons
Area of site or broad location (hectares)	0.95 Ha
Category of site (e.g. employment land, garage court, green space etc)	Other Urban Uses

Current use(s)	St Albans Abbey Railway Station, associated parking and land adjacent.
Character of surrounding area (including adjoining land uses; site outlook etc)	Rear of residential properties and gardens, to the north and east. Office buildings and Sainsbury's Supermarket, to the south. Holywell Hill, with Westminster Lodge parking area beyond, to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous correspondence with agent – sketch scheme proposed in 2005. Numerous previous ideas for the site.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Minor surface water flooding location nearby. Flood Zone 2 (Medium Probability) up to north west edge of site. * Railway line is part of site.			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Railway station is active, so has considerable community value Policy Area 9A – Policy 123 St Albans City Centre Policy Area 9 Gas Works Site and Adjoining Land 9A Abbey Station – Station improvement and additional station parking – i) existing trees to be retained ii) footpath link required from Holywell Hill to Everard Close iii) Abbey Station must continue to be close to and clearly visible from Holywell Hill			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Housing (up to around 70 flats) has been considered as part of a redevelopment scheme for the station site on several occasions. Constraints include: narrowness of the site, the railway line itself, Conservation Area, trees, neighbouring properties, site levels, potential overlooking and overall cost. Network Rail and HCC are not opposed to housing on this site, but there are no current redevelopment plans. Furthermore, Network Rail are now looking at increasing accessibility of the station to buses and increasing car parking capacity, which diminishes any prospects for housing.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. However, the site has been investigated numerous times for its housing potential and is highly likely to be actively investigated again in the coming years.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	No. This is an urban site but considerable doubt exists as to the practicalities of any redevelopment of the end of the railway that would facilitate housing development.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	

	21-26	
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ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the railway uses could be moved eastwards or accommodated within elevated apartment blocks. The proximity of two-storey dwellings to the north may limit the reasonable height of new apartment blocks and therefore overall site capacity.

The Conservation Area status, car parking requirements for the railway and substantial mature trees on part of the site may limit overall capacity.

The proximity of three storey office blocks to the south may limit site capacity.

It is very difficult to estimate the capacity of sites such as this that would require innovative design solutions to produce a viable development scheme.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	Whilst extremely difficult to estimate, to give at least some indication of dwelling capacity, it could be in the region of 40 dwellings.

