

## Green Belt Buffer Sites Part 1 – Not Recommended to Progress

**Table 1 - Summary of proformas contained within this document**

Site Reference	HELAA Reference	Site Address
C-301	SA-09-18	Land to the west of St Albans between Bedmond Lane and the A4147, Hemel Hempstead Road, AL3 4AL
M-022	SA-16-21	Land West of Batchwood, St Albans, AL3 5XA
C-130	SA-12-21	Land north of Ragged Hall Lane, St Albans, AL2 3LF
C-138	SA-21-21	Land east of Watling Street, St Albans, AL1 2NX
C-141	SA-26-21	Land East of Napsbury Lane, St Albans, AL1 1DU
M-024	SA-25-21	Land at London Road, St Albans, AL4 0AH
M-034	SMSA-02-21	Land at Windridge Farm parcel B, AL3 4AL
M-035	SMSA-03-21	Land at Windridge Farm parcel A, St Albans, AL3 4LU
C-178	SM-10-18	Land to the north east of Sparrowswick Ride and Townsend School, St Albans, AL3 6HS
C-175	SM-07-21	Land at Plots 112 and 114 Ragged Hall Lane, St Albans, AL2 3NP
C-173	SM-06-16	Ragged Hall Lane East Chiswell Green, St Albans, AL2 3NP
M-032	SM-09-21	Land North of Ragged Hall Lane, St Albans, AL2 3LD
C-071	HT-26-21	Plots 3 and 4 Lower Luton Road, Harpenden, AL5 5AF
C-054	HT-06b-21	Site B Common Lane, St Albans, AL5 5BU
C-073	HT-28-21	Site A and C Common Lane, Harpenden, AL5 5FH
C-063	HT-19-18	Land South West of Westminster Fields, Harpenden, AL5 3DZ
C-045	HR-10-21	Land Adjacent to Fieldgate, Redbourn Lane, Harpenden, AL5 2AZ
C-046	HR-11-21	Land South of Redbourn Lane, Harpenden, AL5 2AZ
C-085	LC-11-18	Land South West of Willowside, London Colney, AL2 1BW
C-084	LC-10-17	Land at the Corner of A1081 and Coursers Road, London Colney, AL2 1BA
C-090	LC-16-17	South of A414, North of London Colney Bypass, AL2 1BB
C-080	LC-04-16	All Saints Pastoral Centre, Shenley Lane, AL2 1AF
C-088	LC-14-17	East of A414 London Colney, South of A414, North of A1081, AL4 0AN
M-012	LC-08-21	Rural Estate land north of Napsbury, AL2 1AW
C-119	R-24-16	Hillbury, Dunstable Road, Redbourn, AL3 7PP
C-120	R-25-21	Land at Blackhorse Lane, Redbourn, AL3 7PR
C-121	R-26-21	Land at Blackhorse Lane, Redbourn, AL3 7PP
C-101	R-07-21	103 - 105 Dunstable Road, Redbourn, AL3 7PR
C-092	R-01-21	Bylands Meadow, Dunstable Road, Redbourn, AL3 7QB
C-108	R-13-21	Land East of Lybury Lane, Redbourn, AL3 7JQ
M-014	R-09-21	Land North East of Redbourn, AL3 7QB
M-018	R-30-21	Spencer's Park (Phase 2), HP2 7RN
C-293	WH-39-18	Folly Meadow, Off Lower Luton Road, Wheathampstead, AL4 8RA
C-288	WH-34-21	Land west of High Meads, Wheathampstead, AL4 8DB
C-290	WH-36-21	Land West of Bury Lane, Wheathampstead, AL4 8DE
C-276	WH-20-16	Glebe Allotments, Marford Road, Wheathampstead, AL4 8NH
C-275	WH-19-21	Land South of Hill Dyke Road, Wheathampstead, AL4 8TL
C-277	WH-21-18	West of the B651 & North of The Wicked Lady pub, AL4 8EL
M-043	WH-25-21	Land west of Lamer Lane, Wheathampstead, AL4 8RG
C-274	WH-18-21	Land East of The Hill, Wheathampstead, AL4 8TA
M-044	WH-30-21	Aldwickbury Park Golf Club, Piggotshill Lane, Harpenden, AL5 1AB
C-289	WH-35-18	Land North of Manor Road, Wheathampstead, AL4 8JE

C-257	WH-04-21	Land at Pipers Lane, Harpenden, AL5 1JD
C-265	WH-12-21	Land South of Wheathampstead Road, Harpenden, AL5 1JD
C-263	WH-11-18	Land Adjoining Windmill Cottage, Harpenden, AL5 5DW
C-268	WH-14-18	Land to east of Common Lane, Harpenden, AL5 5DN
C-260	WH-08-21	13 Sauncey Wood, Harpenden, AL5 5DW
C-261	WH-09-16	Land off Sheepcote Lane, AL4 8FD

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# St Albans (unparished) Buffer Sites – Not Recommended to Progress

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-301	SA-09-18	SA-54 / Not Recommended	Land to the west of St Albans between Bedmond Lane and the A4147, Hemel Hempstead Road, AL3 4AL	St Albans (unparished)	7.07	Agricultural	Primarily residential

### Location of Site

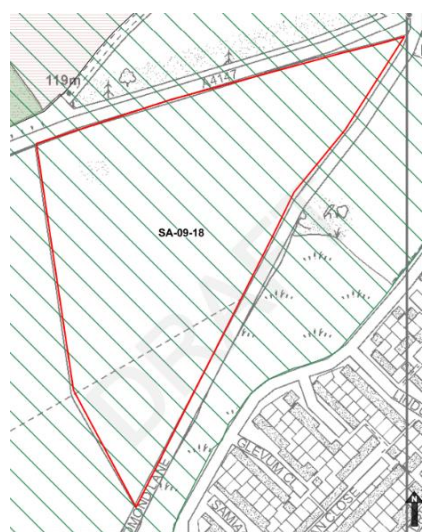
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the west of St Albans. Hemel Hempstead Road is located to the north of the site and Bedmond Lane is to the east. There is woodland / scrubland to the south east and north west sides, and agricultural land to the south west.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	M
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	M
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>16 - Medium</b>	<b>9 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 2 kilometres from a secondary school, 230 metres from bus stop, 3.5 kilometres from St Albans City railway station and 1.1 kilometres from a District Centre.</p> <p>The site is within the 100 metres buffer of a scheduled monument, an Ancient Woodland, a landscape conservation area, and an archaeological area subject to recording conditions. The entire site is within an area of archaeological significance.</p> <p>A mature tree is within the centre of the site and others are along most site boundaries. The site falls within the 100 metres buffer of two County Wildlife Sites, a deciduous woodland Priority Habitat, and areas of</p>

undesigned woodland.

A gas pipeline runs along the eastern site boundary and the site contains areas of contaminated land.

Potential access is via Bedmond Lane, a narrow single lane. The site could potentially be accessed via Hemel Hempstead Road (A4147), which lies to the north of the site. A public right of way runs across the site from south west to east.

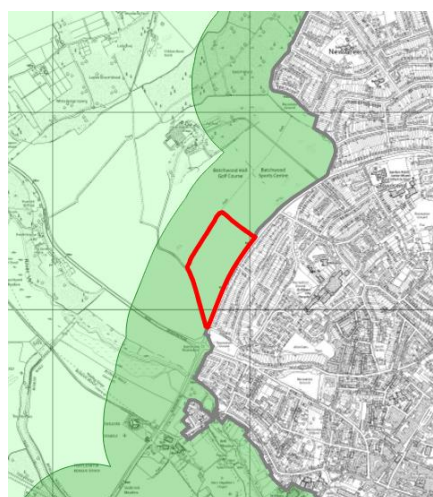
This site is not recommended to progress.

## Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-022	SA-16-21	SA-59 / Not recommended	Land West of Batchwood, St Albans, AL3 5XA	St Albans (unparished)	8.95	Agricultural	Primarily residential

### Location of Site

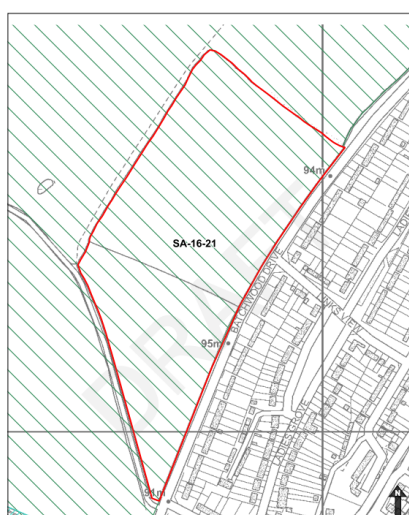
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the west of St Albans, with a primarily residential area to the south east of the site along Batchwood Drive. Batchwood Hall and Batchwood Sports Centre and Golf Club are to the north of the site, and a road leading to Batchwood Hall is adjacent to the western site boundary.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>10 - Medium</b>	<b>17 - Strong</b>
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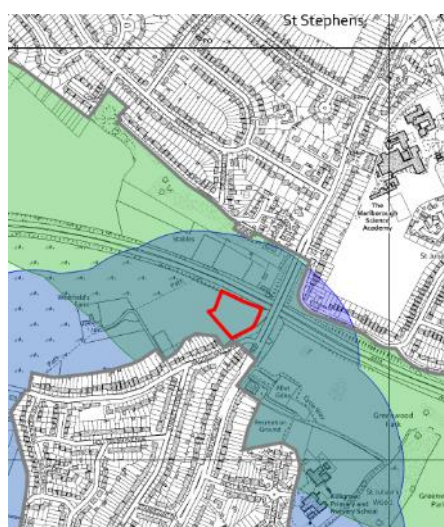
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 960 metres from a primary school, 1 kilometre from a secondary school, 220 metres from a bus stop, 2.7 kilometres from St Albans City railway station and 1.5 kilometres from the City Centre.</p> <p>The entire site is within a landscape conservation area and a small part of the site is within the 100 metres buffer of a conservation area. Part of the site is within an area of archaeological significance and the rest of the site is within an archaeological area subject to recording conditions.</p> <p>The site contains newly planted trees in the south west corner and an area of undesignated woodland is within the site, adjacent to the north west boundary.</p> <p>Potential access is via Batchwood Drive, or via the unnamed one way lane to the south west of the site.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-130	SA-12-21	SA-141 / Not Recommended	Land north of Ragged Hall Lane, St Albans, AL2 3LF	St Albans (unparished )	0.80	Paddock Land	Primarily residential

### Location of Site

Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
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- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located north of Chiswell Green and south of the North Orbital Road (A4140). To the south of the site is Ragged Hall Lane and residential properties. Watford Road (B4630) is to the east and open fields / scrubland lies to the west.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 100%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S



<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	S
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	W
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>5 - Weak</b>	<b>7 - Medium</b>	<b>19 - Strong</b>
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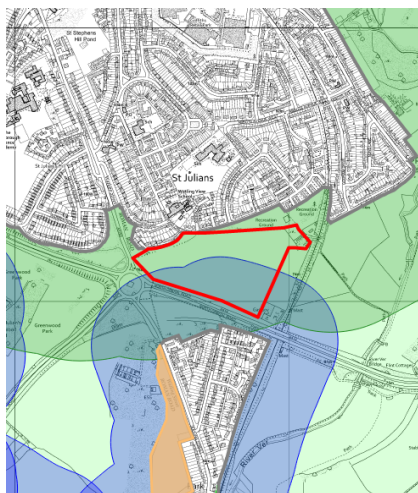
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy, and is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 800 metres from a primary school, 1.3 kilometres from a secondary school, 180 metres from a bus stop, 3.2 kilometres from St Albans City railway station and 960 metres from a Local Centre.</p> <p>The site contains scrubland and is adjacent to areas of undesignated woodland.</p> <p>An oil pipeline runs through the site from north west to east.</p> <p>Potential vehicular access to the site is not immediately clear as the site is set back from Ragged Hall Lane, Watford Road (B4630) and the North Orbital Road (A414). A public right of way runs across the site from north west to east, and extends out of the site and down the eastern boundary.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-138	SA-21-21	SA-106 / Not Recommended	Land east of Watling Street, St Albans, AL1 2NX	St Albans (unparished)	11.70	Agricultural	Primarily residential

### Location of Site

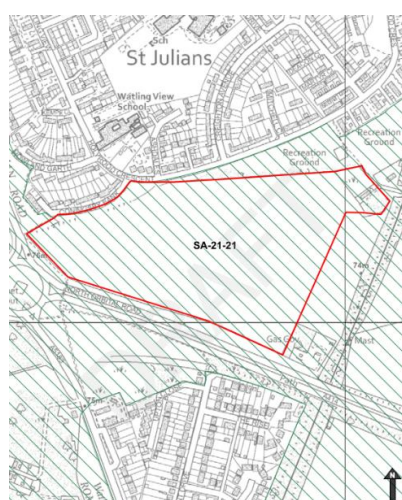
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located between the urban areas of St Albans and Park Street. To the north of the site are playing fields and residential properties along Coningsby Bank and Holyrood Crescent. Park Street Roundabout is to the west, with the North Orbital Road (A414) to the south. The Abbey Line runs to the east.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially - <1%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>3 - Weak</b>	<b>11 - Medium</b>	<b>17 - Strong</b>
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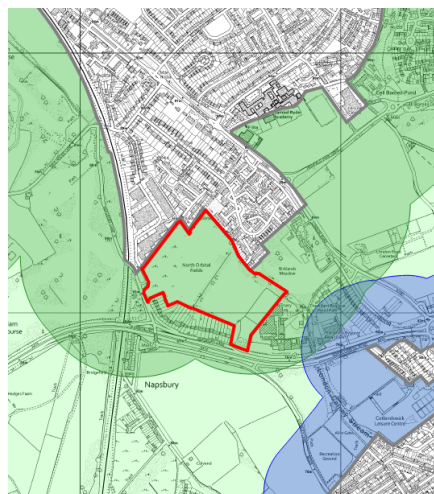
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy, and is relatively close to Park Street, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 670 metres from a primary school, 1.2 kilometres from a secondary school, 330 metres from a bus stop, 3.2 kilometres from St Albans City railway station and 760 metres from a Local Centre.</p> <p>The site contains areas of undesignated woodland, individual mature trees, and is within the 100 metres buffer of deciduous woodland Priority Habitats.</p> <p>A gas pipeline runs through the site from north west to the southern corner and a telecommunications site is adjacent to the south west site boundary.</p> <p>Potential access is via Watling Street (A5183), Coningsby Bank, Holyrood Crescent, or Butterfield Lane, but may be challenging.</p> <p>This site is not recommended to be progressed.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-141	SA-26-21	SA-101 / Not Recommended	Land East of Napsbury Lane, St Albans, AL1 1DU	St Albans (unparished)	13.94	Scrubland	Primarily residential

### Location of Site

Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Locally Listed Buildings
- Flood Zone 3
- Scheduled Ancient Monuments
- Flood Zone 3b
- Metropolitan Green Belt
- Conservation Areas
- Ancient Woodlands
- Listed Buildings
- Registered Parks and Gardens
- Grade I
- Local Nature Reserves
- Grade II
- Site of Special Scientific Interest
- Grade II\*

Aerial of Site



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### Description of Site

The site is located north of the A414 (North Orbital Road). To the north east of the site is primarily residential and to the north west is an employment area. To the south west are the rear of residential properties along Napsbury Lane. To the south east of the site is a garden centre and to the east is Birklands Meadow.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially - <1%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>11 - Medium</b>	<b>13 - Strong</b>
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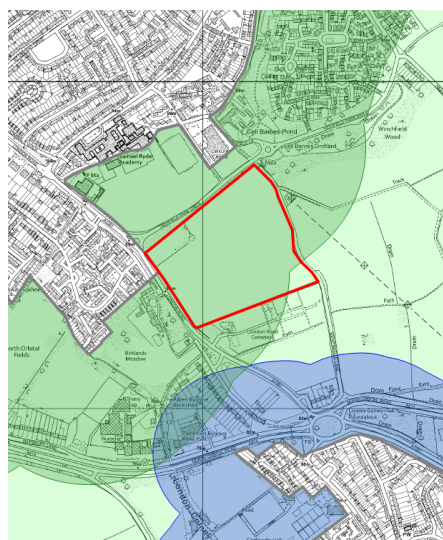
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 840 metres from a primary and secondary school, 565 metres from a bus stop, 3.4 kilometres from St Albans City railway station and 460 metres from a Local Centre.</p> <p>The site is within the 100 metres buffer of a registered park and garden. The site contains a County Wildlife Site, a deciduous woodland Priority Habitat, woodland and group TPO, areas of undesignated woodland and individual mature trees.</p> <p>The site is adjacent to contaminated land.</p> <p>Potential access is via Napsbury Lane, to the south east of the site. A public right of way forms a loop within the site and another follows the north west site boundary.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-024	SA-25-21	SA-99 / Not Recommended	Land at London Road, St Albans, AL4 0AH	St Albans (unparished)	14.13	Agricultural	Primarily residential

### Location of Site

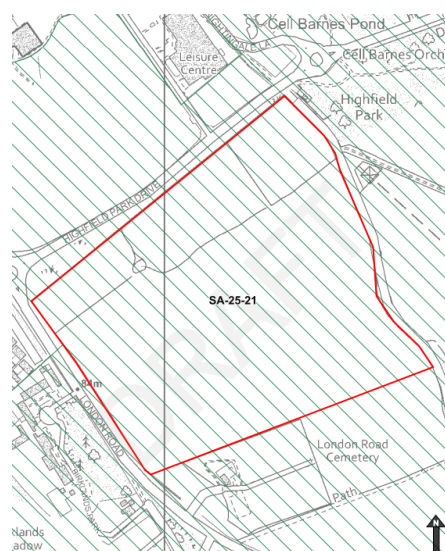
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located between St Albans and London Colney. Highfield Park Drive is to the north of the site, beyond which is Samuel Ryder Academy and residential areas of St Albans. London Road is adjacent to the west of the site with residential properties, Birklands Park and North Orbital Fields beyond. To the south is London Road Cemetery then the North Orbital roundabout. Nightingale Lane is adjacent to the eastern boundary of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 97%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>1 - Weak</b>	<b>14 - Medium</b>	<b>16 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 850 metres from a primary school, 850 metres from a secondary school, 250 metres from a bus stop, 2.9 kilometres from St Albans City railway station and 1 kilometre from a Local Centre.</p> <p>A small part of the south west corner of the site is within the 100 metres buffer of a County Wildlife Site. Part of the site is within the 100 metres buffer of deciduous woodland Priority Habitats to the north west and south east.</p> <p>An electrical feature and telecommunication site are adjacent to the north east corner of the site. There is contaminated land adjacent to part of the southern boundary of the site.</p> <p>Potential access is via London Road to the west and Highfield Park Drive to the north, both of which are two</p>

way/lane roads. Nightingale Lane which runs along the eastern boundary of the site provides pedestrian and cycle access.

