

Green Belt Buffer Sites Part 2 – Not Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
M-042	STS-65-21	St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ
C-224	STS-44-18	12 Mount Pleasant Lane, Bricket Wood, AL2 3XA
C-243	STS-60-21	Land at Noke Side, West of Chiswell Green, AL2 3EE
C-241	STS-58-21	Land west of Cherry Hill, Chiswell Green, AL2 3AT
C-208	STS-29-21	Land at Orchard Drive, How Wood, AL2 2DP
C-215	STS-35-21	Land South of Burydell Lane, Park Street, AL2 2PQ
C-228	STS-48-21	Land at Park Street Lane, Park Street, St Albans, AL2 2BB
C-183	STS-02-18	Parcel A & Parcel B Former HSBC Training and Management Centre, Smug Oak Lane, AL2 3PN
C-200	STS-20-21	Land off Tippendell Lane, Park Street, AL2 2QB
C-227	STS-47-21	Land east of Lye Lane, Bricket Wood, AL2 3TF
C-245	STS-62-21	Parcels A and B, Former HSBC Training Centre, Smug Oak Lane (Parcel A), AL2 3PW
C-238	STS-55-21	Rural Estate land at Waterdell, adjacent to Mount Pleasant JMI, Bricket Wood, AL2 3XA
C-230	STS-49-21	Former Butterfly World, Miriam Lane, AL2 3NS
C-248	STS-66-18	Land north of Tippendell Lane, Park Street (Part of 255), AL2 2QB
M-037	STS-10-21	Land at Chiswell Green Lane, AL2 3AJ
M-041	STS-53-21	Land north of Chiswell Green Lane and east of The Croft, Chiswell Green, AL2 3NS
C-197	STS-17-16	Land at North Orbital Road, west of Bricket Wood, AL2 3ET
M-038	STS-14-21	Park Street Triangle, Watling Street, AL2 2QB
C-249	STS-67-21	Land at Lye Land, Bricket Wood, AL2 3TN
B-013	STS-19-21	Land at Noke Lane, South of Chiswell Green, AL2 3NY
M-040	STS-34-21	Land at Harperbury Hospital, Harper Lane, WD7 9FG
C-156	SAN-10-21	Land South East of Highfield Road, Sandridge, AL4 9BX
C-150	SAN-04-18	Land on the west side of House Lane, Jersey Farm, St Albans, AL4 9YJ
C-149	SAN-03-21	Land at Sandpit Lane St Albans, AL4 0JE
C-304	SAN-12b-21, SAN-13-21, SAN-14-21, SAN-15-21, SAN-16-21, SAN-23-21 & SAN-24-21	Sandridgebury Farm, Sandridge, AL3 6JE
C-166	SAN-24-21	Land east of Midlands Mainline, Sandridgebury Lane, AL3 6DD
C-157	SAN-12b-21	Carpenter's Nursery, Sandridge, AL4 9LJ
M-029	SAN-14-21	Land at Sandridgebury Farm, AL3 6JE
M-031	SAN-16-21	Land at Sandridgebury Farm, AL3 6JB
C-146	SAN-01-18	Land at Nashes Farm Lane, Sandridge, AL4 9HR
C-019	CH-20-21	Land at the Dak, Colney Heath Lane, AL4 0TN
C-011	CH-11-21	Smallford Stables, 187 Colney Heath Lane, AL4 0TP
C-034	CH-38-17	Harvesters FC, 38 Oaklands Lane, Smallford, St Albans, AL4 0HR
C-013	CH-13-16	R/O 113-167 Colney Heath Lane, St Albans, AL4 0TN
M-003	CH-26-21	Roehyde Farm, Roestock Lane, Bullens Green, AL4 0QW

B-001	CH-03-21	Land adjacent to A1M and North Orbital Road, Roehyde, AL4 0RZ
M-004	CH-35-21	Smallford Farm and Smallford Pit, St Albans, AL4 0SA
C-025	CH-27-21	Rural estate land at Highfield Farm, Tyttenhanger, AL4 0RL

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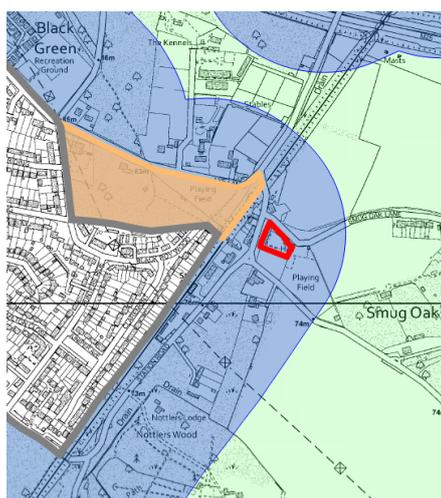
St Stephen Buffer Sites – Not Recommended to Progress

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
M-042	STS-65-21	SA-122 / Not recommended	St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ	St Stephen	0.22	Parish Offices / Community Facilities	Housing and Commercial

Location of Site

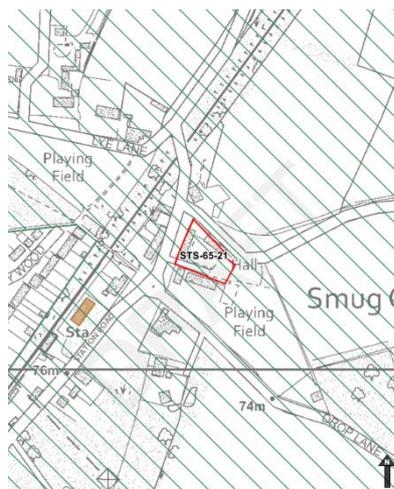
Green Belt Settlement Buffer Map



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
- Listed Buildings Grade II
- Listed Buildings Grade II*

Aerial of Site



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Description of Site

The site is located to the east of Bricket Wood. To the north, west and south of the site there are a mix of dwellings and commercial uses, including a pub, plus agricultural uses beyond to the north. Smug Oak Lane forms the north boundary of the site, Station Road lies to the west and Drop Lane is to the south. To the south east and east are open 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	Yes – 100%
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
Accessibility	
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	S
Distance to the nearest employment site/location	M
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
Other Key Constraints	
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	M
Landscape Conservation Areas including their setting	S
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	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	8 - Medium	18 - Strong
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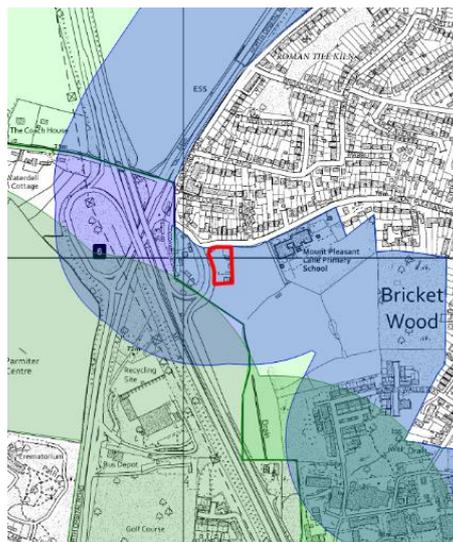
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 report.</p> <p>The site is relatively close to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer. The site is previously developed land.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 4.7 kilometres from a secondary school, 1.7 kilometres from a bus stop, and 6.6 kilometres from St Albans City railway station and 500 metres from a Local Centre.</p> <p>Potential access is via Smug Oak Lane or Station Road.</p> <p>This site is not recommended to progress.</p>

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Study Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-224	STS-44-18	SA-159 / Not recommended	12 Mount Pleasant Lane, Bricket Wood, AL2 3XA	St Stephen	0.32	Residential / Builders Yard / Motor Vehicle Repair	Primarily residential

Location of Site

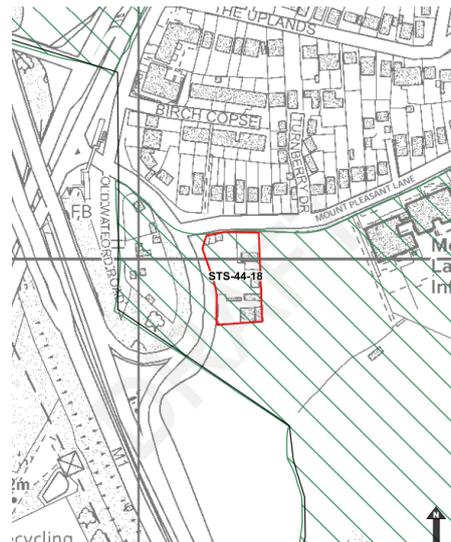
Green Belt Settlement Buffer Map



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 south west of Bricket Wood, at the junction of Mount Pleasant Lane and the M1 Slip Road. Residential properties are to the North beyond Mount Pleasant Lane and there are open fields to the south. Junction 6 of the M1 lies to the west and to the east are open fields and a 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	Yes – 100%
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