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

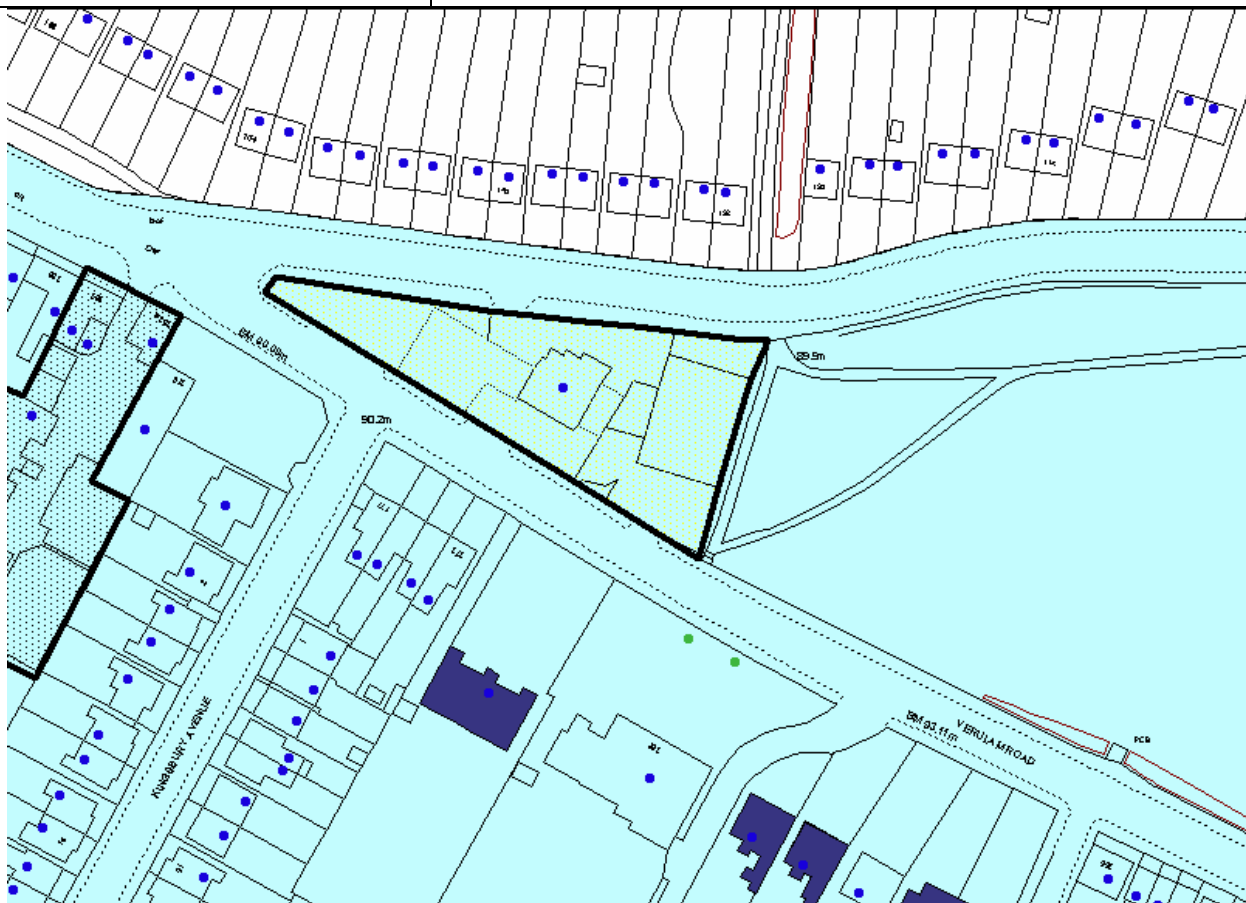
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-84
Site address (or brief description of broad location)	Kwik Fit & Total filling station sites, Verulam Road



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.2 Ha
Category of site (e.g. employment land, garage court, green space etc)	Other Commercial Uses
Current use(s)	Total petrol station and Kwik Fit car repair centre

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential houses over Folly Lane, A4147, to the north and over A5183 Verulam Road, to the south. Playing field to the east. Verulam Road to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Inquiry by agent on behalf of freeholder in 2006.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	Possible
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	petrol tanks
Comments/observations (including details of other physical constraints or site designations) * Locally listed buildings in the vicinity			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Policy 114 Area - St Albans City Centre, Building Height, Roofscape and Skyline			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. The freeholder's agent has confirmed no intention to redevelop for housing in the short to medium term, although did not rule out the possibility in the long term. The site has excellent potential for visual improvement in a very prominent gateway location, in the Conservation Area.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	No. The freeholder's agent has confirmed no intention to redevelop for housing in the short to medium term, although he did not rule out the possibility in the long term.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the commercial uses could be located elsewhere and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (likely to be small apartment blocks).
The Conservation Area status may limit overall capacity.
The narrow shape of the site may limit overall capacity.
Approximately 55 dwellings per hectare is a reasonable estimate, on approximately 0.2 hectares of overall site, in Zone 3.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	12