This site is not recommended to progress.



# St Albans (unparished) / St Michael Buffer Sites – Not Recommended to Progress

## Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-034	SMSA-02-21	SA-54 / Not recommended	Land at Windridge Farm parcel B, AL3 4AL	St Michael / St Albans (unparished)	85.75	Agricultural	Primarily residential - Primary School, Community Facilities, Open Space

### Location of Site

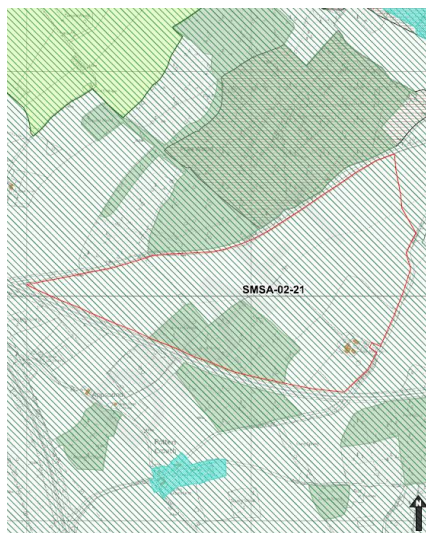
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located west of St Albans, between Hemel Hempstead Road to the north, Bedmond Lane/ Potters Crouch Lane to the East, and the A414 forms the southern boundary. Windridge Farm and other residential properties are located within the south eastern area of the site, off Potters Crouch Lane, and there are areas of woodland within the site. To the east is a residential area and to other boundaries lie agricultural fields and woodland.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 22%
Located on previously developed land	Partially – 1%
Located within Green Belt Study weakly performing area	No

Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

<b>Major Policy and Environmental Constraints</b>	
Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	W
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	W
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	W
Source Protection Zones	W
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>16 - Weak</b>	<b>7 - Medium</b>	<b>8 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.9 kilometres from a primary school, 3 kilometres from a secondary school, 830 metres from a bus stop, 4.5 kilometres from St Albans City railway station and 1.7 kilometres from a District Centre.</p>

The site contains four listed buildings and part of it is within the 100 metres buffer of a scheduled monument. The site is within the 100 metres buffer of a landscape conservation area. The site contains an area of archaeological significance, an archaeological area subject to recording conditions and areas subject to recording conditions.

The site contains an area designated as an Ancient Woodland and County Wildlife Site and is within the 100 metres buffer of two other areas with the same designations. A deciduous woodland Priority Habitat can also be found within the site and several others are within 100 metres of the site. Strips of non-designated woodland are located within the site and adjacent to site boundaries. Hedgerows and scrub can also be found along some site boundaries and individual trees are spread throughout the site.

The majority of site is located within the Chiltern Beechwoods SAC Zone of Influence.

A gas pipeline crosses part of the site, and an oil pipeline runs near to the south west site boundary. The site is within 100 metres of a Waste Site Allocations & Employment Land Area of Search.

Potential access is via Hemel Hempstead Road (A4147), Bedmond Lane/Potterscrouch Lane or A414. A public right of way runs across the site from north west to north east.

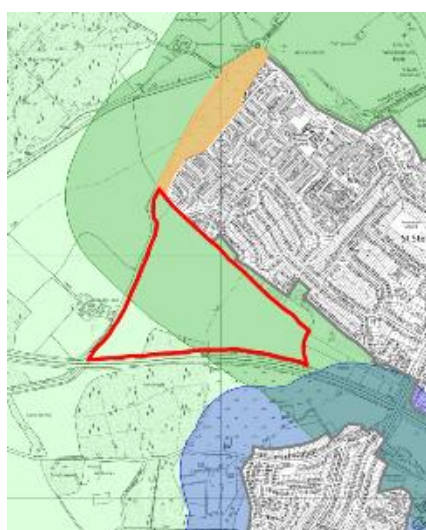
This site is not recommended to progress.

## Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-035	SMSA-03-21	SA-56 / Not Recommended	Land at Windridge Farm parcel A, St Albans, AL3 4LU	St Michael / St Albans (unparished)	29.59	Agricultural	Primarily residential with a Primary School, Community Facilities and Open Space

### Location of Site

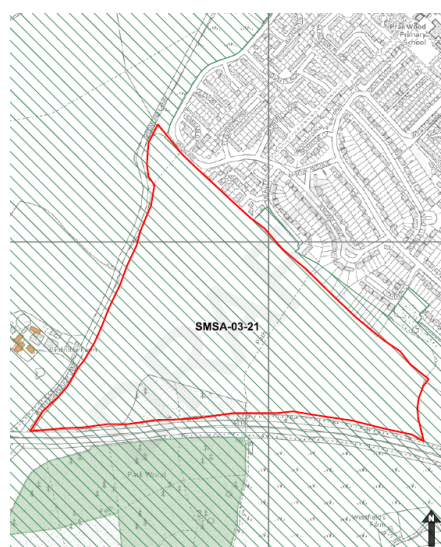
Green Belt Settlement Buffer Map



#### Legend

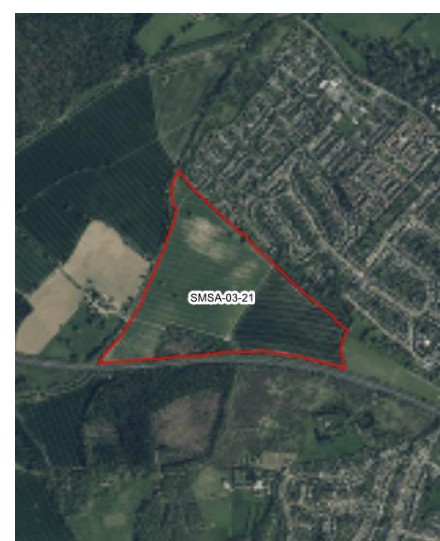
- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located west of St Albans. Potters Crouch Lane defines the western boundary, a residential area of St Albans lies to the north east, and the A414 forms the southern boundary. Beyond the south and west boundaries lie agricultural fields and woodland.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 83%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	M
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>13 - Medium</b>	<b>11 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 2 kilometres from a secondary school, 450 metres from a bus stop, 4 kilometres from St Albans City railway station and 900 metres from a Local Centre.</p> <p>The site is within the 100 metres buffer of an Ancient Woodland and the site contains a County Wildlife Site.</p> <p>The entire site is within an archaeological area subject to recording conditions and part of the site is within the</p>

100 metres buffer of an area of archaeological significance. The site is also within the 100 metres buffer of deciduous woodlands Priority Habitats, contains individual TPOs and part of an area TPO.

The entire site is within an archaeological area subject to recording conditions and part of the site is within the 100 metres buffer of an area of archaeological significance. A gas pipeline runs through the site from west to south east.

Potential access is via the single lane adjacent to the west of the site, Potterscrouch Lane. A public right of way runs through the site from south to the north eastern boundary, another crosses the north western corner of the site.

This site is not recommended to progress.

# St Michael Buffer Sites – Not Recommended to Progress

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-178	SM-10-18	SA-60 / Not Recommended	Land to the north east of Sparrowswick Ride and Townsend School, St Albans, AL3 6HS	St Michael	0.14	Scrubland	Primarily residential

### Location of Site

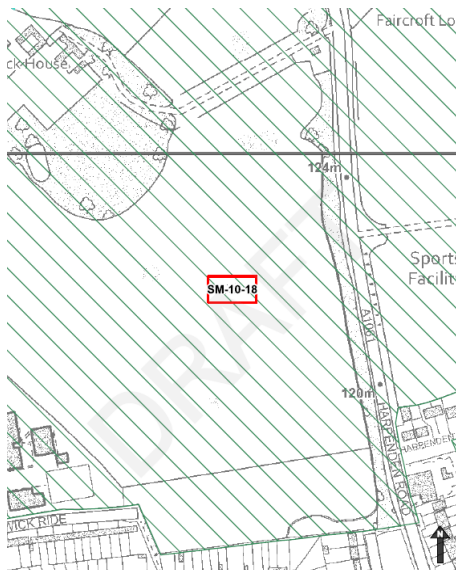
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located to the north of St Albans and surrounded by wooded fields to the west of Harpenden Road. Townsend School is located within close proximity to the south west, with Hawkswick Cottage to the north, and Old Albanians Rugby Club to the east.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	W
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>8 - Weak</b>	<b>6 - Medium</b>	<b>17 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 1.9 kilometres from a secondary school, 230 metres from a bus stop, 3.6 kilometres from St Albans City railway station and 1.3 kilometres from a Local Centre.</p> <p>The entire site is within a landscape conservation area. The site contains and is surround by undesignated woodland and scrub.</p> <p>Potential access is unclear as the site is significantly set back from Harpenden Road (A1081).</p> <p>This site is not recommended to progress.</p>

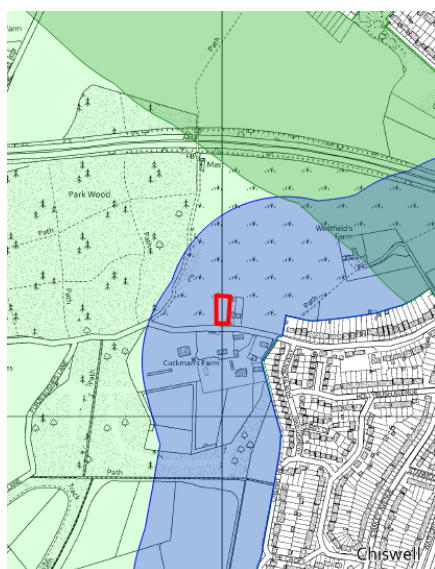


## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-175	SM-07-21	SA-141/ Not recommended	Land at Plots 112 and 114 Ragged Hall Lane, St Albans, AL2 3NP	St Michael	0.16	Scrubland	Primarily residential

### Location of Site

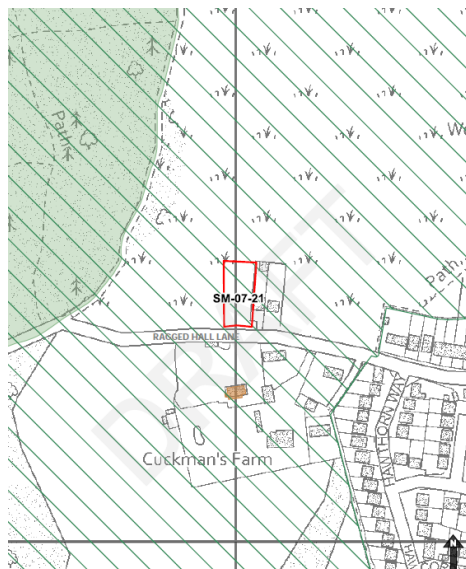
**Green Belt Settlement Buffer Map**



**Legend**

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

**Constraints Site Map**



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

**Aerial of Site**



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### Description of Site

The site is located on the north west of Chiswell Green. Ragged Hall Lane is adjacent to the southern boundary of the site, across which lies Cuckman's farm. Adjacent to the east of the site is an existing residential property on Ragged Hall Lane, and to the north and west is an area of woodland / scrubland.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially - <1%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	M

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	S
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	S
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	W
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>10 - Medium</b>	<b>14 - Strong</b>
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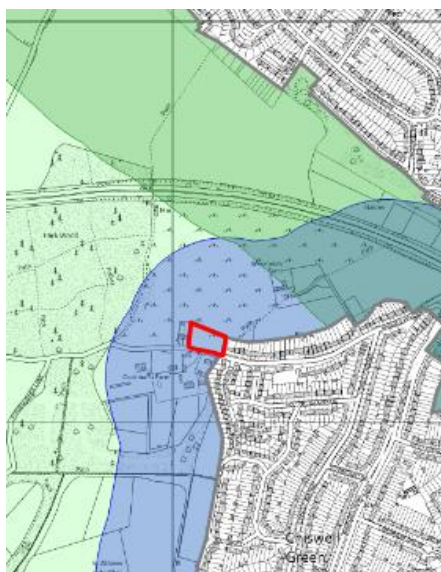
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 2 kilometres from a secondary school, 750 metres from a bus stop, 3.8 kilometres from St Albans City railway station and 980 metres from a Local Centre.</p> <p>The site is within the 100 metres buffers of a listed building, and an Ancient Woodland which is also a County Wildlife Site. The entire site is within an archaeological area subject to recording conditions.</p> <p>A line of mature trees runs through the centre of the site from north to south.</p> <p>Potential access is unclear as the site is set back from Ragged Hall Lane, with some trees in between.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-173	SM-06-16	SA-141/ Not recommended	Ragged Hall Lane East Chiswell Green, St Albans, AL2 3NP	St Michael	0.48	Agricultural	Primarily residential

### Location of Site

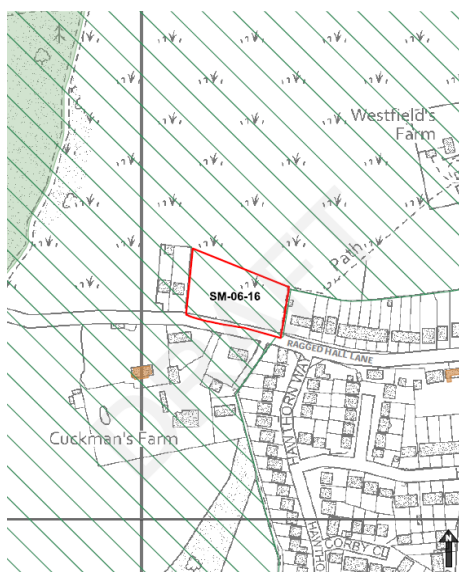
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings Grade I
- Listed Buildings Grade II
- Listed Buildings Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located on the north western edge of Chiswell Green. Ragged Hall Lane is adjacent to the southern site boundary, across which lies Cuckman's farm. Residential properties along Ragged Hall Lane are adjacent to the eastern and western site boundaries, and there is an area of woodland / scrubland to the north.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	S
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
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	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>9 - Medium</b>	<b>18 - Strong</b>
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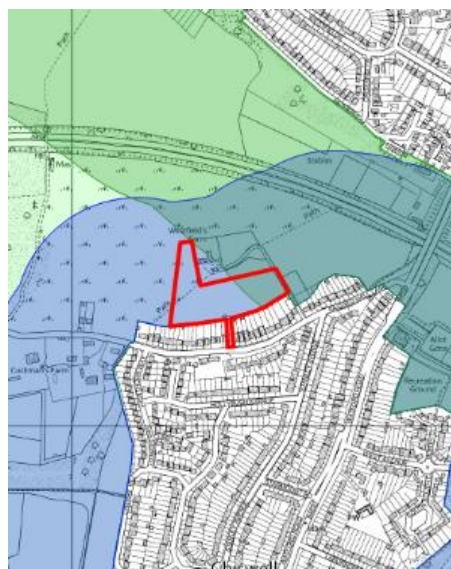
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 1.9 kilometres from a secondary school, 660 metres from a bus stop, 3.7 kilometres from St Albans City railway station and 890 metres from a Local Centre.</p> <p>The site is within an archaeological area subject to recording conditions and within the 100 metres buffer of a listed building. Areas of scrub are adjacent to most site boundaries.</p> <p>Potential access is via Ragged Hall Lane, which is a wide lane in parts but narrows where adjacent to the site. A public right of way runs through the site parallel to the eastern boundary.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-032	SM-09-21	SA-141 / Not recommended	Land North of Ragged Hall Lane, St Albans, AL2 3LD	St Michael	2.09	Agricultural/ Scrubland	Primarily residential