Accessibility	
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	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
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

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	8 - Medium	19 - Strong
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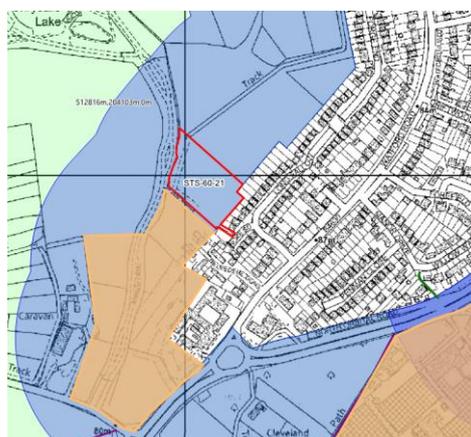
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 150 metres from a primary school, 1.1 kilometres from a secondary school, 590 metres from a bus stop, 6.9 kilometres from Radlett railway station and 540 metres from a Local Centre.</p> <p>The site is within the 100 metres buffer of a deciduous woodland Priority Habitat and is adjacent to mature trees, bushes and scrub.</p> <p>Potential access to the site is via Mount Pleasant Lane.</p> <p>This site received planning permission for residential use (ref 5/2021/0870).</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-243	STS-60-21	SA-139 / Not recommended	Land at Noke Side, West of Chiswell Green, AL2 3EE	St Stephen	1.06	Grazing	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 Chiswell Green. The site is bordered by Miriam Lane to the west and residential dwellings along Long Fallow to the east, with open fields and woodland to the north and south.

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
Accessibility	
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	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
Other Key Constraints	
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)	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	W
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	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	9 - Medium	16 - Strong
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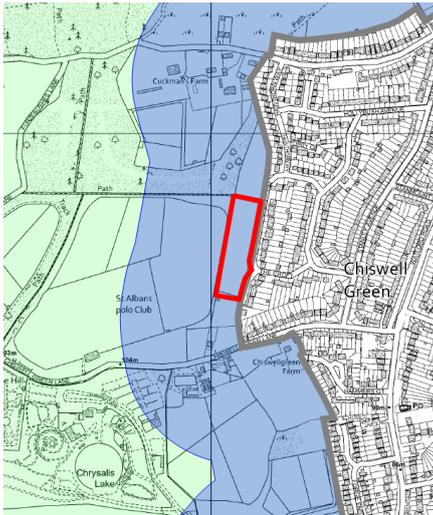
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The majority of the site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.6 kilometres to the nearest primary school, 2.9 kilometres to a secondary school, 240 metres to a bus stop, 5.1 kilometres to St Albans City railway station and 960 metres to a Local Centre.</p> <p>Approximately 75% of the site is covered by a TPO and a traditional orchard Priority Habitat area containing several trees to the south, west and east.</p> <p>Potential access is via Long Fallow to the South and country road Miriam Lane to the north west.</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-241	STS-58-21	SA-140 / Not recommended	Land west of Cherry Hill, Chiswell Green, AL2 3AT	St Stephen	1.23	Grazing	Primarily residential

Location of Site

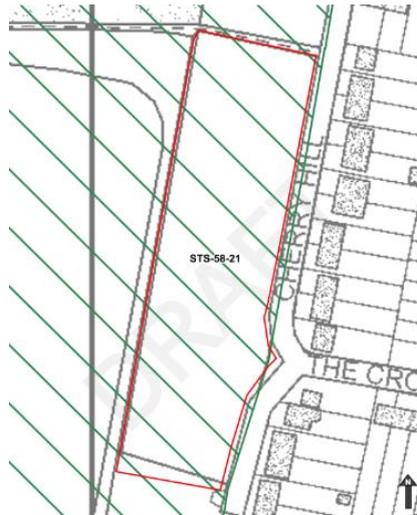
Green Belt Settlement Buffer Map



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 Chiswell Green. Residential properties along The Croft and Cherry Hill follow the eastern site boundary. A small recreation ground lies to the north. Woodland is to the north west and open fields are to the west and south.

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
Accessibility	

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	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	10 - Medium	19 - Strong
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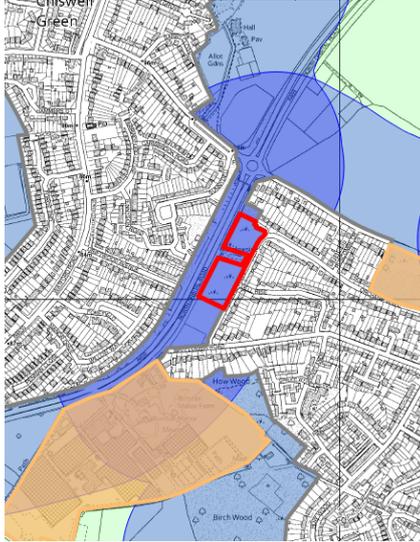
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres to the nearest primary school, 2.4 kilometres to a secondary school, 610 metres to a bus stop, 4.6 kilometres to St Albans City railway station and 510 metres to a Local Centre.</p> <p>Abutting the site to the west is a large linear hedgerow with a large amount of tree and scrub cover to the north west.</p> <p>Potential access is via Cherry Hill.</p> <p>Part of this site received planning permission for residential use (ref 5/2021/3194).</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-208	STS-29-21	SA-133 / Not recommended	Land at Orchard Drive, How Wood, AL2 2DP	St Stephen	1.3	Scrubland / Grassland	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 between Chiswell Green and How Wood. The North Orbital Road (A405) is located to the west of the site and Orchard Drive is on the site's eastern boundary. In between the northern and southern parcels of the site lies a Gypsy and Traveller site, which is not included within the site boundary. A recreation ground and equipped play area are 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	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
Accessibility	
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	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
Other Key Constraints	
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	W
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	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	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	9 - Medium	17 - Strong
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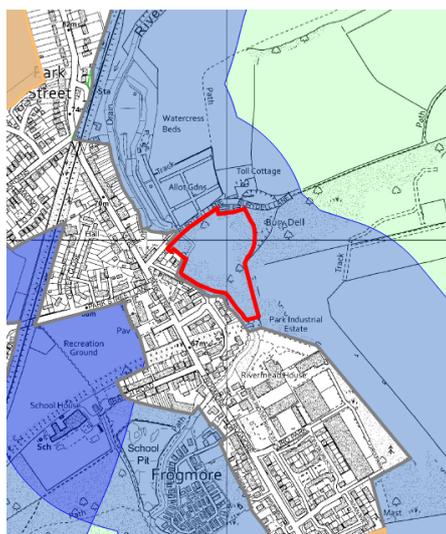
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.6 kilometres from a primary school, 2.1 kilometres from a secondary school, 710 metres from a bus stop, 4.5 kilometres from St Albans City station and 780 metres from a Local Centre.</p> <p>The site contains an individual TPO, a group TPO and is within the 100 metres buffers of deciduous woodland Priority Habitats. The site also contains areas of non-designated woodland, scrub and bushes.</p> <p>Potential access is via Orchard Drive, a two-lane residential street. A public right of way runs along the south and northern site boundaries.</p> <p>This site received planning permission for residential use (ref 5/2023/2443).</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-215	STS-35-21	SA-112 / Not recommended	Land South of Burydell Lane, Park Street, AL2 2PQ	St Stephen	2.06	Grassland / 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
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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 east of Park Street. Burydell Lane is located to the north of the site with allotments beyond, and the River Ver follows the western boundary of the site with residential properties beyond. Park Street Industrial estate is located to the south and open fields and woodland lie 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)	M
Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
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	S
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	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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	M
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