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

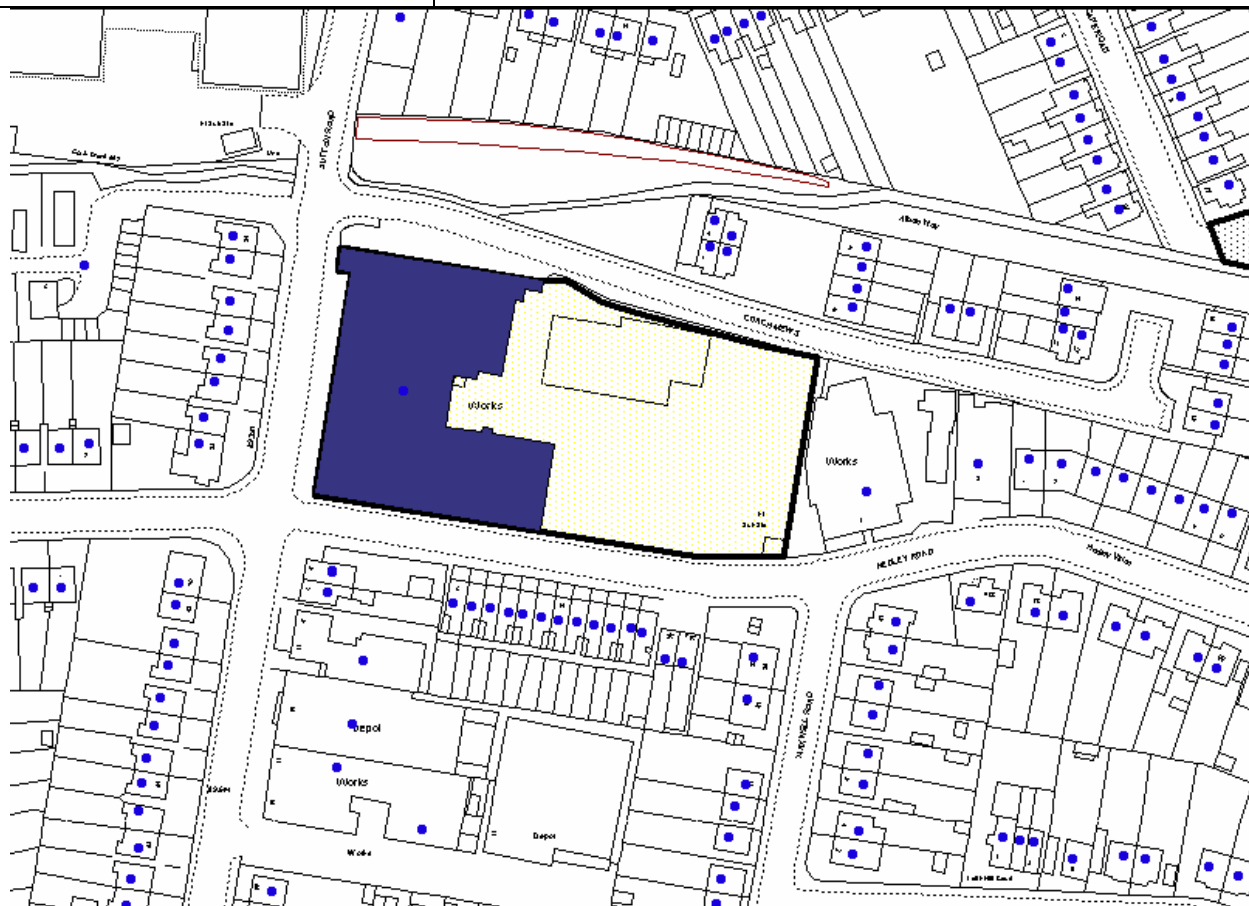
Deliverable	
Developable	
Not Currently Developable	Yes

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-85
Site address (or brief description of broad location)	Beaumont Works, Sutton Road, Fleetville, St Albans



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Ownership details - including whether freehold or lease and length of lease (if applicable)	Steelcraft Construction
Contact details - if different from above (e.g. agent, planning consultant etc)	Steelcraft Construction - Wakelin Associates (architects)
Area of site or broad location (hectares)	0.56ha
Category of site (e.g. employment land, garage court, green space etc)	Employment

Current use(s)	Unallocated employment site Half of the site is occupied with industrial units, remainder is parking. Site is bound by Sutton Road to the west, Coach Mews to the north, Hedley Road to the south and employment site to the east.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area to the north (partially screened from the site by trees and open space), west and majority of the south of the site. Site is open and visible from all sides.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner via architect.
Planning History (including Local Plan Inquiries, LDF etc)	Employment site to the east has recently received planning permission for 14 flats (see app 5/2007/0332)