### Location of Site

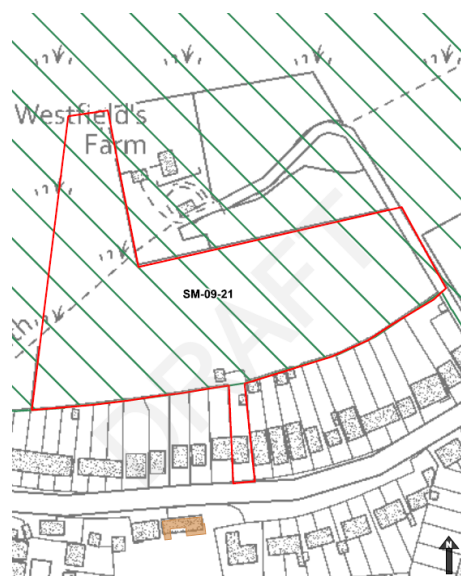
Green Belt Settlement Buffer Map



**Legend**

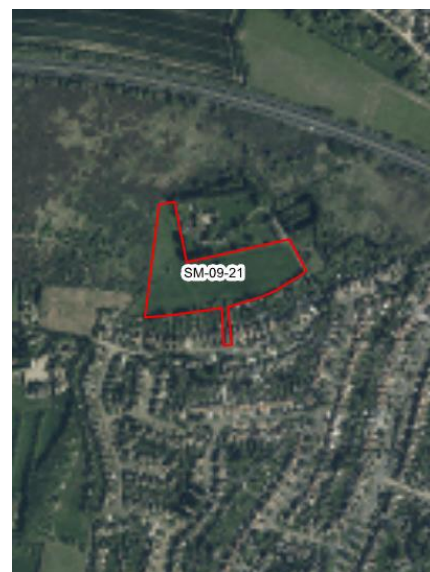
- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings Grade I
- Listed Buildings Grade II
- Listed Buildings Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the north of Chiswell Green. The southern site boundary is adjacent to the rear of residential properties along Ragged Hall Lane and the HELAA site boundary encompasses one of these properties. Westfield Farm lies to the north east, with the A414 beyond.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 4%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S
<b>Accessibility</b>	

Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	S
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>5 - Weak</b>	<b>11 - Medium</b>	<b>15 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 1.7 kilometres from a secondary school, 440 metres from a bus stop, 3.5 kilometres from St Albans City railway station and 960 metres from a Local Centre.</p> <p>The site is within an archaeological area subject to recording conditions, within the 100 metres buffer of a listed building and is adjacent to an undesignated woodland. Some individual mature trees are within the centre of the site and adjacent to most site boundaries.</p> <p>Potential access is via a single lane to the east of the site leading to Westfields Farm. There is also potential to create another form of access directly onto Ragged Hall Lane by the removal of a residential property located within the site. A public right of way runs across the western part of the site.</p> <p>This site received planning permission on for residential use (ref 5/2023/1300).</p> <p>This site is not recommended to progress.</p>

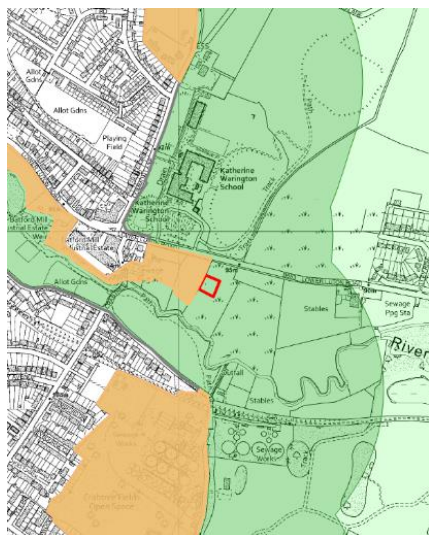
## Harpenden Town Buffer Sites – Not Recommended to Progress

### Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-071	HT-26-21	N/A	Plots 3 and 4 Lower Luton Road, Harpenden, AL5 5AF	Harpenden Town	0.13	Agricultural	Primarily residential

### Location of Site

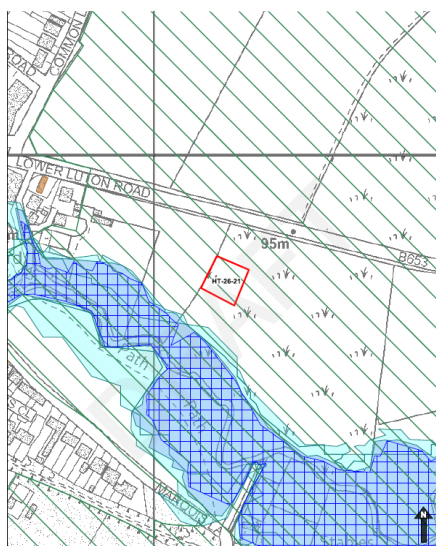
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Locally Listed Buildings
- Flood Zone 3
- Scheduled Ancient Monuments
- Flood Zone 3b
- Metropolitan Green Belt
- Conservation Areas
- Ancient Woodlands
- Listed Buildings
- Registered Parks and Gardens
- Grade I
- Local Nature Reserves
- Grade II
- Site of Special Scientific Interest
- Grade II\*

#### Aerial of Site



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### Description of Site

The site is located to the east of Harpenden Town with open fields immediately adjacent. Lower Luton Road is located north of the site, beyond which is Katherine Warrington School, and the River Lea is located south of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	N/A
Located within Green Belt Study less important area	N/A
Located within Green Belt Study Recommended for further Consideration area	N/A

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	W
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>8 - Medium</b>	<b>19 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 130 metres from a secondary school, 130 metres from a bus stop, 2.1 kilometres from Harpenden mainline railway station and 700 metres from a Local Centre.</p> <p>The entire site is within a landscape conservation area and is within a 100 metres buffer of a coastal and floodplain grazing marsh Priority Habitat. There are a few mature trees adjacent to the site.</p> <p>Potential access is unclear as the site is set back from Lower Luton Road (B653) with a field in between.</p> <p>This site is not recommended to progress.</p>

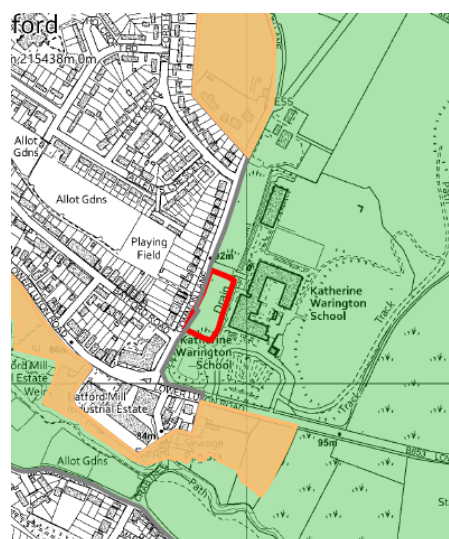


## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-054	HT-06b-21	SA-29 / Not recommended	Site B Common Lane, St Albans, AL5 5BU	Harpenden Town	0.28	Scrubland	Primarily residential

### Location of Site

#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located to the east of Harpenden Town. Residential properties are located to the west of the site across Common Lane. To the south and east of the site is Katherine Warrington School.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 100%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
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
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>3 - Weak</b>	<b>5 - Medium</b>	<b>23 - Strong</b>
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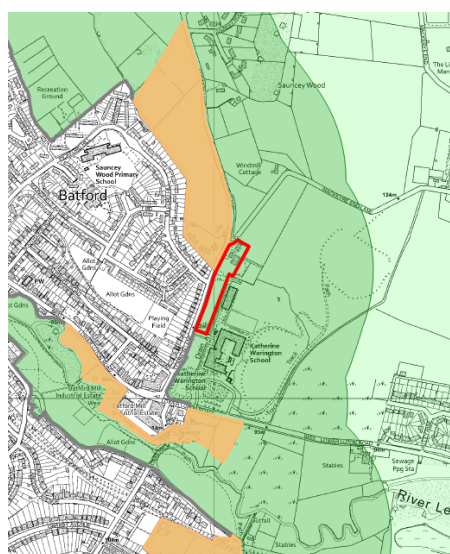
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 640 metres from a primary school, 100 metres from a secondary school, 110 metres from a bus stop, 1.8 kilometres from Harpenden mainline railway station and 550 metres from a Local Centre.</p> <p>Almost the entire site is within a landscape conservation area. There are a number of mature trees along the western site boundary.</p> <p>Potential access is via Common Lane.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-073	HT-28-21	SA-29 / Not recommended	Site A and C Common Lane, Harpenden, AL5 5FH	Harpenden Town	0.83	Scrubland (N.B. Residential permission 5/2021/3482 falls within part of the site)	Primarily residential

### Location of Site

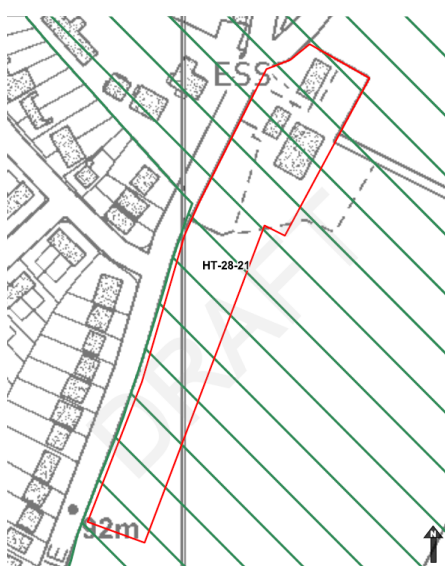
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located east of Harpenden Town. Residential properties are located to the west of the site, across Common Lane. To the east of the site is Katherine Warrington School, with fields to the north.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 24%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
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
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>3 - Weak</b>	<b>5 - Medium</b>	<b>23 - Strong</b>
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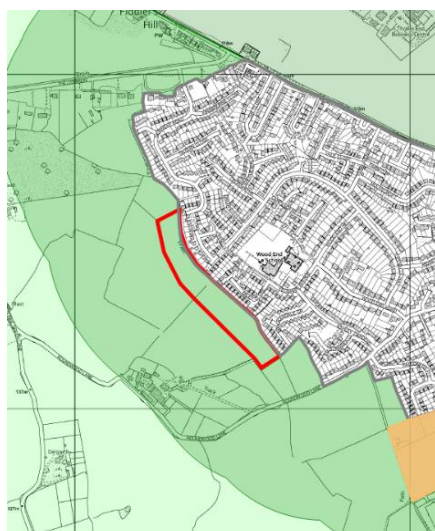
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 470 metres from a primary school, 210 metres from a secondary school, 70 metres from a bus stop, 2.3 kilometres from Harpenden mainline railway station and 750 metres from a Local Centre.</p> <p>The entire site is within a landscape conservation area. There are a number of mature trees along the western site boundary.</p> <p>Potential access is via Common Lane.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-063	HT-19-18	SA-18 / not recommended	Land South West of Westminster Fields, Harpenden, AL5 3DZ	Harpenden Town	4.25	Agricultural	Primarily residential

### Location of Site

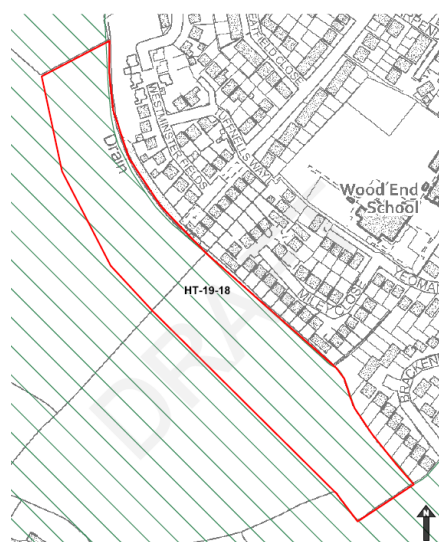
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located on the north west boundary of Harpenden. Residential areas lie to the north east of the site along Westminster Fields, Miley Close and Brackendale Grove, and there are agricultural fields to the south and west.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 100%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	

Distance to nearest bus stop (with at least peak hourly service)	W
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	W
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
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
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>8 - Medium</b>	<b>16 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 930 metres from a primary school, 2 kilometres from a secondary school, 1.1 kilometres from a bus stop, 3.6 kilometres from Harpenden mainline railway station and 1 kilometre from a Local Centre.</p> <p>A line of trees crosses the middle of the site, and more are adjacent to the north, north east and south site boundaries.</p> <p>Potential access is via Derwent Road or Westminster Fields but may be challenging.</p> <p>The entire site is with the Chiltern Beechwoods SAC buffer.</p> <p>This site is not recommended to progress.</p>

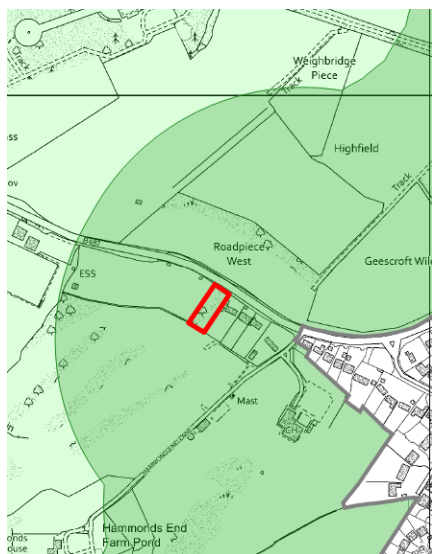
## Harpenden Rural Buffer Sites – Not Recommended to Progress

### Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-045	HR-10-21	SA-13a / Not recommended	Land Adjacent to Fieldgate, Redbourn Lane, Harpenden, AL5 2AZ	Harpenden Rural	0.23	Scrubland	Primarily residential

### Location of Site

**Green Belt Settlement Buffer Map**



**Legend**

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

**Constraints Site Map**



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

**Aerial of Site**



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### Description of Site

The site is located to the west of Harpenden. Redbourn Lane lies directly north of the site and the playing pitches of Harpenden Rugby Club are located to the west. To the south is Harpenden Golf Course and residential dwellings are located between the eastern boundary of the site and Hammond End Lane.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>8 - Weak</b>	<b>7 - Medium</b>	<b>16 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.3 kilometres from a primary school, 3.3 kilometres from a secondary school, 150 metres from a bus stop, 2.6 kilometres from Harpenden mainline railway station and 1.9 kilometres from a District Centre.</p> <p>Most of the site is undesignated woodland, with mature trees and scrubland.</p> <p>The entire site is within the Chiltern Beechwoods SAC buffer.</p> <p>Potential access is via Redbourn Lane (B487). However, there are a number of mature trees between the site and Redbourn Lane.</p> <p>This site is not recommended to progress.</p>



## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-046	HR-11-21	SA-13b / Not Recommended	Land South of Redbourn Lane, Harpenden, AL5 2AZ	Harpenden Rural	2.08	Scrubland	Primarily residential

### Location of Site

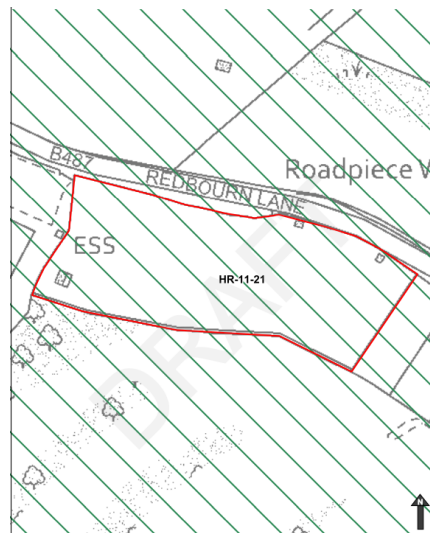
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the west of Harpenden. Redbourn Lane lies directly north of the site, Harpenden Rugby Club playing fields are to the west and Harpenden Golf Course lies to the south. Directly east is an area of woodland, with residential dwellings and Hammond End Lane beyond.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>10 - Medium</b>	<b>15 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.4 kilometres from a primary school, 3.4 kilometres from a secondary school, 270 metres from a bus stop, 2.7 kilometres from Harpenden mainline railway station and 2 kilometres from a District Centre.</p> <p>There are a number of mature trees within the site, along all site boundaries and an undesignated woodland adjacent to the site. The site is adjacent to an electrical substation.</p> <p>The entire site is within the Chiltern Beechwoods SAC buffer.</p> <p>Potential access is via Redbourn Lane (B487). However, there are a number of mature trees between the site and Redbourn Lane.</p> <p>This site is not recommended to progress.</p>