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	7 - Medium	16 - Strong
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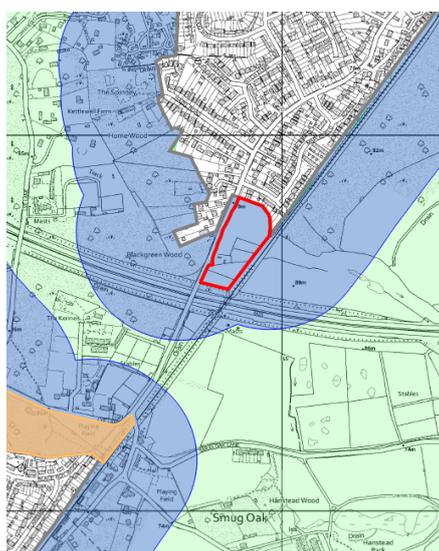
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Park Street, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 640 metres from a primary school, 2.2 kilometres from a secondary school, 220 metres from a bus stop, 4.6 kilometres from Radlett railway station and 210 metres from a Local Centre.</p> <p>Part of the site is within flood zones 2, 3a, 3b, 3a + 35% climate change and 3a + 70% climate change. The entire site is within a conservation area. The site adjacent to a locally listed building and part of the site is within the 100 metres buffers of several listed and locally listed buildings.</p> <p>A deciduous woodland Priority Habitat is within and adjacent to the site. The site is within 100 metres buffer of good quality semi-improved grassland Priority Habitat. Adjacent to the site is a County Wildlife Site and group TPO. The site contains undesignated woodland, individual mature trees and scrub.</p> <p>The site contains and is adjacent to contaminated land.</p> <p>Potential access is via Burydell Lane, a narrow single 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-228	STS-48-21	SA-126 / Not recommended	Land at Park Street Lane, Park Street, St Albans, AL2 2BB	St Stephen	2.26	Scrubland	Primarily residential

Location of Site

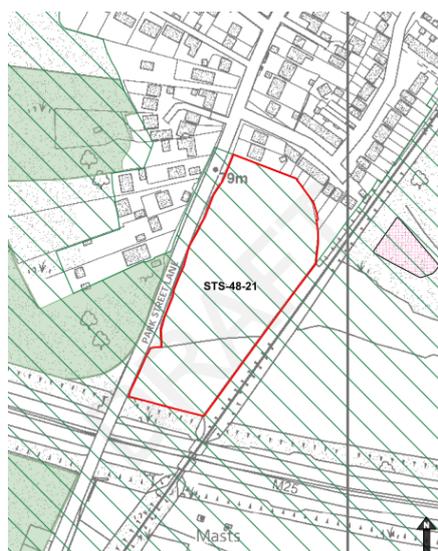
Green Belt Settlement Buffer Map



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 south west of St Albans in How Wood. The south western boundary of the site adjoins the M25. The site is flanked by Park Street Lane on the west boundary and the Abbey Line on the east boundary. To the north of the site is the residential area of How 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	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	M
Accessibility	
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	S
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	W
Distance to nearest GP surgery	S
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	M
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
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	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

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	9 - Medium	14 - Strong
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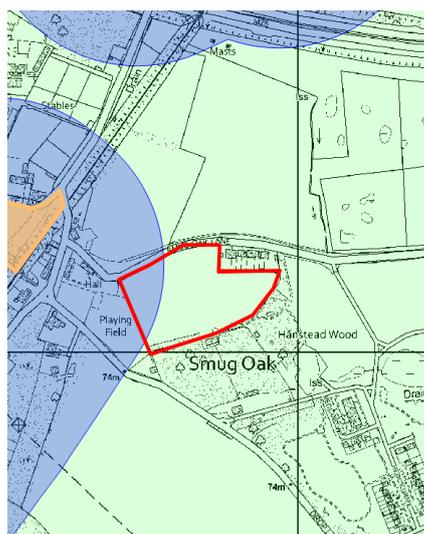
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to How Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 3.4 kilometres from a secondary school, 1.6 kilometres from a bus stop, 5.5 kilometres from Radlett railway station and 1 kilometre from a Local Centre.</p> <p>The site is within the 100 metres buffer of an Ancient Woodland, within 400 metres of a Site of Special Scientific Interest (SSSI) and within the 100 meters buffers of a County Wildlife Site. The site contains and is adjacent to deciduous woodland Priority Habitats. Many non designated individual mature trees are located within the site.</p> <p>A gas pipeline runs parallel to the eastern site boundary and crosses through the site from south east to south west. The site contains and is adjacent to contaminated land at the north east corner.</p> <p>Potential access is via Park Street 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-183	STS-02-18	SA-121 / Not recommended	Parcel A & Parcel B Former HSBC Training and Management Centre, Smug Oak Lane, AL2 3PN	St Stephen	2.64	Agricultural	Primarily residential

Location of Site

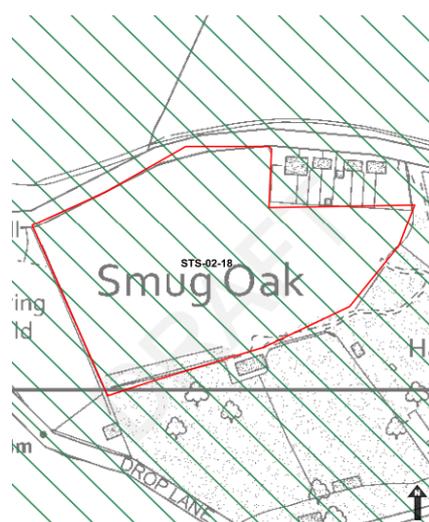
Green Belt Settlement Buffer Map



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 east of Bricket Wood. To the west of the site is a playing field. Smug Oak Lane and a row of eight residential properties follows the northern boundary of the site, beyond which are open fields. To the south of the site is 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 – 19%
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

Accessibility	
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	S
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	W
Distance to nearest GP surgery	M
Other Key Constraints	
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	M
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	W
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

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	10 - Medium	15 - Strong
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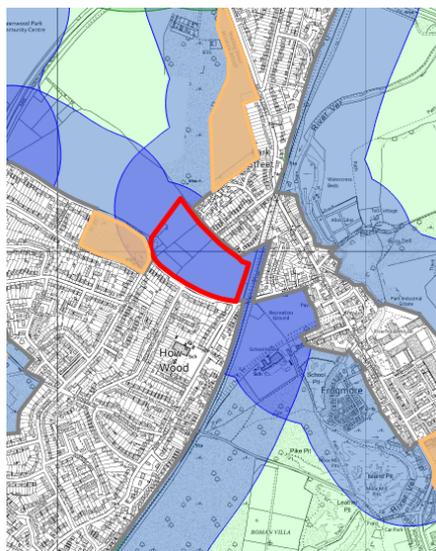
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 3.7 kilometres from a secondary school, 1.9 kilometres from a bus stop, 4.9 kilometres from Radlett railway station and 600 metres from a Local Centre.</p> <p>The site is adjacent to a few Deciduous Woodland Priority Habitats and is within the 100 metres buffer of several. An area TPO covers the entire site. Hedgerows can be found along the site boundaries.</p> <p>The site is within the 100 metres buffer of an area of archaeological significance.</p> <p>Contaminated land is adjacent to the site.</p> <p>Potential access is possible via Smug Oak 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-200	STS-20-21	SA-107 / Not recommended	Land off Tippendell Lane, Park Street, AL2 2QB	St Stephen	5.52	Paddocks	Primarily residential

Location of Site

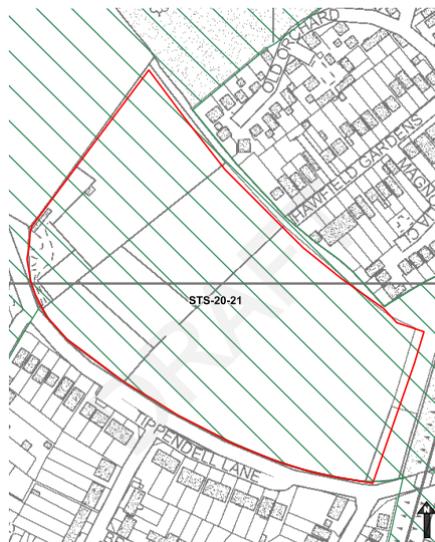
Green Belt Settlement Buffer Map



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 How Wood and Park Street. Tippendell Lane is to the south and the Abbey Line railway track is to the east, with a residential area of Park Street beyond. To the north west lie open fields, to the west lies a church, and to the south and south west lies a primarily residential area.