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Electricity Substation on site
Comments/observations (including details of other physical constraints or site designations) * Access to the site is good however an increase in housing at this location would increase traffic and pressure on local infrastructure. (Housing development may result in reduced traffic compared to current use, i.e. fewer heavy goods vehicles) * Beaumont Works is a Grade II Listed building (forms approx 1/2 of the site)			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No TBC
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Policy 24 Unallocated Employment Sites.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes</p> <p>Beaumont Works was identified as a 'poor' employment site in the Central Herts Employment Land Review and is currently used as a community facility (gym).</p> <p>There may be some development potential within the site curtilage, but this would need to be sensitive to the building's Grade II listed status. Conversion of the building itself would only be acceptable for low density open plan loft flats, or similar.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by an architect on behalf of the landowner.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as an unallocated Employment Site (or possibly from an ad hoc application).	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the listed period buildings are retained and used for employment or commercial purposes and only part of the car park area and the newer buildings were redeveloped for housing, likely to be a small apartment block.
The setting of the Listed building to the west needs to be considered, which may affect whether or not only two or three storeys will be acceptable, which may limit overall capacity.

Estimated capacity suggested by landowner/agent	10 – a sketch scheme was submitted, where the proposed siting appears likely to be acceptable. The setting of the Listed building to the west needs to be considered, which may affect whether or not only two or three storeys will be acceptable, which may limit overall capacity.
Council's own estimated capacity	10 (this may be lower if only two storey development is acceptable).

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

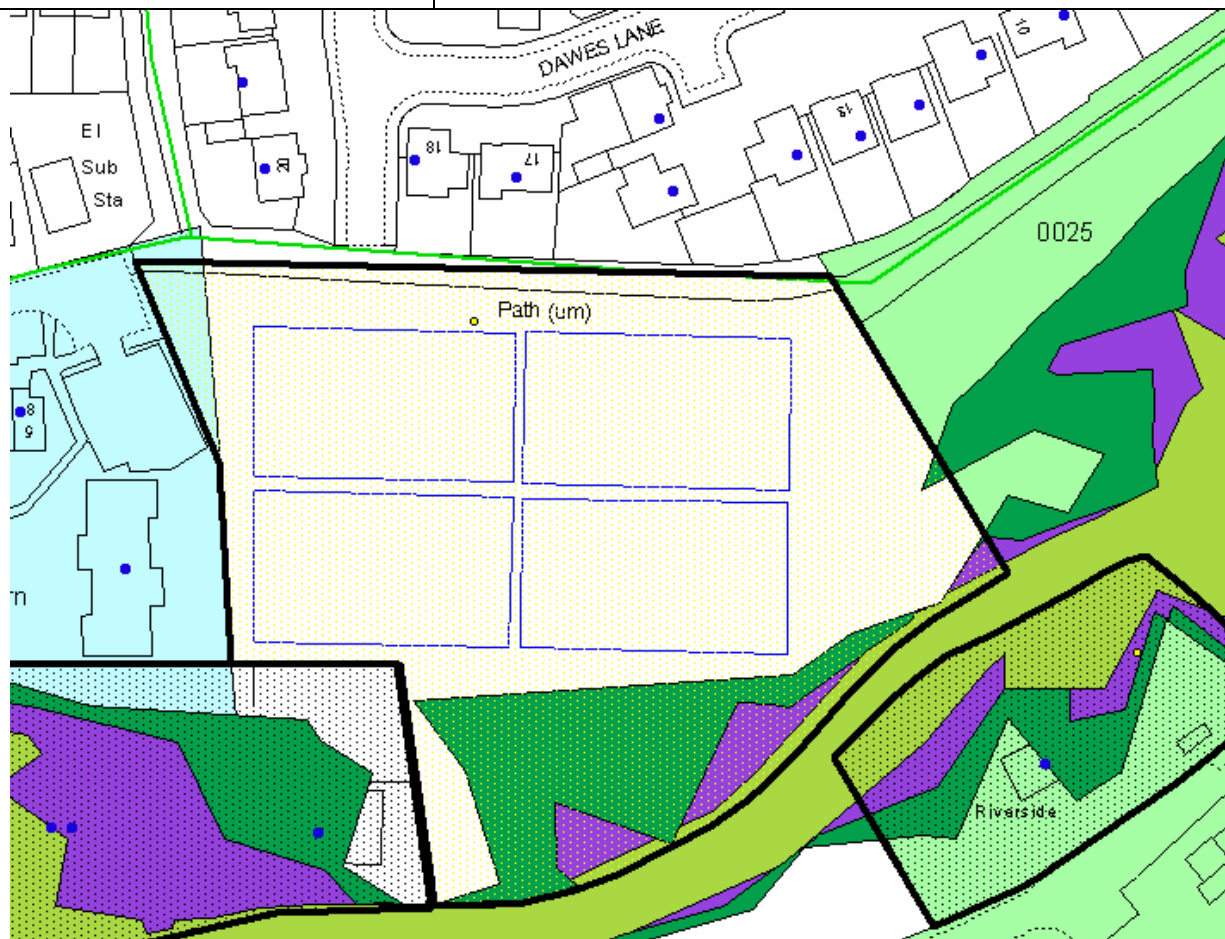
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-W-155
Site address (or brief description of broad location)	Southern part of Murphy's Chemicals Site, Codicote Road, Wheathampstead (immediately north of the River Lea)