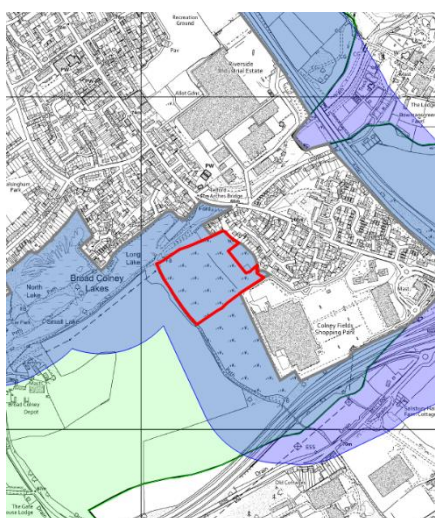
## London Colney Buffer Sites – Not Recommended to Progress

### Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-085	LC-11-18	SA-143/ Not recommended	Land South West of Willowside, London Colney, AL2 1BW	London Colney	4.65	Scrubland	Primarily residential

### Location of Site

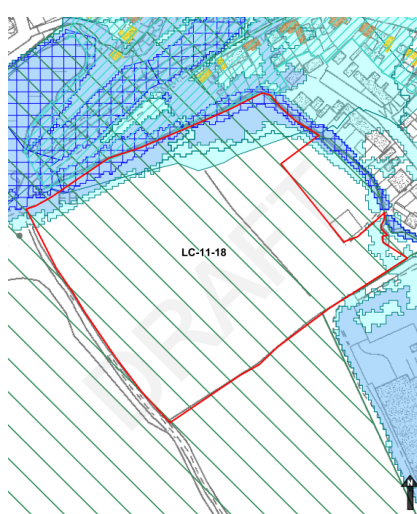
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



Aerial of Site



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### Description of Site

The site is located to the south west of London Colney. To the north east border lie a children's play area, open field and the rear gardens of residential dwellings along Armstrong Close. Colney Fields Retail Park and open fields are located to the south. To the north is partly residential and partly recreational with woodland, the River Colne and Broad Colney Lakes beyond.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes -100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	M
Heritage Asset or its setting	M

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>8 - Weak</b>	<b>9 - Medium</b>	<b>14 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to London Colney, a Tier 3 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 4.9 kilometres from a secondary school, 320 metres from a bus stop, 5 kilometres from St Albans City railway station and 450 metres from an Out of Centre Retail Park.</p> <p>Part of the site is within flood zones 2, 3, 3a, 3b, 3a + 35% climate change and 3a + 70% climate change. The site is adjacent to a conservation area and is within the 100 metres buffers of several listed and locally listed buildings.</p> <p>The site is within the 100 metres buffers from a County Wildlife Site and deciduous woodland Priority Habitats. The site contains an area of undesignated woodland, individual mature trees and scrubland. Woodland and group TPOs partially fall within the site boundaries.</p>

Part of the site contains contaminated land.

Potential access is via an unnamed road which extends behind the Colney Fields Shopping Car Park and leads to Barnet Road. However, there are a number of mature trees between the potential site access and the road. Multiple public rights of way run through and adjacent to the site.

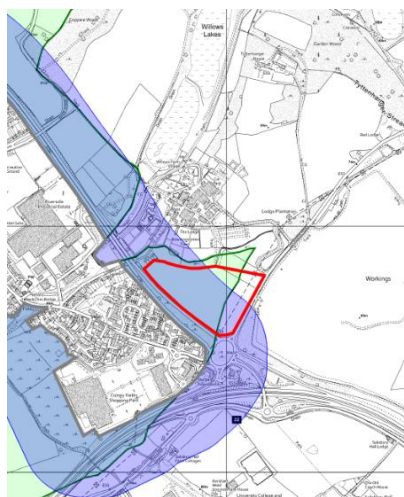
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-084	LC-10-17	SA-142/ Not recommended	Land at the Corner of A1081 and Coursers Road, London Colney, AL2 1BA	London Colney	8.15	Agricultural	Primarily residential

### Location of Site

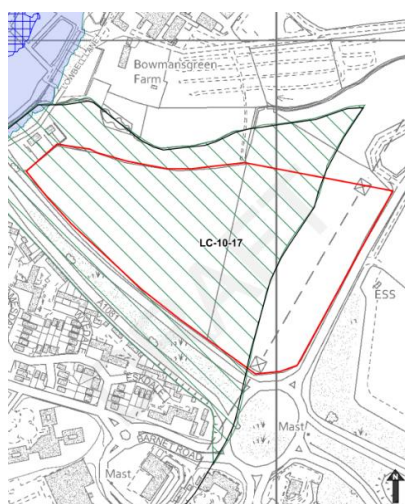
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the east of London Colney. The south west boundary follows the A1081 up to a roundabout located to the south of the site, which connects to junction 22 of the M25 motorway. Barnet Road and Colney Fields Retail Park lie further south and south west, and residential dwellings are located to the west and south west beyond the A1081. Coursers Road forms the south east boundary, with a landfill located beyond. Willow Activity Farm is to the north.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 80%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M

Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	M
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>13 - Medium</b>	<b>14 - Strong</b>
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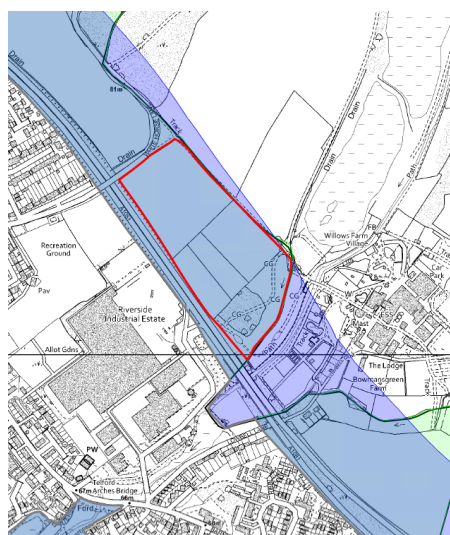
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to London Colney, a Tier 3 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer. Part of the site is outside of the St Albans District boundary.</p> <p>The site is approximately; 2.1 kilometres from a primary school, 5.6 kilometres from a secondary school, 450 metres from a bus stop, 5.7 kilometres from St Albans City railway station and 760 metres from an Out of Centre Retail Park.</p> <p>The site is adjacent to and within the 100 metres buffers of deciduous woodland Priority Habitats. An area of undesignated woodland lies to the south east of the site. Along all site boundaries are a number of mature trees, with one in the centre of the site.</p> <p>Overhead electricity lines run through the site from south to north east, connected by electricity pole towers at either end. The site is within 100 metres of an area of land designated as a mineral safeguarding area and a waste safeguarding area.</p> <p>Potential access is via Coursers Road to the south east of the site.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-090	LC-16-17	SA-97 / Not Recommended	South of A414, North of London Colney Bypass, AL2 1BB	London Colney	8.38	Agricultural	Primarily residential

### Location of Site

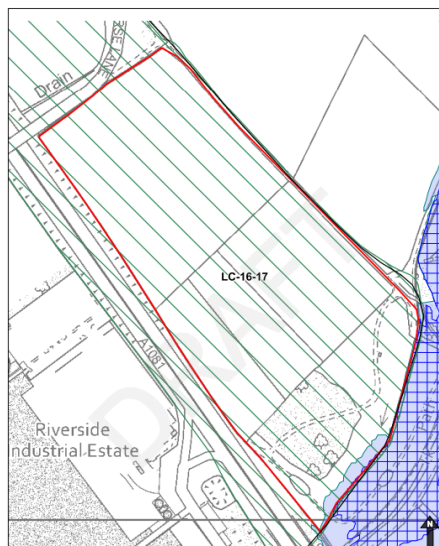
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Locally Listed Buildings
- Flood Zone 3
- Scheduled Ancient Monuments
- Flood Zone 3b
- Metropolitan Green Belt
- Conservation Areas
- Ancient Woodlands
- Listed Buildings
- Registered Parks and Gardens
- Local Nature Reserves
- Grade I
- Site of Special Scientific Interest
- Grade II
- Grade II\*

Aerial of Site



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### Description of Site

The site is located in the east of London Colney adjacent to the District boundary. The A10181 London Colney bypass abuts the site to the west / south west, with open space and large employment/warehousing units of Riverside Industrial Estate beyond. White Horse Lane is adjacent to the site's north west boundary and to the south east is the River Colne.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 99%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	W
Heritage Asset or its setting	S
Ancient Woodland	M
<b>Accessibility</b>	



Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>12 - Medium</b>	<b>13 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to London Colney, a Tier 3 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, just under 3.3 kilometres from a secondary school, 800 metres from a bus stop, 5.3 kilometres from St Albans City railway station and 740 metres from a District Centre.</p> <p>The south corner of the site is within flood zones 2, 3, 3a, 3a + 35% climate change, and 3a + 70% climate change. Part of the site is within the 100 metres buffer of an Ancient Woodland.</p> <p>The site contains a deciduous woodland Priority Habitat. Part of the site is within the 100 metres buffer of a County Wildlife Site. Trees border the site.</p> <p>Contaminated land lies adjacent to the southern boundary of the site.</p>

Potential access is via 2 way/lane White Horse Lane to the north of the site, or via the A1081 to the west of the site but this is a 4-lane road so suitable access junctions on to this road should be addressed. Two public right of way footpaths are within the site, one runs along the southern border and the other along the eastern corner.

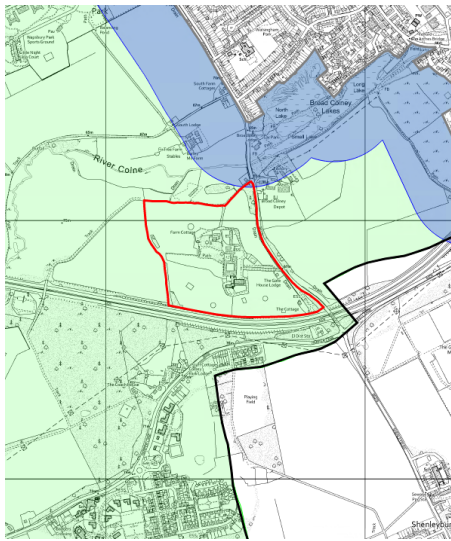
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-080	LC-04-16	SA-144 / Not Recommended	All Saints Pastoral Centre, Shenley Lane, AL2 1AF	London Colney	10.38	Education centre, chapel, and scrubland	Primarily residential

### Location of Site

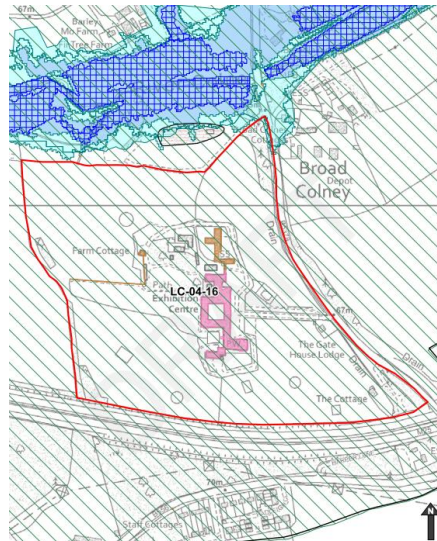
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the south west of London Colney. Directly to the south of the site is the M25 motorway, beyond which are open fields and some residential areas. Directly east of the site is Shenley Lane with a commercial site beyond, to the north is the River Colne, and to the west are open fields. Within the site are educational / religious buildings.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially - <1%
Located on previously developed land	Partially – 7%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	W
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Heritage Asset or its setting	W
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>11 - Weak</b>	<b>11 - Medium</b>	<b>9 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to London Colney, a Tier 3 Settlement. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 4.7 kilometres from a secondary school, 920 metres from a bus stop, 4.8 kilometres from Radlett mainline railway station and 1.9 kilometres from a District Centre.</p> <p>The site contains three listed buildings an archaeological area subject to recording conditions. The site is within the 100 metres buffer of a scheduled monument. A small section of north east corner and along the northern boundary of the site is within flood zones 2, 3a + 35% climate change and 3a + 70% climate change.</p> <p>There are two deciduous woodland Priority Habitats within and five surrounding the site. The site is within the 100 metres buffer of a County Wildlife Site, which also partly forms a woodland TPO to the north of the site. A</p>

few trees and scrub can be found within some of the site.

The site contains contaminated land.

Potential access to the site is via four lane Shenley Lane which is adjacent to the eastern boundary of the site.  
The M25 runs adjacent to the southern boundary of the site.

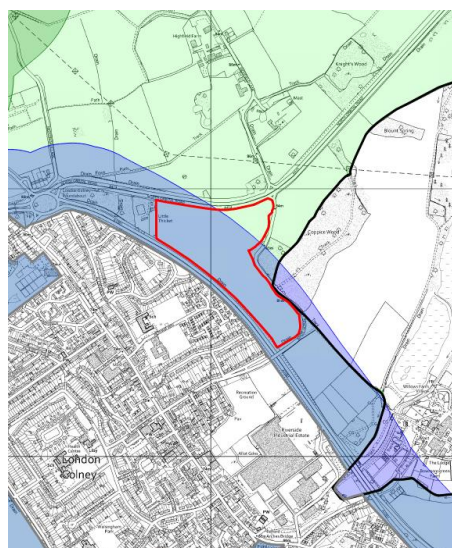
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-088	LC-14-17	SA-96 / Not Recommended	East of A414 London Colney, South of A414, North of A1081, AL4 0AN	London Colney	12.82	Agricultural	Primarily residential

### Location of Site

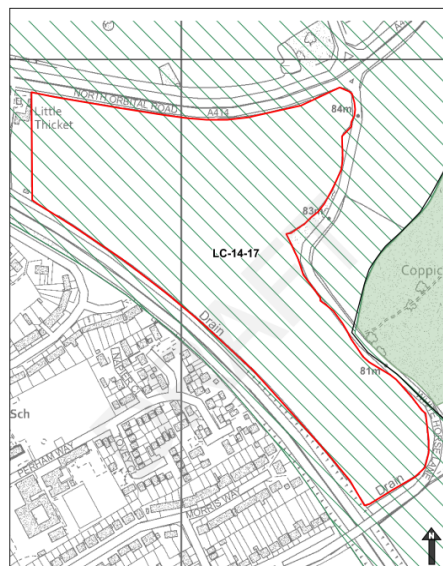
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



Aerial of Site



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### Description of Site

The site is located north east of London Colney and is surrounded by fields and areas of woodland on three sides, with residential areas of London Colney to the west. The A414 North Orbital Road forms the northern boundary, the A1081 forms the western boundary and White Horse Lane runs along the east and south sides.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 88%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	M

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	W
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>13 - Medium</b>	<b>14 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to London Colney, a Tier 3 Settlement. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 2.8 kilometres from a secondary school, 1 kilometre from a bus stop, 5 kilometres from St Albans City railway station and 990 metres from a District Centre.</p> <p>Part of the site is within the 100 metres buffer of Coppice Wood, which is an Ancient Woodland, County Wildlife Site and a deciduous woodland Priority Habitat. Trees border the site.</p> <p>There is an oil pipeline 35 metres outside of northern boundary of site.</p> <p>Potential access is via two lane White Horse Lane to the east of the site or via North Orbital Road to the north</p>

and the A1081 to the south west; these are both four lane roads so suitable access on to these roads would need to be addressed.

This site is not recommended to progress.