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
Accessibility	
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	S
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	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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	M
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	8 - Medium	20 - Strong
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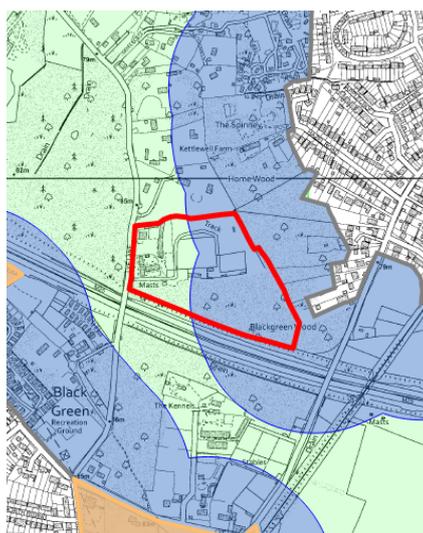
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to How Wood and Park Street, both Tier 5 Settlements in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 330 metres from a primary school, 2.6 kilometres from a secondary school, 400 metres from a bus stop, 5 kilometres from St Albans City railway station and 500 metres from a Local Centre.</p> <p>A small fraction of the site is within the 100 metres buffer of a conservation area and part of the site within the 100 metres buffer of a deciduous woodland Priority Habitat. Along most site boundaries are numerous mature trees and scrub.</p> <p>Contaminated land is adjacent to the northern corner of the site and a gas pipeline runs parallel to the eastern site boundary.</p> <p>Potential access is via Tippendell 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-227	STS-47-21	SA-128 / Not Recommended	Land east of Lye Lane, Bricket Wood, AL2 3TF	St Stephen	6.58	Nightclub & Bar (Vacant) / Paintball Centre /Residential	Primarily residential

Location of Site

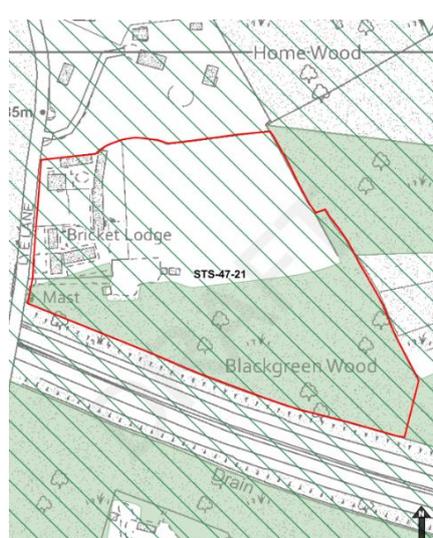
Green Belt Settlement Buffer Map



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
- 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 between How Wood and Bricket Wood. Lye Lane lies to the west of the site and the M25 motorway to the south. The site is largely surrounded by woodland, with a residential dwelling adjoining the boundary to the north. Park Street Lane lies beyond 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 – 66%
Located on previously developed land	Partially - 5%
Located within Green Belt Study weakly performing area	Partially – 50%
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
Accessibility	

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	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	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	M
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	W
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
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	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	11 - Weak	8 - Medium	12 - Strong
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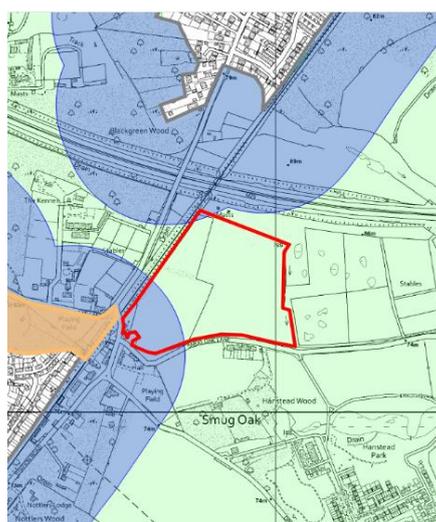
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to How Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.9 kilometres from a primary school, 3.8 kilometres from a secondary school, 1.3 kilometres from a bus stop, 6 kilometres from Radlett railway station and 880 metres from a Local Centre.</p> <p>The site contains and is adjacent to Ancient Woodlands, a County Wildlife Site, deciduous woodland Priority Habitats, a group TPO and individual TPOs. Within the site are strips of non-designated woodland and some scrub and bushes. The site is within a 100 metres buffer of a Site of Special Scientific Interest (SSSI).</p> <p>The site contains two telecommunication sites in the south west corner of the site.</p> <p>Potential access is via Lye Lane, which narrows into a single lane near 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-245	STS-62-21	SA-124 & SA-125 / Not recommended	Parcels A and B, Former HSBC Training Centre, Smug Oak Lane (Parcel A), AL2 3PW	St Stephen	9.15	Agricultural	Primarily residential

Location of Site

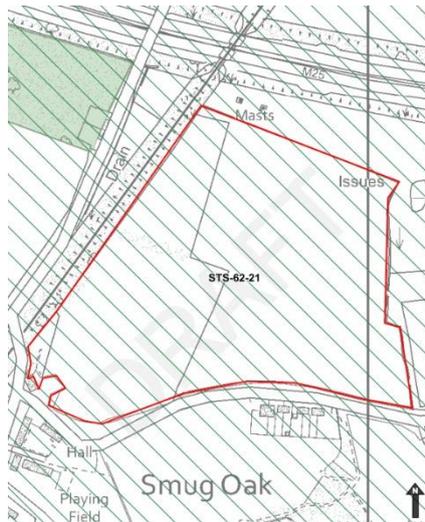
Green Belt Settlement Buffer Map



Legend

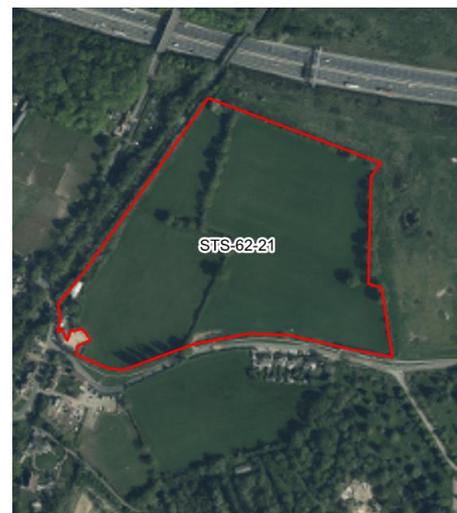
- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings Grade I
- 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 east of Bricket Wood. Smug Oak Lane forms the south boundary of the site, beyond which lie some residential properties and open countryside. The M25 motorway is to the north, with open fields beyond. Directly to the west lies the Abbey Line, and open fields lie 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	Partially – 18%
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	M
Accessibility	

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	S
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	W
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
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	W
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

CRITERION BASED ASSESSMENT TOTAL	7 - Weak	12 - Medium	12 - Strong
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Qualitative Assessment

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

The site is relatively close to Bricket Wood and How Wood, both Tier 5 Settlements in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffers.

The site is approximately; 2.1 kilometres from a primary school, 3.9 kilometres from a secondary school, 2.1 kilometres from a bus stop, 4.8 kilometres from Radlett railway station and 705 metres from a Local Centre.

The site is within the 100 metres buffer of an area designated as an Ancient Woodland, County Wildlife Site and Deciduous Woodland Priority Habitat. The site is also within the 100 metres buffer of several other Deciduous Woodland Priority Habitats.

A strip of non-designated woodland runs through the site and along the sites boundaries. The site contains an individual tree and scrub along the boundaries.

A gas pipeline runs along parallel near to the south west and north west site boundaries. The south west corner of the site contains an electrical substation. Adjacent to the north of the site is another electrical substation and telecommunications site. The railway tracks to the north west of the site are an area of

contaminated land.

Potential access is via Smug Oak Lane. Other potential access points along Smug Oak Lane are tree lined. A public right of way runs across the south west corner of the site.