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.83 ha
Category of site (e.g. employment land, garage court, green space etc)	Open Space

Current use(s)	Reed beds designed to remediate the previous contamination of the land, from its time as part of Murphy's Chemical Works.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas on parts of former Chemical Works site, to the north and west. River Lea to the south and open fields to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	The site has long been earmarked as having potential for housing, once the ground contamination has been sufficiently remediated.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No*	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Minor	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) <p>* Approximately 2% of the site is in Flood Zone 3b (Functional Flood Plain), a further 2% is in Flood Zone 3a (High Probability) and a further 10% is in Flood Zone 2 (Medium Probability).</p> <p>* Adjacent to County Wildlife Site 55/055</p> <p>* The site currently constitutes reed beds designed to remediate the previous contamination of the land, from its time as part of Murphy's Chemical Works.</p>			

Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* Policy 4 Housing – Site RW2 Proposed Housing Sites			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes This forms part of the original Murphys Chemicals site, now redeveloped for residential. Site was previously developed land but is now a greenfield site, currently used for reed beds as pollution control measure. It was allocated for housing in the 1994 Local Plan. It was originally envisaged that the reed beds would need to be in place for quite a long time, but clean up seems to have been quicker than expected. The original capacity estimate of 18 dwellings was made on the basis that part of the site would be liable to flooding.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. This is an urban site allocated in the local plan for housing and is believed to be planned for housing as soon as the remediation has been completed.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site allocated in the local plan for housing and has no factors associated that are likely to stop dwelling gain, once contamination has been fully remediated.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming it is possible to remediate the previous contamination of the land, from its time as part of Murphy's Chemical Works and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey family housing, including semi-detached and townhouses). Approximately 2% of the site is in Flood Zone 3b (Functional Flood Plain), a further 2% is in Flood Zone 3a (High Probability) and a further 10% is in Flood Zone 2 (Medium Probability), possibly reducing overall site density.

Substantial mature trees alongside the river, which acts as an important green corridor, are likely to reduce overall density on the site.

Previous SADC officer expectation was that approximately 18 dwellings would be possible.

Approximately 20-25 dwellings per hectare is a reasonable estimate, on approximately 0.8 hectares of overall site, in Zone 6.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	18