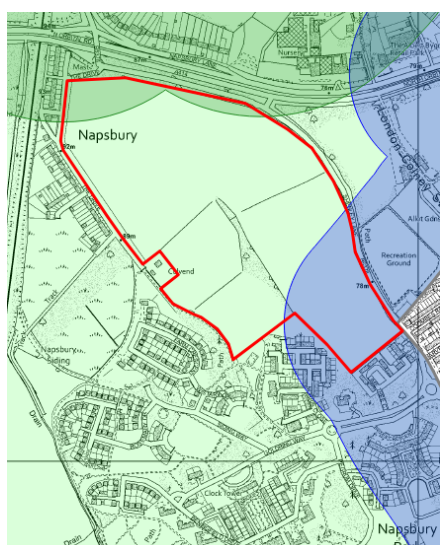


## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-012	LC-08-21	N/A	Rural Estate land north of Napsbury, AL2 1AW	London Colney	26.97	Agricultural	Primarily residential, Education: 2FE Primary School

### Location of Site

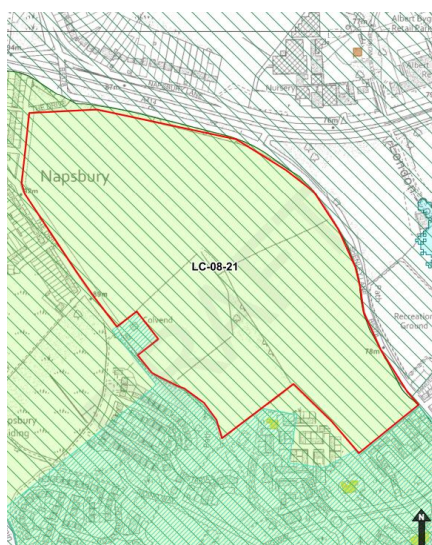
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings Grade I
- Listed Buildings Grade II
- Listed Buildings Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located south of St Albans and directly north of Napsbury Park. The north and east the site is bordered by Shenley Lane, with the A414 (North Orbital Road) and then playing pitches / recreation ground beyond. To the west lies a row of residential dwellings along The Drive, with scrubland and the mainline railway tracks beyond.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 24%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	N/A
Located within Green Belt Study less important area	N/A
Located within Green Belt Study Recommended for further Consideration area	N/A

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
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Heritage Asset or its setting	W
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>11 - Medium</b>	<b>16 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to London Colney, a Tier 3 Settlement in the Settlement Hierarchy, and St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 2.2 kilometres from a secondary school, 700 metres from a bus stop, 3.7 kilometres from St Albans City railway station and 1.4 kilometres from a District Centre.</p> <p>The entire site is a Registered Park and Garden, adjacent to a conservation area and is within the 100 metres buffer of two locally listed buildings.</p> <p>The site is within the 100 metres buffers of deciduous woodland and a traditional orchard Priority Habitats. Most of site is adjacent to a large area TPO and part of this area falls within the site.</p>

An oil pipeline runs across the northern part of the site. The site also contains a strip of contaminated land in the centre and is adjacent to other areas of contaminated land.

Potential access is via Shenley Lane (B5378) or North Cottages/The Drive.

This site is not recommended to progress.

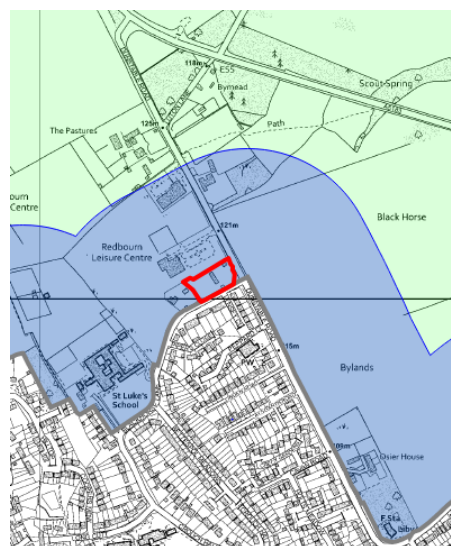
## Redbourn Buffer Sites – Not Recommended to Progress

### Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-119	R-24-16	SA-4/ Not recommended	Hillbury, Dunstable Road, Redbourn, AL3 7PP	Redbourn	0.42	Residential	Primarily residential

### Location of Site

#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Locally Listed Buildings
- Flood Zone 3
- Scheduled Ancient Monuments
- Flood Zone 3b
- Metropolitan Green Belt
- Conservation Areas
- Ancient Woodlands
- Listed Buildings
- Registered Parks and Gardens
- Grade I
- Local Nature Reserves
- Grade II
- Site of Special Scientific Interest
- Grade II\*

#### Aerial of Site



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### Description of Site

The site is located adjacent to the northern boundary of Redbourn. Redbourn Leisure centre is located to the north of the site and Dunstable Road lies to the east. Blackhorse Lane is adjacent to the southern boundary of the site, beyond which are residential areas. A single dwelling lies to the west of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 14%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	

Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>6 - Medium</b>	<b>19 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 610 metres from a primary school, 4.5 kilometres from a secondary school, 290 metres from a bus stop, 5.4 kilometres from Harpenden mainline railway station and 710 metres from a District Centre.</p> <p>Adjacent to the site is an area of undesignated woodland; within the site are several individual TPO trees, undesignated mature trees, and hedgerows.</p> <p>The entire site is within Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via Blackhorse Lane to the south of the site.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-120	R-25-21	SA-4/ Not recommended	Land at Blackhorse Lane, Redbourn, AL3 7PR	Redbourn	0.48	Recreation	Primarily residential

### Location of Site

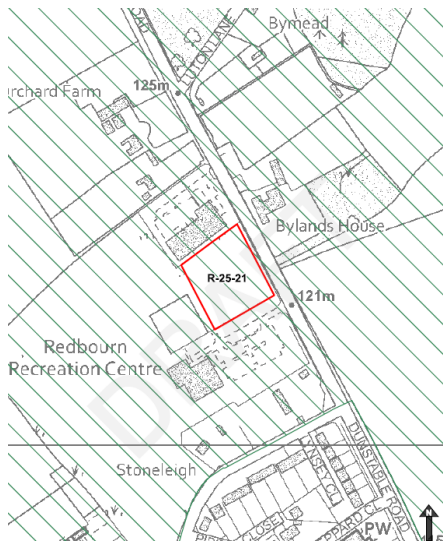
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located to the north of Redbourn. Redbourn Leisure centre is located to the south of the site, with associated playing pitches to the west. The eastern boundary of the site is adjacent to Dunstable Road, with a residential dwelling beyond. A commercial premises is located to the north of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	

Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>7 - Medium</b>	<b>17 - Strong</b>
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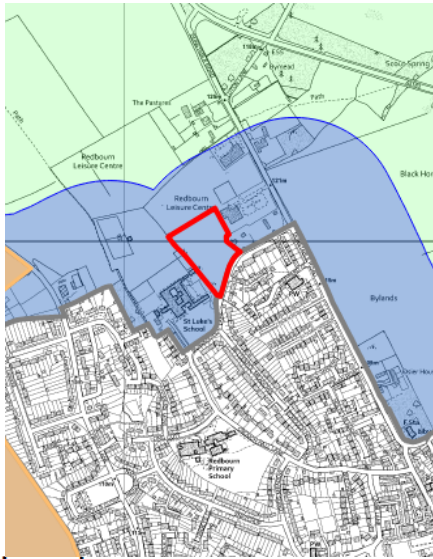
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 800 metres from a primary school, 4.4 kilometres from a secondary school, 140 metres from a bus stop, 5.5 kilometres from Harpenden mainline railway station and 820 metres from a District Centre.</p> <p>The site is adjacent to a line of several individual TPO trees and contains an area of undesignated woodland, mature trees and hedges.</p> <p>The entire site is within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access could be created via Dunstable Road. However, the line of individual TPO trees and undesignated mature trees are situated between the site and the road.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-121	R-26-21	SA-4/ Not recommended	Land at Blackhorse Lane, Redbourn, AL3 7PP	Redbourn	1.66	Recreation	Primarily residential

### Location of Site

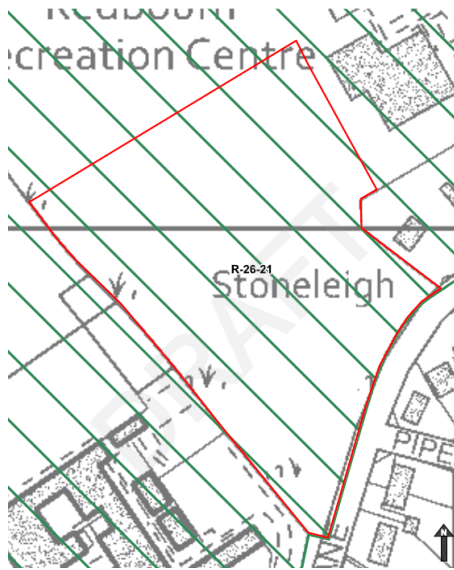
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located adjacent to the northern boundary of Redbourn. Playing fields lie to the north and partly to the west of the site. St Luke's school lies to the south west and Redbourn Leisure Centre lies to the east of the site. The south east boundary of the site is adjacent to Blackhorse Lane, over which lie residential areas.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S



<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>5 - Medium</b>	<b>20 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 550 metres from a primary school, 4.7 kilometres from a secondary school, 400 metres from a bus stop, 5.5 kilometres from Harpenden mainline railway station and 840 metres from a District Centre.</p> <p>The site contains an area of undesignated woodland, scrub and hedges.</p> <p>The entire site is within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via Blackhorse Lane, to the south east of the site.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-101	R-07-21	SA-4 / Not recommended	103 - 105 Dunstable Road, Redbourn, AL3 7PR	Redbourn	2.28	Residential / Cattery	Primarily residential

### Location of Site

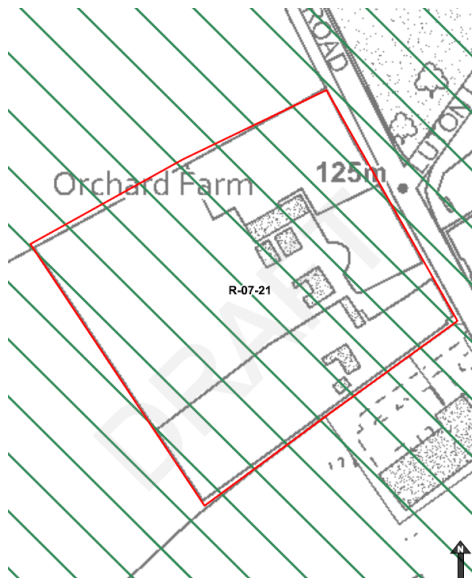
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located to the north of Redbourn, with playing pitches and a leisure centre between the site and residential areas. Dunstable Road is adjacent to the eastern boundary, with Luton Lane, woodland and a small number of dwellings located beyond.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 1%
Located on previously developed land	Partially – 21%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>7 - Medium</b>	<b>17 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Redbourn, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 6.5 kilometres from a secondary school, 100 metres from a bus stop, 5.6 kilometres from Harpenden mainline railway station and 1 kilometre from a District Centre.</p> <p>The site is within the 100 metres buffers of two deciduous woodland Priority Habitats. The site contains some individual trees, scrub, undesignated woodland and areas of non-designated woodland along the site boundaries.</p> <p>The entire site is within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via Dunstable Road and a public right of way runs along the sites south eastern boundary.</p> <p>Part of this site received planning permission for residential use (ref 5/2019/1634).</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-092	R-01-21	SA-5 / Not recommended	Bylands Meadow, Dunstable Road, Redbourn, AL3 7QB	Redbourn	2.78	Scrubland	Primarily residential

### Location of Site

#### Green Belt Settlement Buffer Map

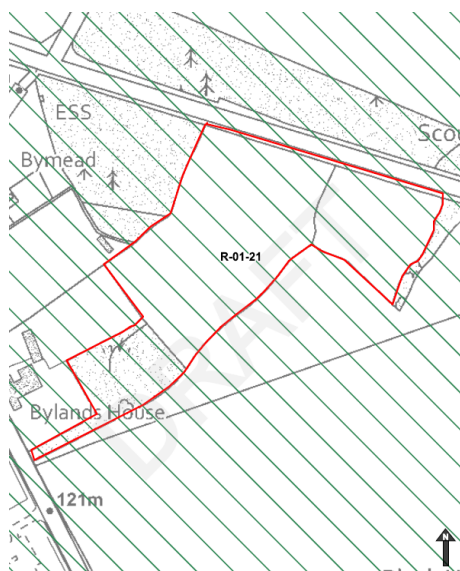


#### Legend

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

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#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

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#### Aerial of Site



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### Description of Site

The site is located north east of Redbourn. Redbourn bypass (A5183) forms the north east boundary of the site. To the south are open fields, and Dunstable Road is to the south west of the site with Redbourn Leisure Centre beyond.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 23%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>9 - Weak</b>	<b>8 - Medium</b>	<b>14 - Strong</b>
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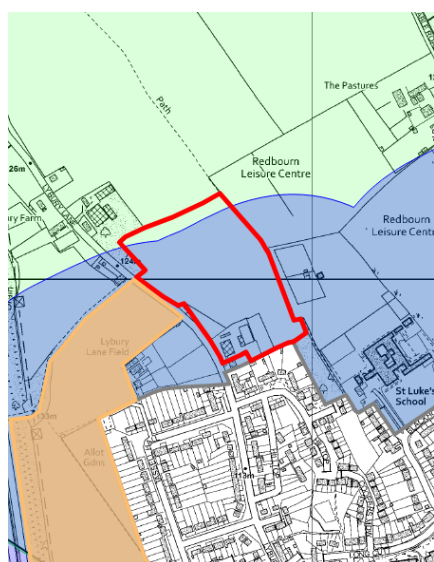
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 5 kilometres from a secondary school, 360 metres from a bus stop, 5.7 kilometres from Harpenden mainline railway station and 1.1 kilometres from a District Centre.</p> <p>The site contains a County Wildlife Site and an area of non-designed woodland. Adjacent to the site is a woodlands TPO and part of the site is within the 100 metres buffer of a deciduous woodland Priority Habitat. There are several hedgerows along the site boundary.</p> <p>The entire site falls within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via the A5183 to the north or via Dunstable Road to the southwest.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-108	R-13-21	SA-4/ Not recommended	Land East of Lybury Lane, Redbourn, AL3 7JQ	Redbourn	4.70	Agricultural / Nursey	Primarily residential

### Location of Site

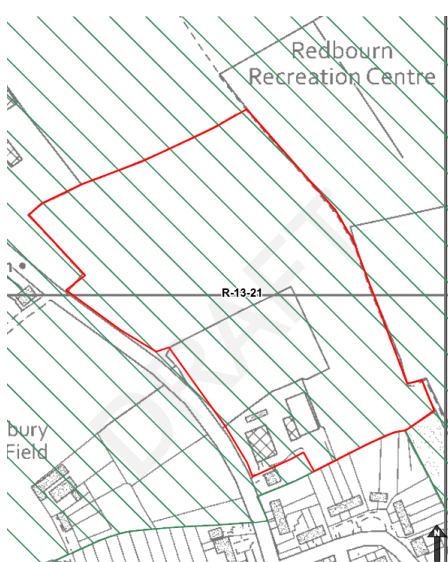
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located adjacent to the northern boundary of Redbourn. Open paddocks and fields lie to north and east of the site. The western boundary of the site is adjacent to Lybury Lane, beyond which lie fields and the M1. Residential properties and gardens are located to the south of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 90%
Located on previously developed land	Partially – 4%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	

Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>8 - Medium</b>	<b>16 - Strong</b>
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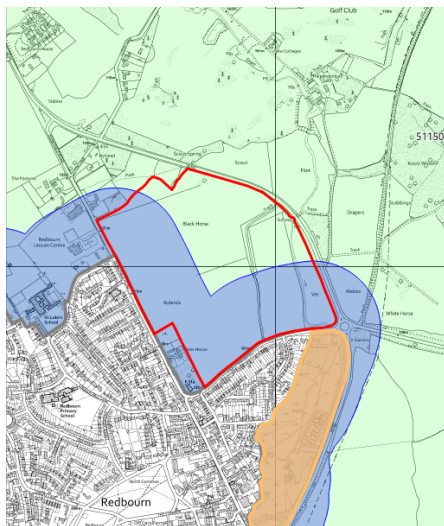
<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 615 metres from a primary school, 3.9 kilometres from a secondary school, 540 metres from a bus stop, 5 kilometres from Harpenden mainline railway station and 1.1 kilometres from a District Centre.</p> <p>The site contains mature trees, scrub and hedgerows; an area of undesignated woodland is adjacent to the site.</p> <p>An oil pipeline runs across the north west corner of the site.</p> <p>The entire site is within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via Lybury Lane, a single lane.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-014	R-09-21	SA-6/ Not recommended	Land North East of Redbourn, AL3 7QB	Redbourn	41.42	Agricultural	Residential and Employment

### Location of Site

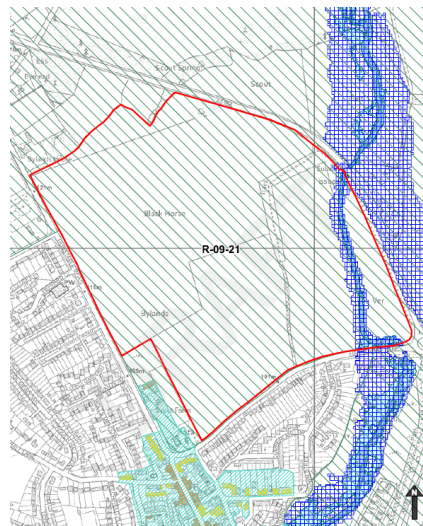
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located north east of Redbourn, with Harpenden Lane forming the southern boundary of the site. The Redbourn Bypass (A5183) forms the eastern and part of the northern boundary, which then follows hedgerows, beyond which lies some areas of housing, fields and woodland. There are residential areas beyond Dunstable Road to the west, and beyond Harpenden Lane to the south. The River Ver runs through the east of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 62%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	M
Heritage Asset or its setting	M
Ancient Woodland	S



<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	S
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>10 - Medium</b>	<b>15 - Strong</b>
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### Qualitative Assessment

This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.