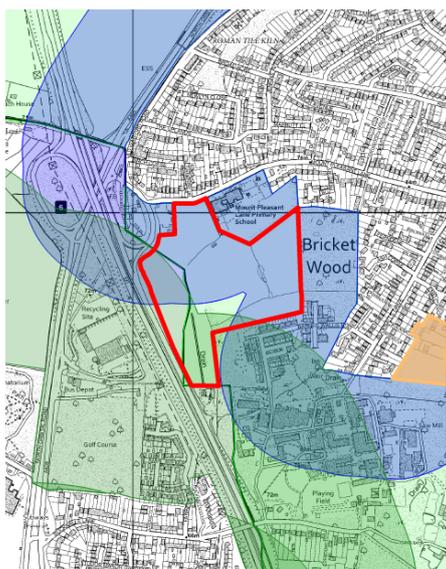
This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Study Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-238	STS-55-21	SA-159 / Not recommended	Rural Estate land at Waterdell, adjacent to Mount Pleasant JMI, Bricket Wood, AL2 3XA	St Stephen	10.5	Agricultural	Primarily residential

Location of Site

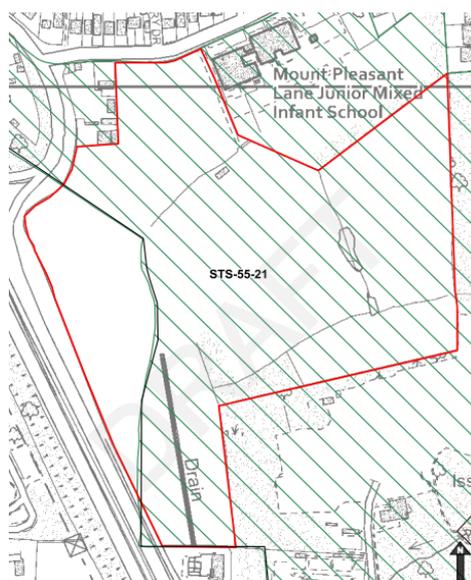
Green Belt Settlement Buffer Map



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



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Description of Site

The site is located to the west of Bricket Wood. To the north west the site lies adjacent to Junction 6 of the M1 motorway, to the north of the site is Mount Pleasant Lane, and residential and business premises and woodland lie to the east. A new housing development and the grounds of the Building Research Establishment lies to the south and south east. Part of the HELAA site lies within Three Rivers District as the District boundary runs through the HELAA 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 – 96%
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
Accessibility	
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	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
Archaeological Assets including their setting	S
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	M
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	9 - Medium	13 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within both the 250 metres and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 260 metres from a primary school, 1.3 kilometres from a secondary school, 840 metres from a bus stop, 6.9 kilometres from Radlett railway station and 740 metres from a Local Centre.</p> <p>The site contains a deciduous woodland Priority Habitat, is adjacent to others and contains an area of undesignated woodland. Within the site are individual mature trees and some scrub, and along site boundaries are hedgerows and other trees. The site is within the 100 metres buffer of a County Wildlife Site and is also adjacent to one. The southern and eastern site boundaries are adjacent to individual TPOs and group TPOs. Adjacent to the site is an electrical substation and a telecommunications site. The site is within 100 metres of a</p>

waste safeguarding area and part of the site contains contaminated land.

Potential access to the site is via Mount Pleasant Lane.

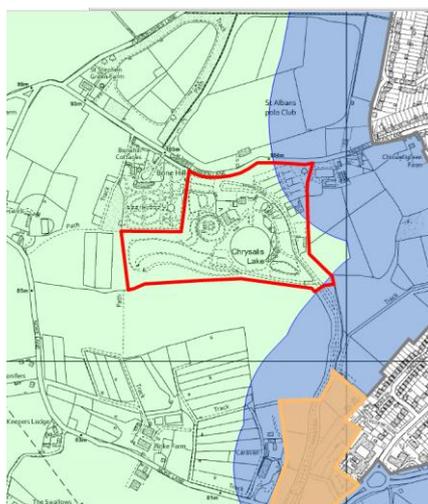
This site is not recommended to progress.

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-230	STS-49-21	SA-138 & SA-139 / Not recommended	Former Butterfly World, Miriam Lane, AL2 3NS	St Stephen	10.93	Scrub and open land/ former Butterfly World	Primarily residential

Location of Site

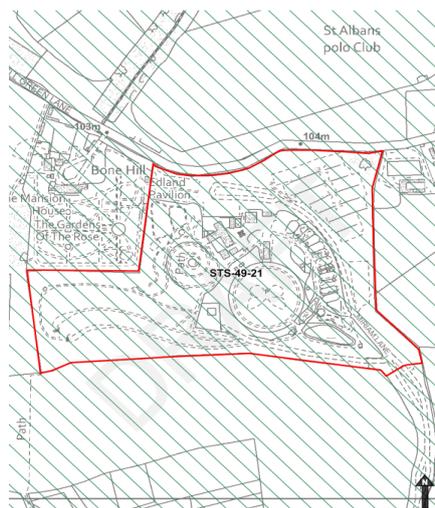
Green Belt Settlement Buffer Map



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 Chiswell Green. Directly to the north lies Chiswell Green Lane beyond which is an open field. To the south and east are open fields, and a farm is located to the west. Miriam Lane runs through the site, leading to Noke Lane to the south.

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 – 7%
Located on previously developed land	Partially – 40%
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	S
Accessibility	
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	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
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	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	10 - Medium	15 - Strong
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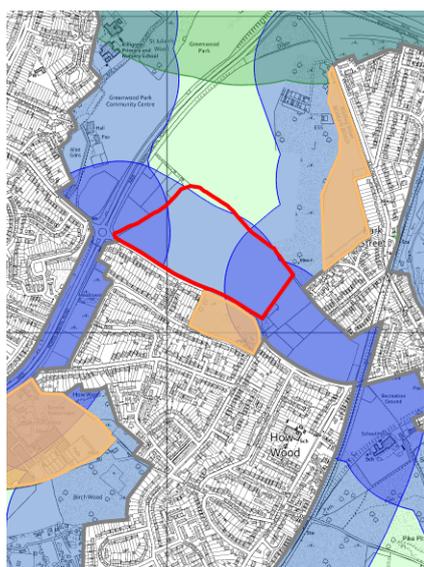
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 2.9 kilometres from a secondary school, 990 metres from a bus stop, 5.4 kilometres from St Albans City railway station and 840 metres from a Local Centre.</p> <p>The site is adjacent to two deciduous woodland Priority Habitats and some TPO trees. Areas of non-designated woodland, individual trees and scrub can be found within the site and along site boundaries. A public right of way runs parallel to the sites south western boundary.</p> <p>Potential access is via an internal road, Miriam Lane, and Chiswell Green 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-248	STS-66-18	SA-107/ Not recommended	Land north of Tippendell Lane, Park Street (Part of 255), AL2 2QB	St Stephen	11.45	Agricultural	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Constraints Site Map



Aerial of Site



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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)
- 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

Description of Site

The site is located north of How Wood and east of Chiswell Green. Tippendell Lane lies to the south of the site, with primarily residential areas and some green space. Open land lies to the east of the site, and open fields lie to the north and north west, beyond which lies the A405.

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

Accessibility	
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	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	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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	M
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	8 - Medium	19 - Strong
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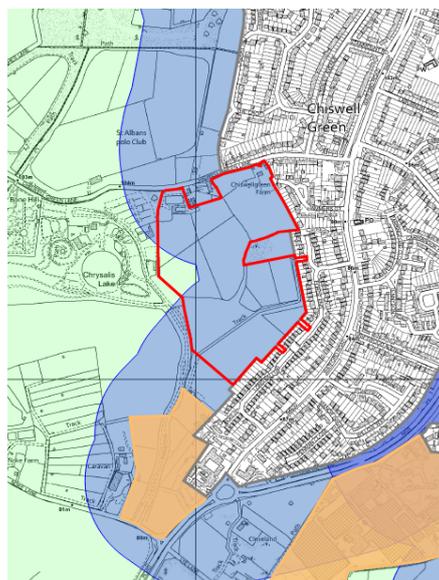
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is in close proximity to How Wood, Park Street, and Chiswell Green, all Tier 5 Settlements. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 670 metres from a primary school, 2.1 kilometres from a secondary school, 790 metres from a bus stop, 4.6 kilometres from St Albans City railway station and 740 metres from a Local Centre</p> <p>The site is adjacent to a deciduous woodland Priority Habitat and has numerous undesignated mature trees along the site boundaries. The site contains and is adjacent to contaminated land.</p> <p>Potential access is via Tippendell 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
M-037	STS-10-21	SA-139 / Not recommended	Land at Chiswell Green Lane, AL2 3AJ	St Stephen	13.92	Grazing Land / Livery Yard / Residential / Storage	Primarily residential

Location of Site

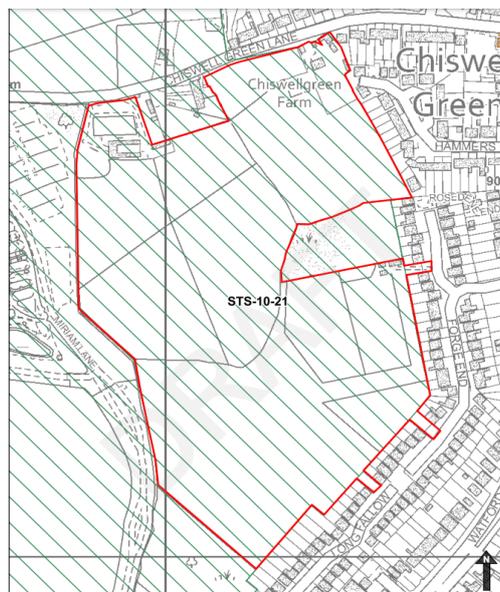
Green Belt Settlement Buffer Map



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 west of Chiswell Green. To the east and south east of the site are residential parts of Chiswell Green. Chiswell Green Lane lies to the north of the site, and the disused former Butterfly World site adjoins the site to the west along Miriam 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	Partially – 94%
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

