

Urban Capacity Sites – Not Recommended to Progress (post Regulation 18)

Table 1 - Summary of proformas contained within this document

Site Reference	UCS Reference	Site Address
UC37	UCS-SA-SD-004	Garages off Watling View (East), St Albans, AL1 2NT
UC38	UCS-SA-HD-057	Garage block to rear of 27-32 St Pauls Place, St Pauls Place, St Albans, AL1 4JW
UC39	UCS-HT-HD-016	Garage Block to east of 8 Heath Close, Harpenden, AL5 1QN

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St Albans Urban Capacity Sites – Not Recommended to Progress

UC37 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

Site Address	Garages off Watling View (East), St Albans, AL1 2NT
Parish/Ward	St Albans/St Peters
Area in Ha	0.13
Current Land Use	Garages
Proposed Use	Residential
Site Ref	UC37
UCS Ref	UCS-SA-SD-004



Description of Site

The site is located in St Albans. To the west of the site are the rear gardens of residential properties along Watling View and to the north and north east are residential properties along Tavistock Close. To the east of the site are the playing fields of Mandeville Primary School and to the south of the site are residential properties along Ashby Gardens.

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Other Key Constraints	
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	S
Archaeological Assets including their setting	S
Access to Open Space	M
Air Quality	S
Tree Preservation Order (TPO) trees	S
Contamination	S

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

The site is within St Albans, a Tier 1 Settlement in the Settlement Hierarchy.

Within the centre of the site is a mature tree and another is adjacent to the west site boundary.

Potential access is via Watling View and the current access route.

When constraints have been further considered after Regulation 18 consultation, the capacity is less than 5 homes.

The site is not recommended to progress.

UC38 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

Site Address	Garage block to rear of 27-32 St Pauls Place, St Pauls Place, St Albans, AL1 4JW	
Parish/Ward	St Albans/ Clarence	
Area in Ha	0.13	
Current Land Use	Garages	
Proposed Use	Residential	
Site Ref	UC38	
UCS Ref	UCS-SA-HD-057	

Description of Site

The site is located in St Albans. The site is surrounded by the rear of residential properties, with the properties along York Road to the north, Blandford Road to the east, and Clarence Road to the west. To the south are blocks of flats along St Pauls Place.

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Other Key Constraints	
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	S
Archaeological Assets including their setting	S
Access to Open Space	M
Air Quality	S
Tree Preservation Order (TPO) trees	S
Contamination	S

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

2 - Medium

8 - Strong

Qualitative Assessment

The site is within St Albans, a Tier 1 Settlement in the Settlement Hierarchy.

The site is adjacent to a conservation area and is within the 100 metres buffer of several locally listed buildings.

Adjacent to the southern site boundary are several mature trees.

Potential access is via St Pauls Place and the current access route.

When constraints have been further considered after Regulation 18 consultation, the capacity is less than 5 homes.

The site is not recommended to progress.

Harpenden Town Urban Capacity Sites – Not Recommended to Progress

UC39 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site	
Site Address	Garage Block to east of 8 Heath Close, Harpenden, AL5 1QN
Parish/Ward	Harpenden Town/ Harpenden West
Area in Ha	0.13
Current Land Use	Garages
Proposed Use	Residential
Site Ref	UC39
UCS Ref	UCS-HT-HD-016



Description of Site
The site is located in Harpenden. To the north west of the site is Heath Close and along the west the rear gardens of Walkers Close. To the east of the site is an area of woodland and the Midland Railway line beyond.

Major Policy and Environmental Constraints	
Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Other Key Constraints	
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Access to Open Space	S
Air Quality	S
Tree Preservation Order (TPO) trees	S
Contamination	S

CRITERION BASED ASSESSMENT TOTAL	1 - Weak	2 - Medium	7 - Strong

Qualitative Assessment
<p>The site is in Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>The whole site is within a conservation area and is within the 100 metres buffer of a listed building and several locally listed buildings. The site is within the 100 metres buffer of a County Wildlife Site and the site is adjacent to an area of undesignated woodland. A Strategic Flood Risk Assessment Level 2 was carried out for this site</p> <p>Potential access is via Heath Close and the current access route.</p>

When constraints have been further considered after Regulation 18 consultation, the capacity is less than 5 homes.

The site is not recommended to progress.