The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.

The site is approximately; 1 kilometre from a primary school, 3.1 kilometres from a secondary school, 360 metres from a bus stop, 4.5 kilometres from Harpenden mainline railway station and 630 metres from a District Centre.

Part of the site is within flood zones 2, 3, 3a, 3b, 3a + 35 % climate change and 3a 70% climate change. Part of site to the south west is within the 100 metres buffer of a conservation area, and several listed and locally listed buildings. The south west corner of site is within the 100 metres buffer of an archaeological area subject to recording conditions.

The sites northern boundaries are adjacent to a County Wildlife Site and the south east boundary is within the 100 metres buffer of another County Wildlife Site. The site is within 100 metres buffer of deciduous woodland and, coastal and floodplain grazing marsh Priority Habitats. Within the site are mature trees, hedgerows and

scrub.

The entire site is within the Chiltern Beechwoods SAC Zone of Influence.

Potential access is via Dunstable Road, the A5183 and Harpenden Lane.

There would be significant benefits to the key local employer the Lawes Agricultural Trust / Rothamsted Research in Harpenden who are an internationally recognised leading agri-tech institute and part of the Hertfordshire IQ Enterprise Zone from financial returns from their current ownership of this land.

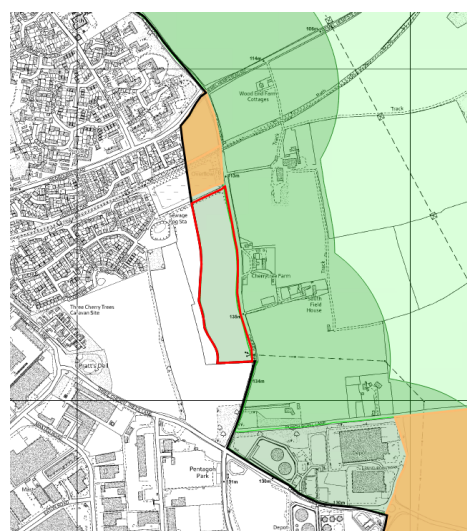
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-018	R-30-21	N/A	Spencer's Park (Phase 2), HP2 7RN	Redbourn	5.62	Agricultural	Primarily residential

### Location of Site

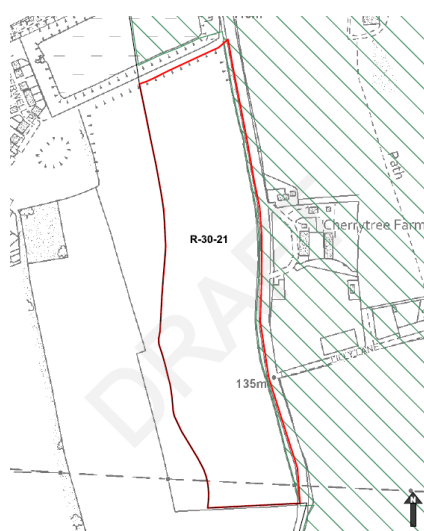
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the east of Hemel Hempstead, with residential areas to the north west and west of the site, along with some open land. To the south of the site lies open land, with employment land beyond. To the east of the site lies Cherry Tree Farm.

The site has outline planning permission 5/2016/2845 as part of Spencer's Park development. There is a reserved matters application for Spencer's Park Phase 2 East reference 5/2024/0927 which is currently under consideration. The application site is in both the jurisdiction of St Albans City and District Council and Dacorum Borough Council.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	S
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>5 - Weak</b>	<b>12 - Medium</b>	<b>15 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is on the edge of Hemel Hempstead, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 2.7 kilometres from a secondary school, 620 metres from a bus stop, 6.8 kilometres from Hemel Hempstead mainline railway station and 1 kilometre from a Local Centre.</p> <p>Part of the site falls within the 100 metres buffer of a traditional orchard Priority Habitat. The site contains a</p>

strip of undesignated woodland along its northern boundary and mature trees cover most other site boundaries.

There is an electrical pole tower and electrical overhead lines running through the southern section of the site.

The entirety of the site is the Chiltern Beechwoods SAC Zone of Influence.

Potential access is via Cherry Tree Lane to the east of the site, which is a single lane.

This site received outline planning permission 5/2016/2845 as part of Spencer's Park development. There is a reserved matters application for Spencer's Park Phase 2 East reference 5/2024/0927 which is currently under consideration. The application site is in both the jurisdiction of St Albans City and District Council and Dacorum Borough Council.

The Spencer's Park scheme falls within the Hemel Garden Communities Growth Area.

This site is not recommended to progress.

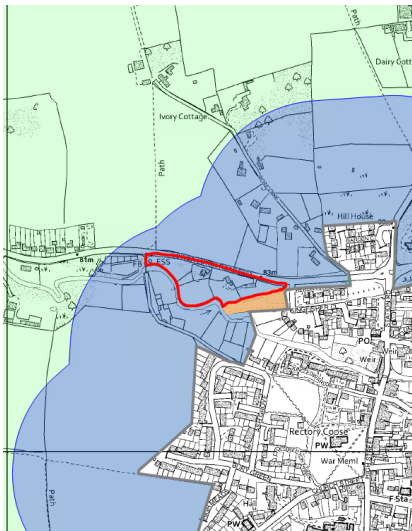
# Wheathampstead Buffer Sites – Not Recommended to Progress

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-293	WH-39-18	SA-42 / Not recommended	Folly Meadow, Off Lower Luton Road, Wheathampstead, AL4 8RA	Wheathampstead	1.42	Agricultural	Primarily residential

### Location of Site

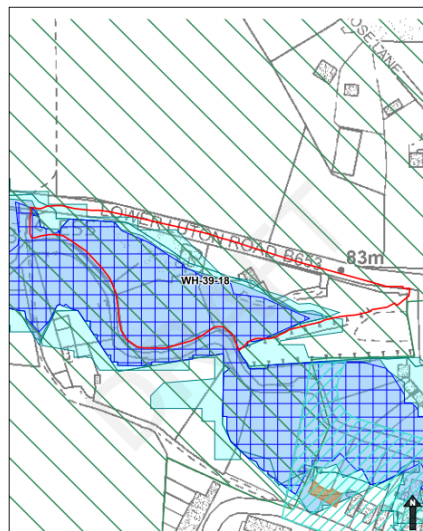
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings Grade I
- Listed Buildings Grade II
- Listed Buildings Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located to the north west of Wheathampstead. Lower Luton Road is located to the north of the site and the River Lea forms the south and west boundary, beyond which lies agricultural land.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	Yes
Heritage Asset or its setting	M
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	M
Nationally (European) Protected Sites (SSSI)	S
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
Landscape Conservation Areas including their setting	W
Source Protection Zones	W
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>4 - Weak</b>	<b>11 - Medium</b>	<b>15 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 900 metres from a primary school, 2.5 kilometres from a secondary school, 250 metres from a bus stop, 4.6 kilometres from Harpenden mainline railway station and 470 metres from a District Centre.</p> <p>Most of the site is within flood zones 2, 3, 3a, 3b, 3a + 35% climate change and 3a + 70% climate change. The entire site is within a landscape conservation area. A small number of trees run alongside the site boundary following the river.</p> <p>There is possible contaminated land to the south and east adjoining the site boundary.</p> <p>Potential access is via Lower Luton Road.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-288	WH-34-21	SA-40 / Not recommended	Land west of High Meads, Wheathampstead, AL4 8DB	Wheathampstead	1.95	Agricultural	Primarily Residential

### Location of Site

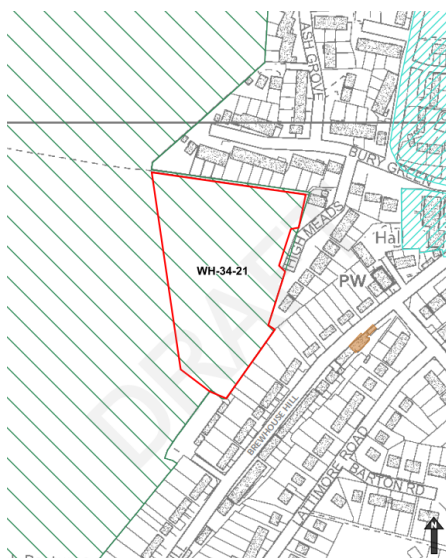
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings Grade I
- Listed Buildings Grade II
- Listed Buildings Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



© Bluesky International Ltd. / Getmapping PLC

### Description of Site

The site is located to the west of Wheathampstead. Residential dwellings are to the north along Bury Green, to the east along High Meads and to the south east along Brouhouse Hill. The land to the west is agricultural.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	M
<b>Accessibility</b>	



Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	S
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
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	M
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>5 - Weak</b>	<b>6 - Medium</b>	<b>20 - Strong</b>
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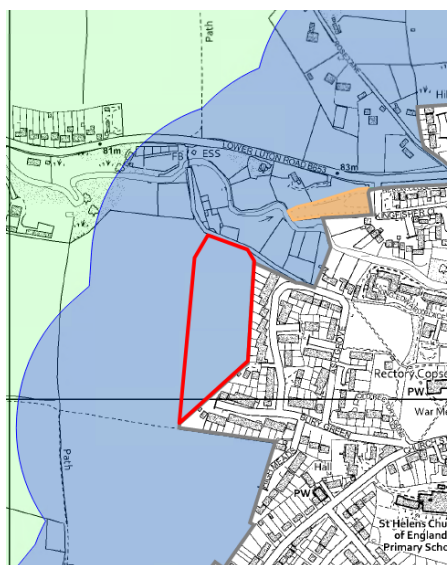
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 500 metres from a primary school, 3.7 kilometres from a secondary school, 500 metres from a bus stop, 5.2 kilometres from Harpenden mainline railway station and 450 metres from a District Centre.</p> <p>The eastern boundary of the site is within the 100 metres buffer of a listed building and conservation area. The site is adjacent to an archaeological area subject to recording conditions to the north. The site is within a landscape conservation area.</p> <p>Potential access is via High Meads, which is a cul-de-sac.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-290	WH-36-21	SA-40 / Not recommended	Land West of Bury Lane, Wheathampstead, AL4 8DE	Wheathampstead	2.14	Agricultural	Primarily Residential

### Location of Site

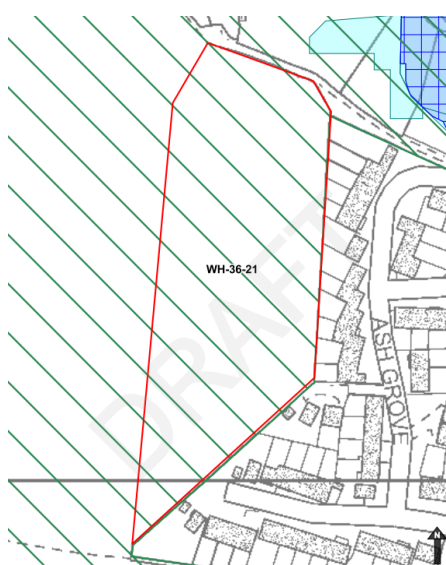
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the west of Wheathampstead. To the east are residential dwellings along Ash Grove, and to the south along Bury Green. To the north is the River Lea, Lower Luton Road and open fields beyond. The land to the west is agricultural.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
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	M
Landscape Conservation Areas including their setting	W
Source Protection Zones	W
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>7 - Medium</b>	<b>18 - Strong</b>
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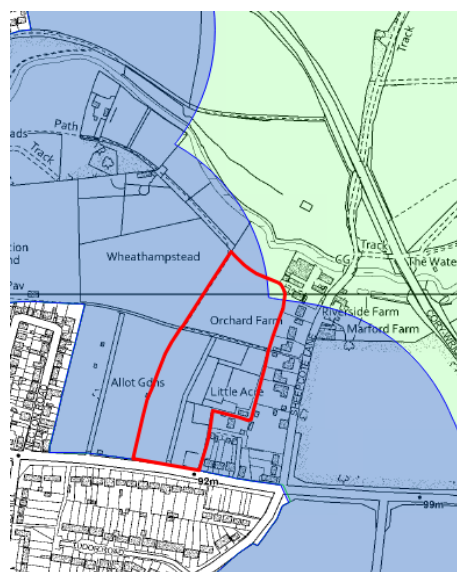
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 650 metres from a primary school, 3.7 kilometres from a secondary school, 550 metres from a bus stop, 5.2 kilometres from Harpenden mainline railway station and 500 metres from a District Centre.</p> <p>The eastern site boundary is within the 100 metres buffer of a conservation area and the site is adjacent to an archaeological area subject to recording conditions to the south east.</p> <p>The site is adjacent to two group TPOs on the southern boundary and is wholly within a landscape conservation area.</p> <p>Potential access is via Ash Grove or possibly via a dirt track to the north. Parked cars potentially restrict access.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-276	WH-20-16	SA-47 / Not recommended	Glebe Allotments, Marford Road, Wheathampstead, AL4 8NH	Wheathampstead	3.21	Allotments	Primarily Residential

### Location of Site

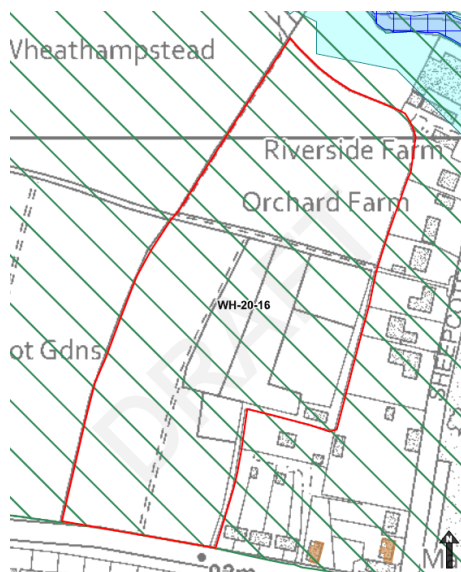
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located north east of Wheathampstead, with allotments forming much of the west boundary and residential dwellings beyond. Marford Road forms the south boundary of the site, with a residential area beyond, and there are residential dwellings fronting Sheepcote Lane located to the east. The River Lea runs close to the northern boundary of the site, beyond which is Cory-Wright Way. The site is currently used as allotments and a community orchard.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 85%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
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Heritage Asset or its setting	M
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	S
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	W
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>8 - Medium</b>	<b>16 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 600 metres from a primary school, 4 kilometres from a secondary school, 240 metres from a bus stop, 5.7 kilometres from Harpenden mainline railway station and 750 metres from a District Centre.</p> <p>The south eastern area of the site is within the 100 metre buffers of two listed buildings. The site is within the 100 metres buffer of an area of archaeological significance to the north and an archaeological area subject to recording conditions to the east.</p> <p>Adjacent to the northern site boundary is a coastal and floodplain grazing marsh Priority Habitat. A small number of trees run alongside the site boundary. The site is within a landscape conservation area.</p>

Potential access is via Marford Road but may be challenging.