Accessibility

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	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
Archaeological Assets including their setting	S
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	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	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	8 - Medium	15 - Strong
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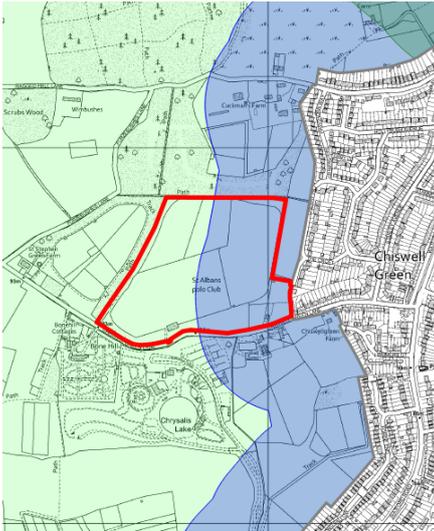
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 490 metres from a bus stop, 1.1 kilometres from a primary school, 2.6 kilometres from a secondary school, 450 metres from a local centre and 2.5 kilometres from How Wood railway station on the Abbey Line.</p> <p>The site contains a deciduous woodland Priority Habitat, part of which has a TPO. Adjacent to the east of the site is another deciduous woodlands Priority Habitat and adjacent to the south-west is a traditional orchard Priority Habitat, both of which have TPOs. There is also a traditional orchid Priority Habitat the east.</p> <p>Potential access to the site is via Chiswell Green Lane.</p> <p>This site received planning permission on for residential use and a new 2FE primary school (ref 5/2022/0927).</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-041	STS-53-21	SA-140 / Not recommended	Land north of Chiswell Green Lane and east of The Croft, Chiswell Green, AL2 3NS	St Stephen	14.41	Former Polo Field / Grazing / Paddocks	Primarily residential

Location of Site

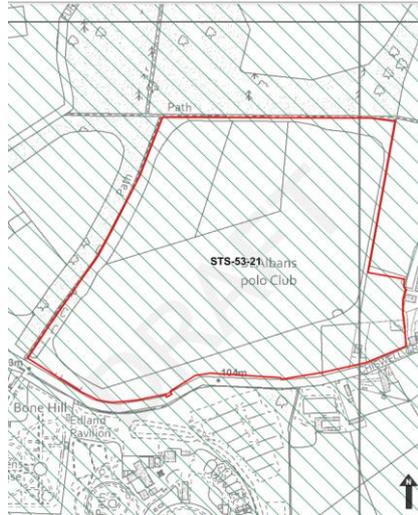
Green Belt Settlement Buffer Map



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 Grade I
- Registered Parks and Gardens
- Listed Buildings Grade II
- Local Nature Reserves
- Listed Buildings Grade II*
- Site of Special Scientific Interest

Aerial of Site



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Description of Site

The site is located to the west of Chiswell Green. Open fields are located to the north, with Ragged Hall Lane beyond. Open fields are to the west of the site and the disused former Butterfly World site lies to the south beyond Chiswell Green Lane. Residential properties and some open land border the site 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	Partially – 52%
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
Accessibility	

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	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
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	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	7 - Medium	19 - Strong
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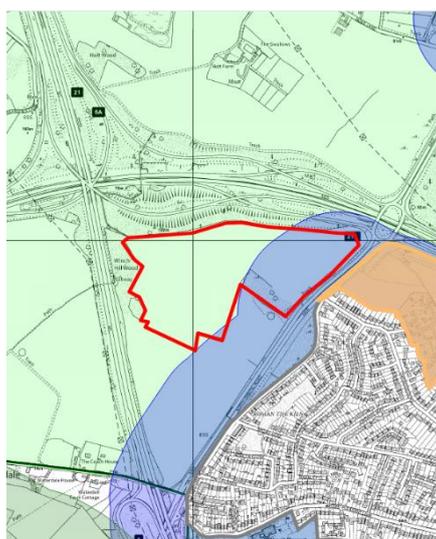
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 680 metres from a bus stop, 1.2 kilometres from a primary school, 2.7 kilometres from a secondary school, 2.8 kilometres from How Wood railway station on the Abbey Line and 620 metres from a Local Centre.</p> <p>There are public rights of way footpaths running along the north, west and southeast boundaries of the site. The site contains areas of existing woodland along the west site boundary and north east corner.</p> <p>Potential access to the site is via Chiswell Green Lane.</p> <p>This site received planning permission on for residential use (ref 5/2021/3194).</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-197	STS-17-16	SA-160 / Not recommended	Land at North Orbital Road, west of Bricket Wood, AL2 3ET	St Stephen	18.87	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 lies north west of Bricket Wood. The M25 motorway is located directly to the north, the M1 motorway to the west and the North Orbital Road (A405) to the east, with residential areas of Bricket Wood beyond. Open fields are located to the south.

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 - 33%
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
Accessibility	
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	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
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

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	10 - Medium	13 - Strong
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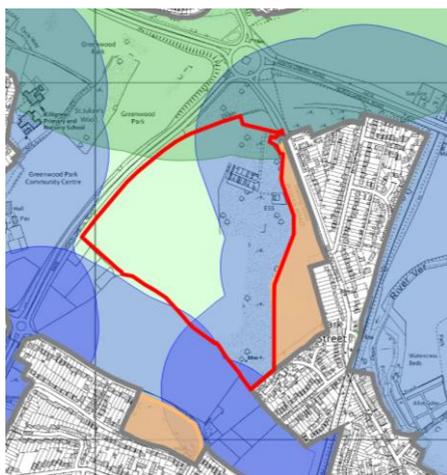
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 3.6 kilometres from a secondary school, 490 metres from a bus stop, 6.6 kilometres from St Albans City railway station and 610 metres from a Local Centre.</p> <p>The site contains a deciduous woodland Priority Habitat. The site is also adjacent to and within the 100 m buffers of several deciduous woodland Priority Habitats. One of the deciduous woodland Priority Habitats adjacent to the site is also designated as a County Wildlife Site. A strip of non-designated woodland, some individual trees and scrub can be found along site boundaries.</p> <p>The site contains and is adjacent to areas subject to recording conditions.</p> <p>Potential access is via The North Orbital Road (A405). A public right of way runs along the site boundary and across the site from north west to south.</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-038	STS-14-21	SA-107 / Not recommended	Park Street Triangle, Watling Street, AL2 2QB	St Stephen	25.23	Agricultural and a Gypsy & Travellers 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 west of Park Street. To the west and north west lies the North Orbital Road (A405) with open fields beyond. Open fields are to the east, with Watling Street and residential dwellings beyond. Residential properties along Old Orchard and open fields lie to the south, and the Park Street roundabout lies 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	Partially – 56%
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
Accessibility	

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	S
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
Other Key Constraints	
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	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
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	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	6 - Medium	16 - Strong
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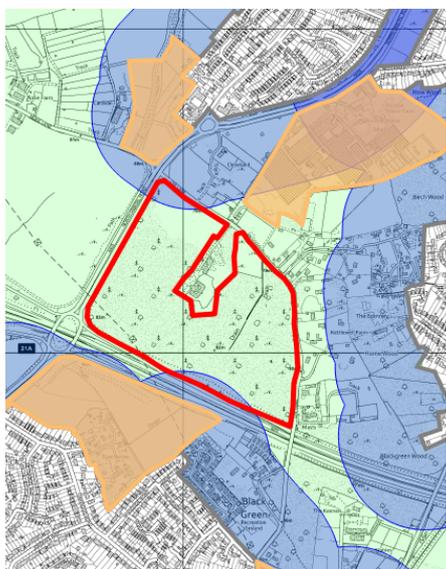
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Park Street, a Tier 5 settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 440 metres to a bus stop, 1.4 kilometres to the nearest primary school, 1.4 kilometres to a secondary school, 4.4 kilometres to Radlett railway station and 1.3 kilometres to a Local Centre.</p> <p>The western half of the site contains two deciduous woodland Priority Habitat areas, containing a number of trees and has been identified as being possibly contaminated.</p> <p>Potential road access is via Watling Street, with possible access to the A405 North Orbital.</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-249	STS-67-21	SA-132 / Not recommended	Land at Lye Land, Bricket Wood, AL2 3TN	St Stephen	25.80	Scrub and open land	Primarily residential