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

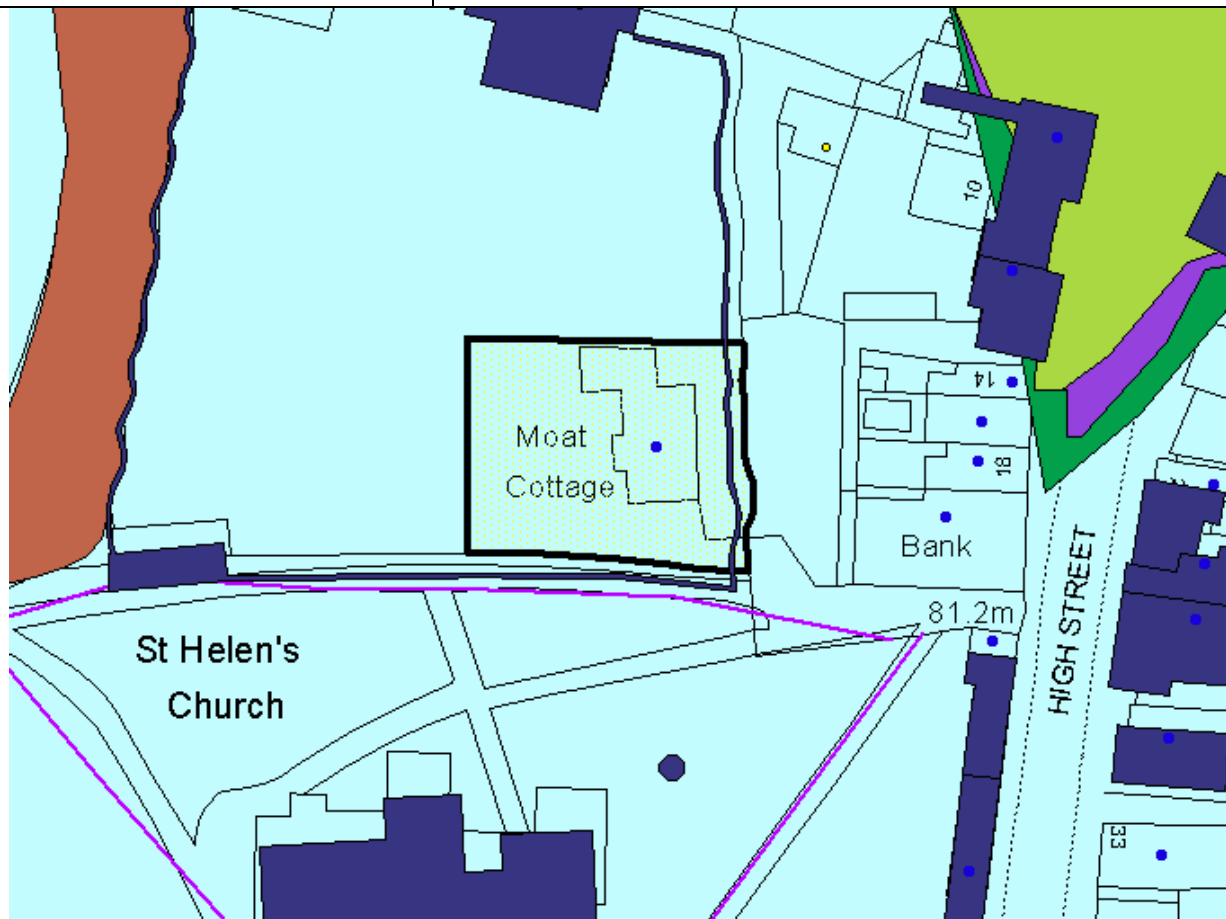
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-W-170
Site address (or brief description of broad location)	Moat Cottage, Wheathampstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.07
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house and garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential cottages to the east, church and cemetery over path to the south. Former Helmet factory redevelopment site to the west and north with extensive permission for redevelopment. Would need to check current situation on the ground.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Pre-application discussions in 2004 and 2005.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>IF/04/0077 - Enquiries 2004 to be included as part of Helmet redevelopment for over 55 living, for Moat cottage to be replaced by 4 dwellings. Design not acceptable in Conservation Area. Further enquiries by Integrated Homes on behalf on landowner 2005, for 3 dwellings. However, numerous issues with proposed design, with advice from SADC Conservation Team, including:</p> <p>Access constraints, character of the Conservation Area, setting of the listed church adjacent, boundary with the walled garden, need to avoid overdevelopment, parking, and possible archaeological implications.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No

Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Possible access issues from the High Street via the churchyard footpath. * Wall at Moat Factory Listed Grade II along south and east of the site boundary. Further Grade II Listed walling close by, Grade II Listed former Moat Factory Buildings close by and numerous Listed and Locally Listed buildings in Conservation Area in the general vicinity. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes Pre-application discussions in July 05 r.e. 3 dwellings. This is a sensitive site in the Conservation Area, with Listed Walling along its southern and eastern site boundaries. Further Grade II Listed walling, Grade II Listed former Moat Factory Buildings and numerous Listed and Locally Listed buildings in the vicinity. Whilst these are constraints, the site is in a sustainable location within the village centre and could accommodate some housing development (albeit that capacity is limited by the contained nature of the site). The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. There have been pre-application discussions that indicate an application broadly in line with what is appropriate in the Conservation Area is reasonably likely to be forthcoming.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site already in residential use and has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.	
Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	2
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

This is a sensitive site in the Conservation Area, with Listed Walling along its southern and eastern site boundaries. Further Grade II Listed walling, Grade II Listed former Moat Factory Buildings and numerous Listed and Locally Listed buildings in the vicinity.

The site is in a known area of high archaeological interest and pre-determination works may produce archaeological finds which prove to be a constraint, which may cause some reduction in overall capacity. There are likely to be three new dwellings to replace the one existing dwelling on site, resulting in a net gain of two.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	2

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

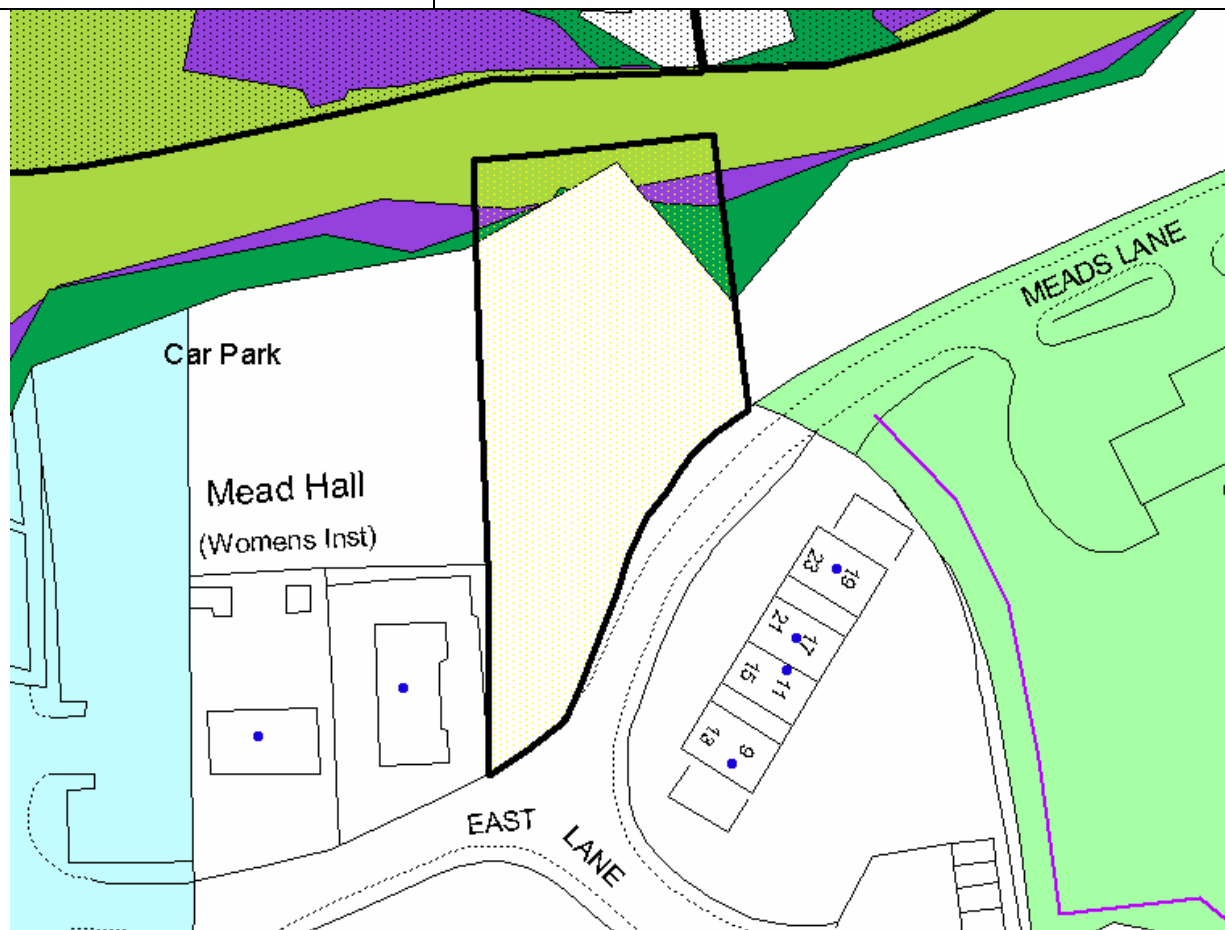
Deliverable	Yes
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-W-4
Site address (or brief description of broad location)	Land to the east of East Lane Public Car Park, Wheathampstead