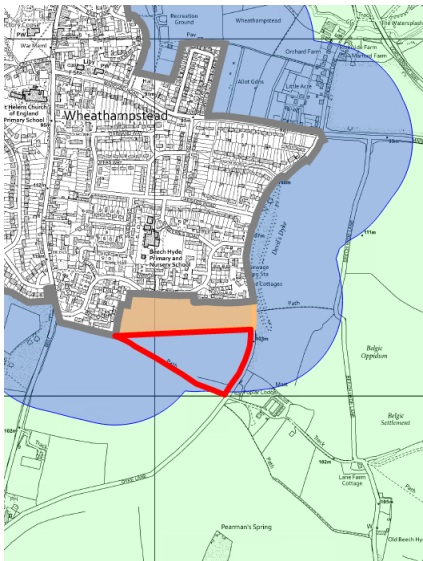
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-275	WH-19-21	SA-51 / Not recommended	Land South of Hill Dyke Road, Wheathampstead, AL4 8TL	Wheathampstead	3.74	Agricultural	Primarily residential

### Location of Site

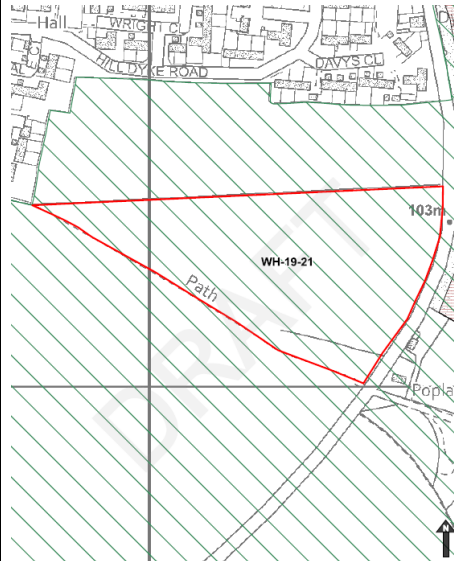
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
  - Flood Zone 3
  - Flood Zone 3b
  - Conservation Areas
  - Locally Listed Buildings
  - Scheduled Ancient Monuments
  - Metropolitan Green Belt
  - Ancient Woodlands
  - Registered Parks and Gardens
  - Local Nature Reserves
  - Site of Special Scientific Interest
- Listed Buildings**
- Grade I
  - Grade II
  - Grade II\*

Aerial of Site



### Description of Site

The site is located south of Wheathampstead. To the north of the site is an open field with residential dwellings beyond. Dyke Lane forms the east boundary, with a small number of commercial units and detached cottages beyond, and to the south and south west lie agricultural fields.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 98%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>12 - Medium</b>	<b>12 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 700 metres from a primary school, 4.7 kilometres from a secondary school, 710 metres from a bus stop, 6 kilometres from Harpenden mainline railway station and 1.5 kilometres from a District Centre.</p> <p>The entire site is within an Archaeological Area and it is within the 100 metres buffer of Devils Dyke Scheduled Monument. The site is within the 100 metres buffer of a County Wildlife Site which is also a deciduous woodland Priority Habitat.</p> <p>A small number of trees run alongside the site boundary leading to woodlands 100 metres to the east and the site is within a landscape conservation area.</p> <p>Potential access is via Dyke Lane, which is a narrow country road.</p> <p>This site is not recommended to progress.</p>

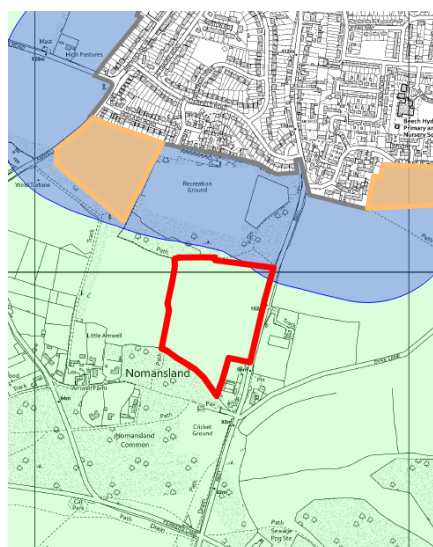


## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-277	WH-21-18	SA-52 / Not recommended	West of the B651 & North of The Wicked Lady pub, AL4 8EL	Wheathampstead	7.12	Agricultural	Primarily residential

### Location of Site

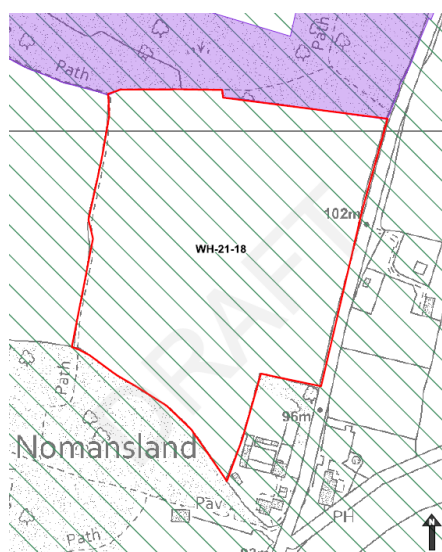
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located south of Wheathampstead. The eastern boundary of the site is adjacent to the B651 and the Wicked Lady public house is to the south east of the site. Nomansland Common is located to the south of the site which includes woodland and cricket ground. To the north of the site lies a recreation ground and to the west is an agricultural field.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 2%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>12 - Medium</b>	<b>13 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 4.5 kilometres from a secondary school, 290 metres from a bus stop, 5.6 kilometres from Harpenden mainline railway station and 1.1 kilometres from a District Centre.</p> <p>The site is adjacent to an archaeological area subject to recording conditions and two County Wildlife Sites, one of which is a local nature reserve. The site is also adjacent to and within the 100 metres buffer of deciduous woodland Priority Habitats and is within the 100 metres buffer of a good quality semi-improved grassland Priority Habitat. Areas and strips of undesignated woodland and scrub are adjacent to the site along the boundary. The entire site is within a landscape conservation area.</p> <p>A gas pipeline runs through the site from north to north east.</p>

Potential access to the site would likely be via B651, but there is a strip of woodland in-between the site and road. A public right of way footpath runs through the site from north east to south west and another two run near/along the west and east site boundaries.

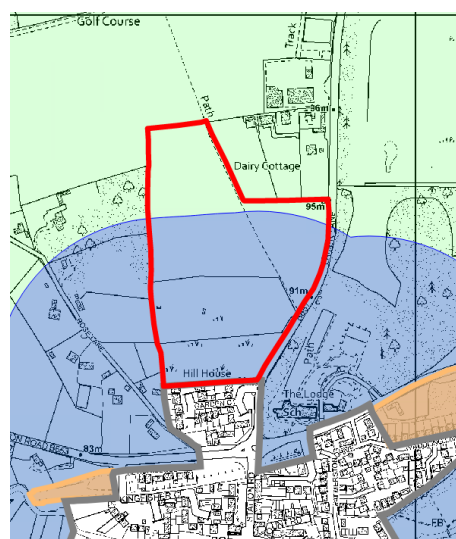
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-043	WH-25-21	SA-43 / Not recommended	Land west of Lamer Lane, Wheathampstead, AL4 8RG	Wheathampstead	7.32	Scrub-land	Primarily residential

### Location of Site

Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located north of Wheathampstead, and there is a residential area beyond the southern boundary. Lamer Lane (B651) is on the eastern site boundary and woodland and fields are along the western boundary. To the east of the B651 are school grounds and to the north and north west are agricultural fields.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 75%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	S
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>5 - Weak</b>	<b>13 - Medium</b>	<b>13 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 900 metres from a primary school, 3.1 kilometres from a secondary school, 450 metres from a bus stop, 5.1 kilometres from Harpenden mainline railway station and 500 metres from a District Centre.</p> <p>There is a deciduous woodland Priority Habitat site covering half of the site with others adjacent to the site. Part of the is within the 100 metres buffer of a number of listed and locally listed buildings.</p> <p>A small number of trees run alongside the site boundary leading to woodlands to the east and west. The site is within a landscape conservation area. Adjoining to the east is a woodland TPO.</p> <p>There is land contamination within the area adjoining the site to the west.</p>

Potential access is via the B651 but may be challenging.

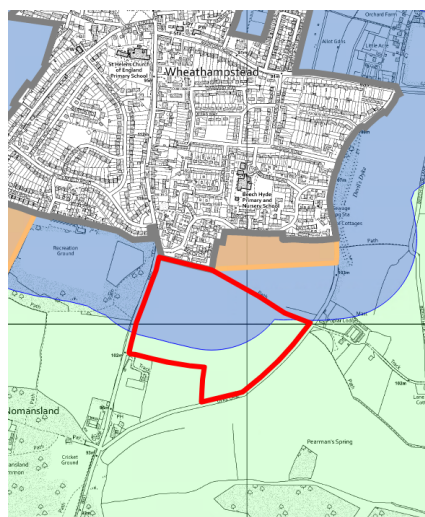
This site is not recommended to progress.

## Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-274	WH-18-21	SA-51 / Not recommended	Land East of The Hill, Wheathampstead, AL4 8TA	Wheathampstead	14.09	Agricultural	Primarily residential

### Location of Site

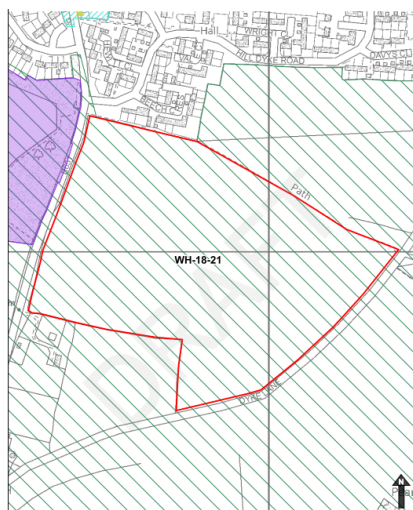
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Locally Listed Buildings
- Flood Zone 3
- Scheduled Ancient Monuments
- Flood Zone 3b
- Metropolitan Green Belt
- Conservation Areas
- Ancient Woodlands
- Listed Buildings
- Registered Parks and Gardens
- Grade I
- Local Nature Reserves
- Grade II
- Grade II\*
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located south of Wheathampstead, with residential dwellings along part of the northern boundary, which then follows a footpath. The B651 forms the western boundary and Dyke Lane forms much of the south east boundary before following a hedge line north and west. To the north east, south west and south east lie agricultural fields.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 64%
Located on previously developed land	No - 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>7 - Weak</b>	<b>11 - Medium</b>	<b>13 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.1 kilometres from a primary school, 4.2 kilometres from a secondary school, 400 metres from a bus stop, 5.3 kilometres from Harpenden mainline railway station and 1.2 kilometres from a District Centre.</p> <p>Over half the site is within an archaeological area subject to recording conditions.</p> <p>The site is within the 100 metres buffer of a County Wildlife Site, part of which is also a deciduous woodland Priority Habitat site to the west. The site is within a landscape conservation area.</p> <p>A small number of trees run alongside the site boundary leading to woodlands which is 100 metres to the west.</p>



A gas pipeline runs through the south western portion of the site.

Potential access is via B651, with possible access via Dyke Lane which the latter is a narrow country road.

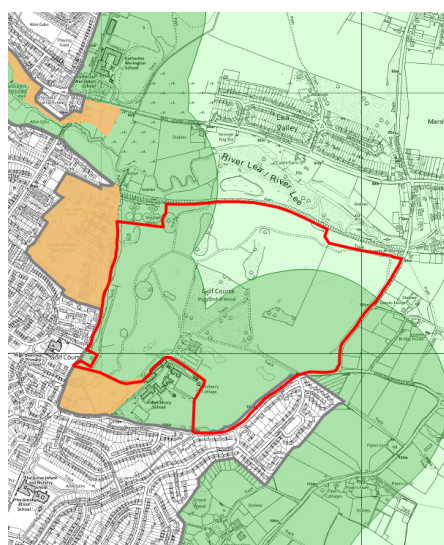
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-044	WH-30-21	SA-35 / Not recommended	Aldwickbury Park Golf Club, Piggotshill Lane, Harpenden, AL5 1AB	Wheathampstead	59.86	Golf course with ancillary facilities	Primarily residential

### Location of Site

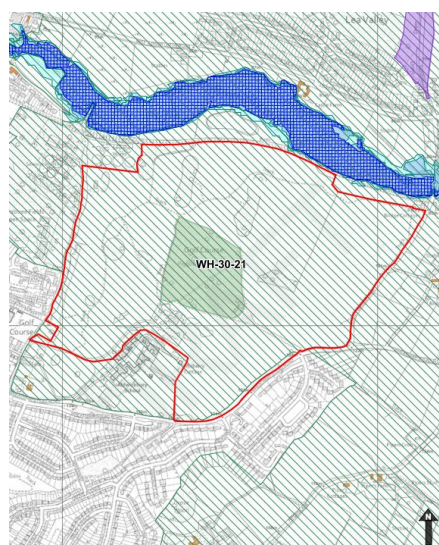
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the east of Harpenden. To the west of the site is Piggotshill Lane, with residential dwellings and High Beeches Primary School beyond. A path is located to the north of the site, the River Lea beyond and Leasey Bridge Lane to the east. To the south east is Wheathampstead Road, with residential dwellings beyond. To the south of the site is Mulberry Cottage and Aldwickbury School, with Wheathampstead Road beyond. The site is currently used as Aldwickbury Park Golf Club.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 75%
Located on previously developed land	Partially – <1%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	W
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	M
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>8 - Weak</b>	<b>13 - Medium</b>	<b>10 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.5 kilometres from a primary school, 2.2 kilometres from a secondary school, 990 metres from a bus stop and 2.7 kilometres from Harpenden mainline railway station and 1.5 kilometres from a District Centre.</p> <p>The site contains deciduous woodland Priority Habitats and Piggottshill Wood, which is an Ancient Woodland, deciduous woodland Priority Habitat, and a County Wildlife Site. A County Wildlife Site and other deciduous woodland and coastal and floodplain grazing marsh Priority Habitats can be found adjacent to the site. There are some trees and hedgerows within the site.</p>

The whole site is within a landscape conservation area. Adjacent to the north west corner of the site is an existing safeguarded waste site and there is also contaminated land adjacent to the north and north west of the site.

Potential access to the site is via Two Way/Lane Wheathampstead Road which runs along half of the southern boundary, single lane Piggottshill Lane to the west and single lane Leasey Bridge Lane to the east. A public right of way footpath runs along the norther boundary of the site.

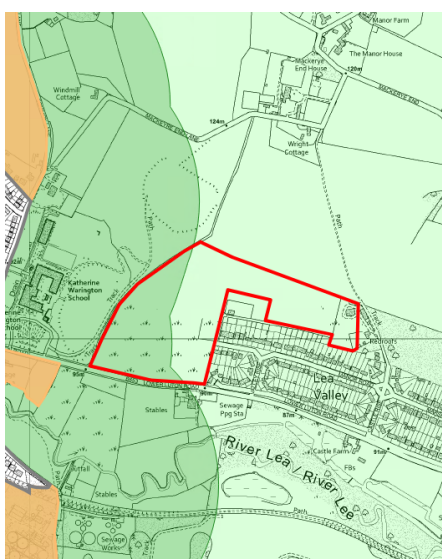
This site is not recommended to progress.