Location of Site

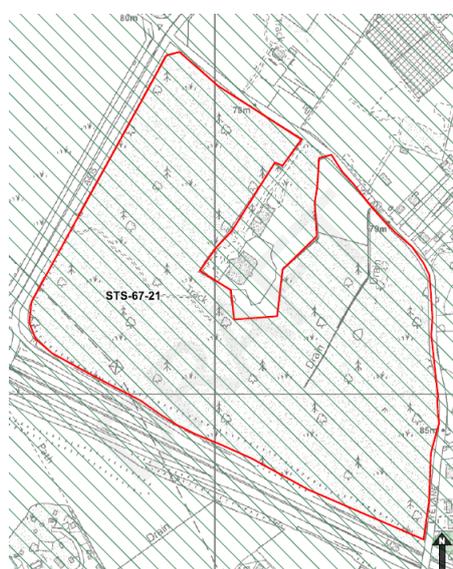
Green Belt Settlement Buffer Map



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
- 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 on a corner plot, bordered by the M25 in the south, North Orbital Road in the west, and Lye Lane in the north and east. Beyond these highways, open fields lie to the west, land including woodland and Burston Nurseries lies to the north, and there are a number of residential dwellings to the east and north east. A care home is located in the centre between the west and east portions of the HELAA 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	Partially – 6%
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	M
Accessibility	
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	W
Distance to nearest GP surgery	M
Other Key Constraints	
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	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
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	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

CRITERION BASED ASSESSMENT TOTAL	10 - Weak	9 - Medium	12 - Strong
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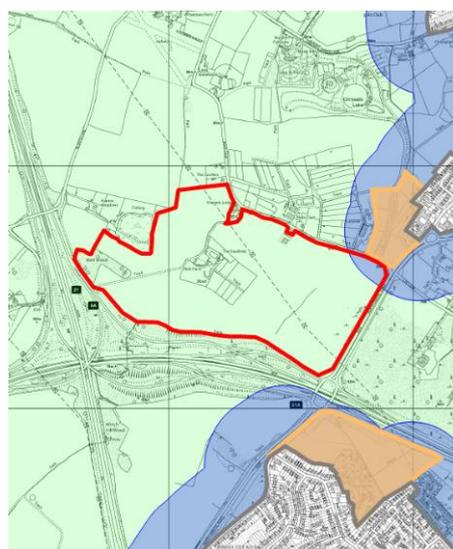
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is in close proximity to Bricket Wood, Chiswell Green and How Wood, all Tier 5 Settlements in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within two 250 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 2 kilometres from a primary school, 3.3 kilometres from a secondary school, 770 metres from a bus stop, 1.4 kilometres from Bricket Wood railway station and 1.1 kilometres from a Local Centre</p> <p>Part of the site is within the 100 metres buffer of an Ancient Woodland, which is also a County Wildlife Site. The site contains a deciduous woodland Priority Habitat, undesignated woodland, scrub, bushes and numerous individual trees. Adjacent to the site is a traditional orchard and another deciduous woodland Priority Habitat.</p> <p>The site contains an electrical tower and overhead electrical. Contaminated land and electrical substation are adjacent to the site and a telecommunications site is very near to the site.</p> <p>Potential access to the site is via Lye Lane, a single lane route.</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
B-013	STS-19-21	SA-137 / Not recommended	Land at Noke Lane, South of Chiswell Green, AL2 3NY	St Stephen	52.78	Agricultural	Residential and Football Club

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 the M25, east of the M1, with Noke Lane along the north east boundary. To the north west is a fishing lake and open field. Within the centre of the site is Holt Farm. The Ancient Woodland of Holt Wood is located 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	Partially – 2%
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	W
Ancient Woodland	W
Accessibility	
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	N/A
Distance to the strategic road network for employment sites	S
Distance to local centre/town centre/village centre	N/A
Distance to nearest infant/primary school	N/A
Distance to nearest secondary school	N/A
Distance to nearest GP surgery	N/A
Other Key Constraints	
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	S
Source Protection Zones	W
Access to Open Space	N/A
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

CRITERION BASED ASSESSMENT TOTAL	10 - Weak	5 - Medium	11 - Strong
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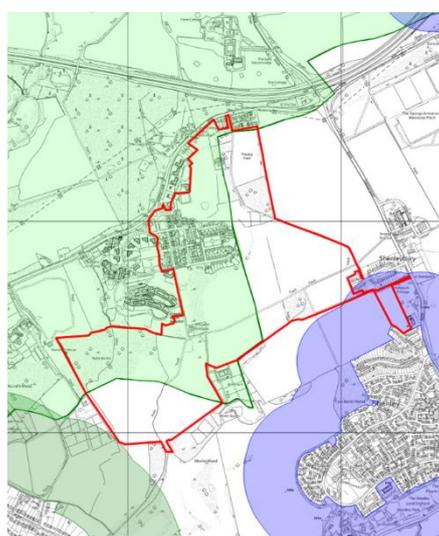
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is within close proximity to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a bus stop, 6.3 kilometres from St Albans City railway station and 1.5 kilometres from the Strategic Road Network.</p> <p>The site contains three listed buildings. Part of the site is designated as an Ancient Woodland, a County Wildlife Site and a deciduous woodland Priority Habitat. Adjacent to and within 100 metres buffer of the site are other deciduous woodland Priority Habitats and 'no main habitat but additional habitats present' Priority Habitats. A strip of non-designated woodland, individual trees and scrub can be found within the site, and other trees and scrub can be found along the site boundaries.</p> <p>Overhead electricity lines and electricity towers run through the site.</p> <p>The site is potentially accessible via Noke Lane and three public rights of ways run through 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
M-040	STS-34-21	SA-149, SA-150 & SA-151 / Not recommended	Land at Harperbury Hospital, Harper Lane, WD7 9FG	St Stephen	92.89	Former Hospital/ fields/ woodland (N.B Residential permissions 5/2015/0990 & 5/2021/1035 falls within part of the site)	Primarily residential and Education: Primary School; Local Centre, Medical Centre

Location of Site

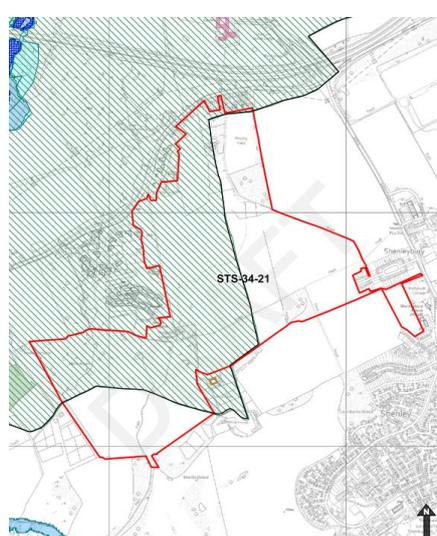
Green Belt Settlement Buffer Map



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 crosses local authority boundaries and is partly located in the south of St Albans District and partly within Hertsmere. Harper Lane lies to the north, the redeveloped Harperbury Hospital site lies to the north west, and the M25 motorway lies beyond. The Shenleybury hospital site is located along the eastern boundary and beyond the site in all directions lies primarily 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	Partially – 2%
Located on previously developed land	Partially – 10%
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
Accessibility	
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	W
Distance to nearest GP surgery	M
Other Key Constraints	
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	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	12 - Weak	12 - Medium	7 - Strong
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Qualitative Assessment
<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 Shenley, a Tier 5 Settlement in the Settlement Hierarchy, in an adjoining District. 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; 1.3 kilometres from a primary school, 6.2 kilometres from a secondary school, 570 metres from a bus stop, 2.8 kilometres from Radlett railway station and 3.8 metres from an out of centre retail park.</p> <p>The site is adjacent to a listed building and is within the 100 meters buffer of four others. Part of the south western corner of the site contains an archaeological area subject to recording conditions and northern parts</p>

of the site fall within the 100 metres buffers of areas subject to recording conditions.

Part of the site is within the 100 metres buffer of an Ancient Woodland, contains a County Wildlife Site and is within the 100 metres buffer of a few others. The site also contains a traditional orchard Priority Habitat and several deciduous woodland Priority Habitats. Several deciduous woodland Priority Habitats are within 100 metres of the site.