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Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans City and District Council (Estates Department) – Freehold (Also covenants on the land stating that no buildings or structures shall be erected on the land and that it shall be used only as a car park)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.13 hectares
Category of site (e.g. employment land, garage court, green space etc)	Open space (originally held for extension of the car park).

Current use(s)	None
Character of surrounding area (including adjoining land uses; site outlook etc)	Site has dense vegetation. East Lane car park immediately to the west. River Lea runs parallel to the northern boundary of the site. Rural feel to the site, but located centrally within the village of Wheathampstead. Other development (residential and commercial) has recently been built in the floodplain.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by estates department.
Planning History (including Local Plan Inquiries, LDF etc)	Post 2000 – No development control history. Local Plan Inquiry 1992 Recommended for release from the Green Belt. Not enacted by SADC.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Approx 7% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 7% lies within Flood Zone 3a or Flood Zone 2 (Medium Probability). * Access o.k. although site would require clearance. ** Self seeded trees and scrub.			

<p>Site forms part of the river corridor. From the Bull PH to the western margin of the site, the area is particularly open with trees and landscaping providing an important character of the area. Retention of the trees and vegetation against the river and to the west should buffer the site from the Conservation Area.</p> <p>Several buildings within the village centre are Grade II listed (including the Bull PH).</p>			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No
Site with social or community value (provide details)	Perhaps*	Green spaces identified for protection in the Green Spaces Strategy	TBC
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <p>Green space could be considered to have social or community value. Also value if deemed to be required to extend the East Lane Car Park (although the Council states that this is not the case).</p>			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>Yes.</p> <p>Parking survey could be commissioned to ascertain whether an extension is required (although the recent report to Cabinet suggests that this is not the case). Retain any important trees or re-plant trees as part of any development.</p> <p>Approx 7% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 7% lies within Flood Zone 3a or Flood Zone 2 (Medium Probability). Would need to build as far away from the river as practically possible.</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. SADC are the owners and are actively seeking to redevelop the site for dwellings.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes. This is an urban site and (assuming the restrictive covenants stating that no buildings or structures shall be erected on the land and that it shall be used only as a car park can be overcome) has no factors associated that are likely to stop dwelling gain, given appropriate site specific design considerations.
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Likely timeframe for development (i.e. completion)	2009-2011	
	11-16	Yes
	16-21	
	21-26	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS

Assuming the restrictive covenants stating that no buildings or structures shall be erected on the land and that it shall be used only as a car park can be overcome and the overall site was developed for housing, with a mix of dwelling types appropriate to the area (most likely two and three storey detached or townhouses). Approx 7% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 7% lies within Flood Zone 3a or Flood Zone 2 (Medium Probability), potentially limiting site capacity.

The site forms part of the river corridor. From the Bull PH to the western margin of the site, the area is particularly open with trees and landscaping providing an important character of the area. Retention of the trees and vegetation against the river and to the west should buffer the site from the Conservation Area, close by, potentially limiting capacity on the site.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	3

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	