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-289	WH-35-18	SA-29 / Not recommended	Land North of Manor Road, Wheathampstead, AL4 8JE	Wheathampstead	10.19	Agricultural	Primarily Residential

### Location of Site

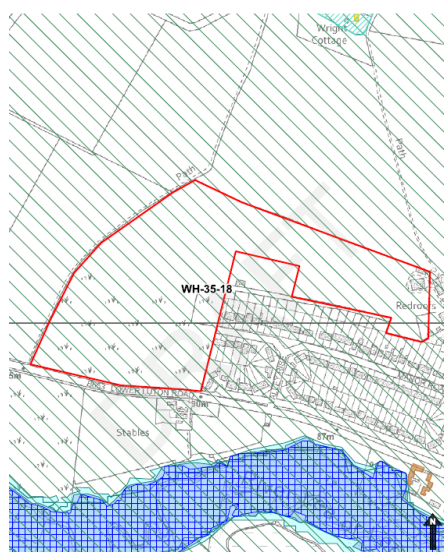
**Green Belt Settlement Buffer Map**



**Legend**

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

**Constraints Site Map**



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

**Aerial of Site**



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### Description of Site

The site is located to the east of Harpenden. The site wraps around the north west corner of the Lea Valley Estate, which is located adjacent to the south east boundaries of the site. Katherine Warington School is located adjacent to the western boundary of the site. To the south of the site lies Lower Luton Road, across which are stables and the River Lea.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 30%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
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Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>7 - Medium</b>	<b>19 - Strong</b>
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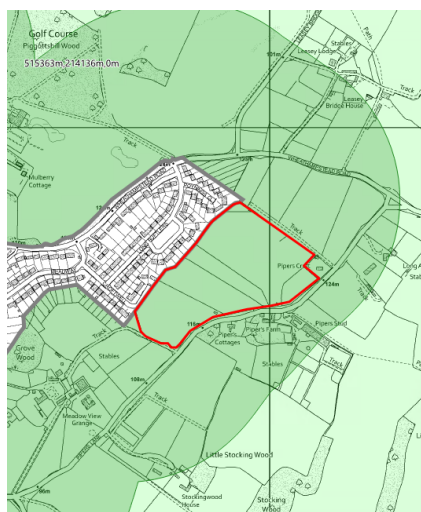
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 400 metres from a secondary school, 370 metres from a bus stop, 2.3 kilometres from Harpenden mainline railway station and 1.3 kilometres from a Local Centre.</p> <p>The site is within a landscape conservation area. Just under half the site contains scrubland/ low lying trees.</p> <p>Potential access is via Lower Luton Road.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-257	WH-04-21	SA-37 / Not recommended	Land at Pipers Lane, Harpenden, AL5 1JD	Wheathampstead	8.77	Agricultural	Primarily residential

### Location of Site

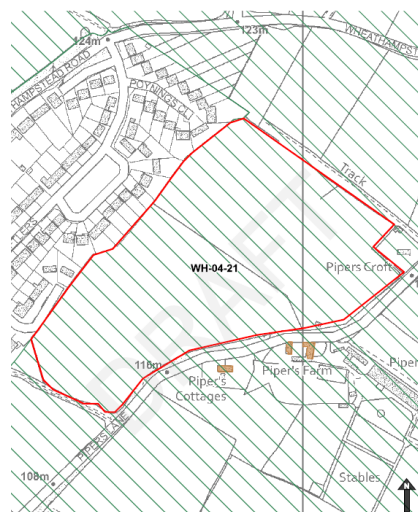
Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the east of Harpenden, and residential properties are adjacent to the site's north western boundary. To the north east of the site lie open fields, beyond which is Wheathampstead Road, footpaths, detached cottages and stables. Pipers Lane forms the south east boundary, beyond which lie a small number of residential and commercial units, Pipers Farm, stables and Little Stocking Wood.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	W
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	W
Distance to nearest secondary school	M
Distance to nearest GP surgery	W
<b>Other Key Constraints</b>	
Agricultural Land Classification	M
Nationally (European) Protected Sites (SSSI)	S
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
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>8 - Weak</b>	<b>8 - Medium</b>	<b>15 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.9 kilometres from a primary school, 2.9 kilometres from a secondary school, 1.2 kilometres from a bus stop, 3.8 kilometres from Harpenden mainline railway station and 1.9 kilometres from a District Centre.</p> <p>Part of the site is within the 100 metres buffer of three listed buildings.</p> <p>A linear set of hedgerows run alongside the site boundary and the site is within a landscape conservation area.</p> <p>Potential access is via Pipers Lane, which is a narrow dirt track, but also with possible access to the residential neighbourhood to the North fronting Wheathampstead Road.</p> <p>This site is not recommended to progress.</p>

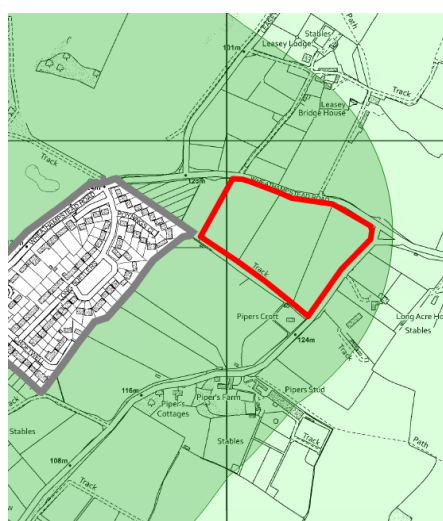


## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-265	WH-12-21	SA-37 / Not recommended	Land South of Wheathampstead Road, Harpenden, AL5 1JD	Wheathampstead	5.06	Agricultural	Primarily residential

### Location of Site

Green Belt Settlement Buffer Map



**Legend**

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the east of Harpenden. To the west of the site are residential dwellings. Wheathampstead Road is adjacent to the northern boundary of the site, Pipers Lane is adjacent to the eastern boundary and a track is adjacent to the southern boundary. Beyond these features lie open fields, containing footpaths a small number of isolated dwellings, farm buildings and stables.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	W
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	W
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
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
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>9 - Medium</b>	<b>16 - Strong</b>
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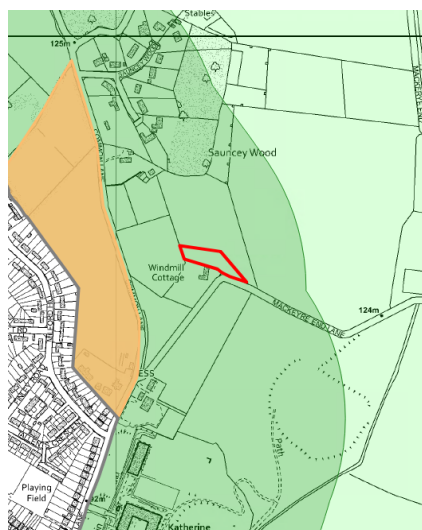
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 2.3 kilometres from a secondary school, 1.1 kilometres from a bus stop, 3.1 kilometres from Harpenden mainline railway station and 2 kilometres from a District Centre.</p> <p>A small number of trees run alongside the site boundary and the site is within a landscape conservation area.</p> <p>Potential access is via Wheathampstead Road or Pipers Lane, which are both narrow country roads.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-263	WH-11-18	SA-26 / Not recommended	Land Adjoining Windmill Cottage, Harpenden, AL5 5DW	Wheathampstead	0.27	Scrub land	Primarily residential

### Location of Site

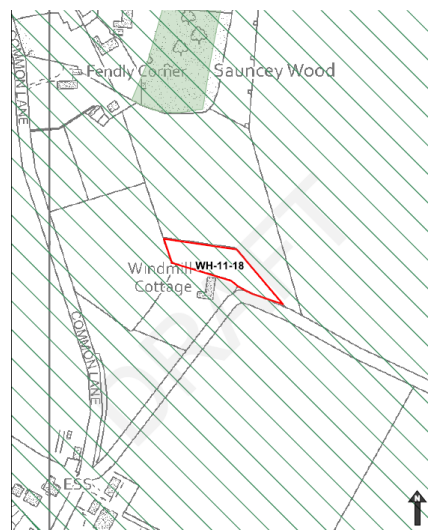
**Green Belt Settlement Buffer Map**



**Legend**

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

**Constraints Site Map**



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

**Aerial of Site**



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### Description of Site

The site is located to the east of Harpenden. Beyond the fields to the west of the site Batford which is mainly residential but also contains a school, allotments and playing fields. Sauncey Wood is located to the north of the site, Mackerye End to the north east and farm houses to the east, all beyond fields. To the south of the site is a single detached cottage. The site is accessible by a single track lane connecting Common Lane and Mackerye End to the south east. Currently, the site is an open field bounded by hedgerows.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
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Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	W
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
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>5 - Weak</b>	<b>8 - Medium</b>	<b>18 - Strong</b>
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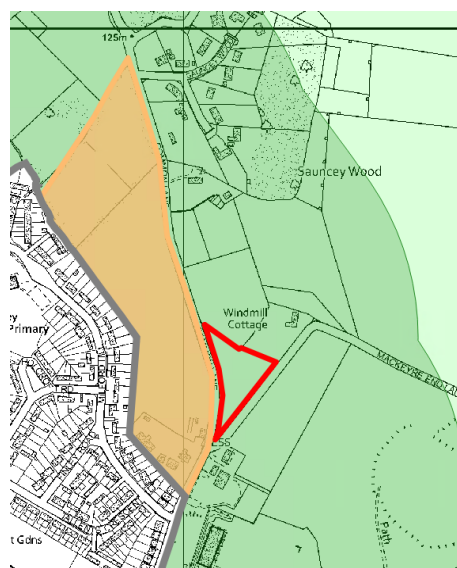
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 500 metres from a secondary school, 430 metres from a bus stop, 3.1 kilometres from Harpenden mainline railway station and 1.1 kilometres from a Local Centre.</p> <p>A small number of trees run alongside the southern site boundary and within the adjacent site and the site is within a landscape conservation area.</p> <p>Potential access is via Mackerye End Lane which is a narrow country road.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-268	WH-14-18	SA-28 / Not recommended	Land to east of Common Lane, Harpenden, AL5 5DN	Wheathampstead	0.60	Agricultural	Primarily residential

### Location of Site

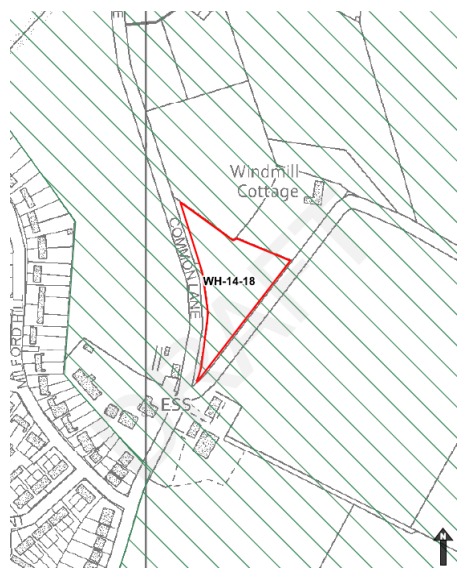
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the east of Harpenden. Common Lane is adjacent to the western boundary of the site and a single lane road to Mackerye End is adjacent to the eastern boundary. The residential area of Batford lies to the west of the site. To the north of the site, beyond open fields, are detached residential dwellings of Sauncey Wood. A couple of detached cottages and Katherine Warington School lie to the south of the site. The site is currently an open triangular field.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
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Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>2 - Weak</b>	<b>8 - Medium</b>	<b>21 - Strong</b>
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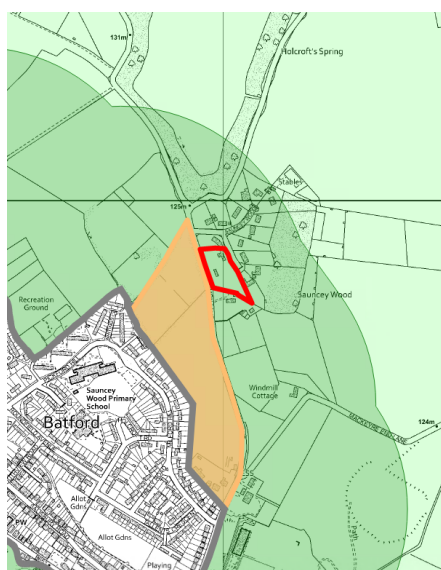
<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 650 metres from a primary school, 350 metres from a secondary school, 260 metres from a bus stop, 2.2 kilometres from a Harpenden mainline railway station and 950 metres from a Local Centre.</p> <p>A small number of trees run alongside the site boundary and the site is within a landscape conservation area.</p> <p>Potential access is via Common Lane or Mackeyre End Lane, which are both narrow country roads.</p> <p>This site is not recommended to progress.</p>

## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-260	WH-08-21	SA-25	13 Sauncey Wood, Harpenden, AL5 5DW	Wheathampstead	0.62	Residential	Primarily residential

### Location of Site

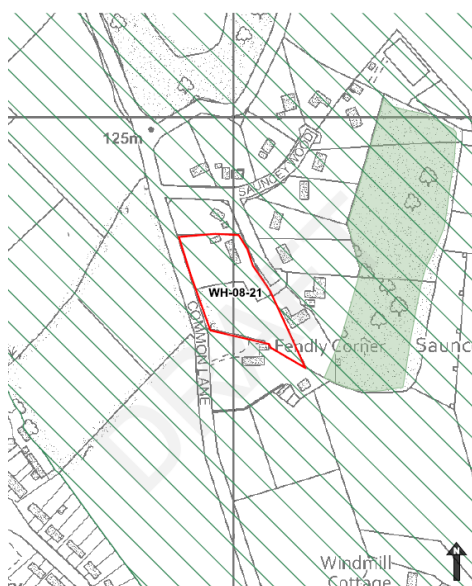
#### Green Belt Settlement Buffer Map



#### Legend

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

#### Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

#### Aerial of Site



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### Description of Site

The site is located north east of Harpenden. The site currently consists of two detached buildings, trees and gardens, and Common Lane forms the west boundary of the site. The residential area of Batford lies to the south west of the site. To the north and east of the site are detached residential dwellings within Sauncey Wood. A couple of detached cottages lie to the south of the site.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 4.8%
Located within Green Belt Study weakly performing area	Yes
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	M

<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	W
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	M
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>6 - Weak</b>	<b>13 - Medium</b>	<b>12 - Strong</b>
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<b>Qualitative Assessment</b>
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.4 kilometres from a primary school, 1 kilometre from a secondary school, 870 metres from a bus stop, 3.5 kilometres from Harpenden mainline railway station and 1.8 kilometres from a Local Centre.</p> <p>Half of the site is within the 100 metres buffer of an Ancient Woodland, which is also a County Wildlife Site and deciduous woodland Priority Habitat. The site is within the 100 metres buffer of another County Wildlife Site, which is also deciduous woodland Priority Habitat. A linear set of hedgerows and trees run alongside the site boundary and the site is within a landscape conservation area.</p> <p>Potential access is via Sauncey Wood, but with possible access to Common Lane which is a narrow country road.</p> <p>This site is not recommended to progress.</p>

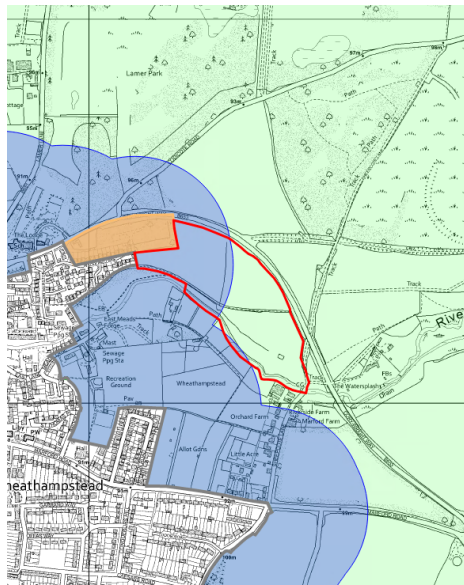


## Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-261	WH-09-16	SA-44 / Not recommended	Land off Sheepcote Lane, AL4 8FD	Wheathampstead	8.49	Agricultural	Primarily residential

### Location of Site

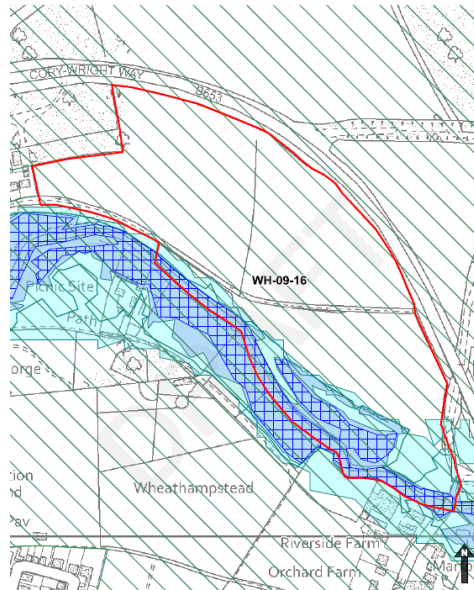
Green Belt Settlement Buffer Map



#### Legend

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

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located to the north east of Wheathampstead, and the western tip of the site abuts residential dwellings. Cory-Wright Way is adjacent to the north and east boundary of the site, with open fields beyond, some containing footpaths and woodland. The River Lea runs adjacent to the south west boundary. South of the site lie open fields, a recreation ground, a couple of farms and allotments. Within the site are open fields separated by hedgerows.

### This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially - 40%
Located on previously developed land	No
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

### Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	W
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Heritage Asset or its setting	S
Ancient Woodland	S
<b>Accessibility</b>	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
<b>Other Key Constraints</b>	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

<b>CRITERION BASED ASSESSMENT TOTAL</b>	<b>11 - Weak</b>	<b>9 - Medium</b>	<b>11 - Strong</b>
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<b>Qualitative Assessment</b>
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead; a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 3.8 kilometres from a secondary school, 900 metres from a bus stop and 6.1 kilometres from Harpenden mainline railway station and 900 metres from a District Centre.</p> <p>Part of the site is within flood zones 2, 3, 3a, 3b, 3a + 35% climate change and 3a + 70% climate change. A County Wildlife Site which is also designated as a coastal and floodplain grazing marsh Priority Habitat is adjacent to the site. The site is within the 100 metres buffer of another County Wildlife Site and a separate coastal and floodplain grazing marsh Priority Habitat. The site is adjacent to a deciduous woodland Priority Habitat, which is also designated as an area TPO. The site is also within the 100 metres buffer of other deciduous woodland Priority Habitats and a traditional orchard Priority Habitat. Hedgerows and trees can be</p>

found in the site.

The whole site is in an area of archaeological significance and landscape conservation area.

There is contaminated land in the north and south of the site.

Potential access is via Cory-Wright Way or Sheepcote Lane. A public right of way footpath crosses through the centre of the site.

The site is not recommended to progress.