Numerous group TPOs and individual TPO trees can be found within the site, and several group TPOs and individual TPO trees are adjacent to the site. Some areas of woodland within the site are non-designated, as well as some individual trees and hedgerows along site boundaries.

The site contains a gas feature to the north west and an electrical sub station in the centre.

Areas of land within and adjacent to the site are contaminated. A waste site allocations & employment land area of search is adjacent to the site.

Potential access is via Lime Way as it leads onto Harper Lane (B556). Several public rights of ways run through the site from east to west and south.

This site is not recommended to progress.

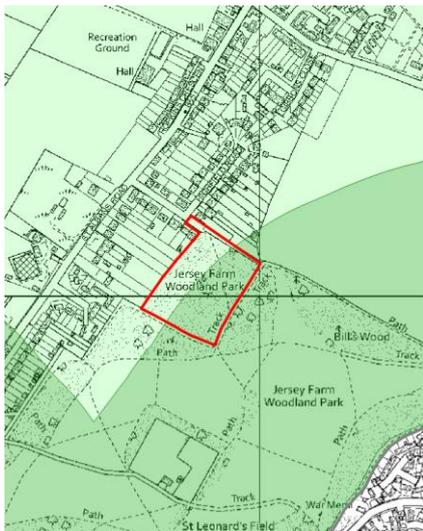
Sandridge Buffer Sites – Not Recommended to Progress

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-156	SAN-10-21	SA-73 / Not recommended	Land South East of Highfield Road, Sandridge, AL4 9BX	Sandridge	1.88	Woodland Park	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 Sandridge. To the west of the site are residential properties with St Albans Road beyond, and residential properties are also located to the north. To the north east of the site are open fields and there are areas of woodland and recreation space at Jersey Farm Woodland Park to the east and south.

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 – 57%
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
Accessibility	

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	M
Distance to nearest GP surgery	S
Other Key Constraints	
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	S
Archaeological Assets including their setting	M
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	W
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	7 - Weak	7 - Medium	17 - Strong
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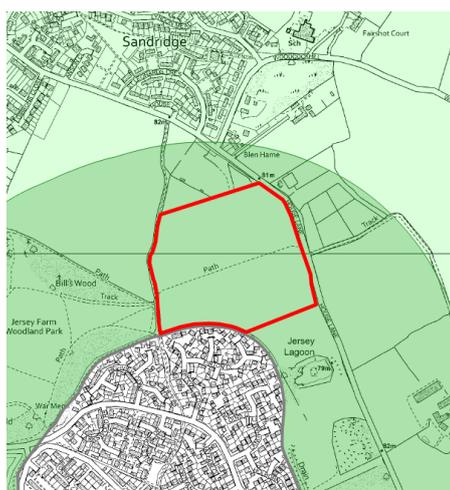
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 1.6 kilometres from a secondary school, 340 metres from a bus stop, 4.2 kilometres from St Albans City railway station and 1.1 kilometres from a Local Centre.</p> <p>Part of the site is within the 100 metres buffers of a conservation area and of an archaeological area subject to recording conditions.</p> <p>Almost the entire site contains a Deciduous Woodland Priority Habitat and is adjacent to another. Most of the site is within the 100 metres buffer of a County Wildlife Site and some scrub can be found within the site.</p> <p>Potential access is via Highfield Road.</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-150	SAN-04-18	SA-74 / Not Recommended	Land on the west side of House Lane, Jersey Farm, St Albans, AL4 9YJ	Sandridge	8.69	Agricultural	Primarily residential

Location of Site

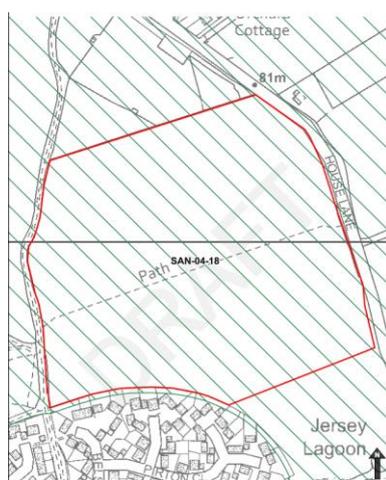
Green Belt Settlement Buffer Map



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
- 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 to the north east of St Albans. Residential properties lie to the south of the site, part of the Jersey Farm estate. House Lane runs to the east of the site, with open fields beyond. To the north is an open field, with residential properties within Sandridge just beyond. Jersey Lane footpath forms the west boundary, beyond which are open 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	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

Accessibility	
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	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	M
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	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	9 - Medium	19 - Strong
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Qualitative Assessment
<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; 660 metres from a primary school, 1.2 kilometres from a secondary school, 440 metres from a bus stop, 5.2 kilometres from St Albans City railway station and 830 metres from a Local Centre.</p> <p>The site is adjacent to a County Wildlife Site and is within the 100 metres buffer of another. Mature trees are adjacent to most site boundaries and to the west of the site is an undesignated woodland.</p> <p>Potential access is via House Lane to the east and north east of the site and a public right of way runs parallel to the 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
C-149	SAN-03-21	SA-75 / Not recommended	Land at Sandpit Lane St Albans, AL4 0JE	Sandridge	8.92	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 St Albans. Residential properties lie to the west of the site, part of the Jersey Farm estate. To the south is Sandpit Lane, beyond which lie open fields and Oaklands College grounds. A caravan site lies to the north west, to the east is Coopers Green Lane and to the north east is a single dwelling amongst open 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	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
Accessibility	
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	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
Other Key Constraints	
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	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Mineral Resource	M
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	11 - Medium	16 - Strong
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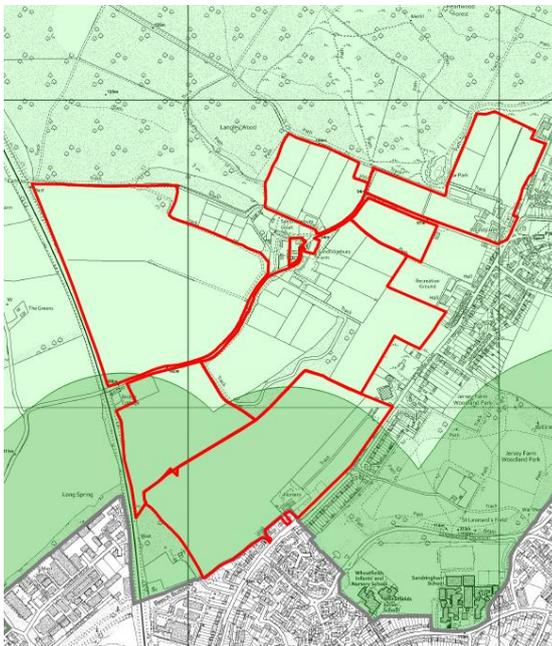
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans City, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.6 kilometres to the nearest primary school, 2.2 kilometres to a secondary school, 200 metres to a bus stop, 3.7 kilometres to St Albans City railway station and 1.4 kilometres to a Local Centre.</p> <p>The site is within 100 metres of a Hertfordshire County Council Wildlife site containing a Priority Habitat. There is a group TPO bordering within 100 metres to the South and the site borders a quarry site to the East.</p> <p>Potential road access is via Sandpit Lane, Coopers Green Lane or House 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-304	SAN-12b-21, SAN-13-21, SAN-14-21, SAN-15-21, SAN-16-21, SAN-23-21 & SAN-24-21	SA-67, SA-68, SA-70a, SA-70b, SA-71 & SA-72 / Not recommended	Sandridgebury Farm, Sandridge, AL3 6JE	Sandridge	111.56	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)

Aerial of Site



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Description of Site

The site is located north of St Albans, with Sandridgebury Lane running through the centre. Directly to the west is the mainline railway tracks with open fields and an industrial area beyond. To the north of the site are areas of woodland, Langley Wood, and Heartwood Forest. To the east of the site are open fields and the village of Sandridge. To the south of the site is the residential area of St Albans, with a woodland and an industrial area 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 – 30%
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	W
Ancient Woodland	M
Accessibility	
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	M
Other Key Constraints	
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	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	13 - Medium	9 - Strong
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Qualitative Assessment
<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. Most of the site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 1.8 kilometres from a secondary school, 930 metres from a bus stop, 3.9 kilometres from St Albans mainline station and 1.8 kilometres from a Local Centre.</p>

Part of site is within a conservation area. The site contains three listed buildings and is within the 100 metres buffer of several others. The site is adjacent to and within the 100 metres buffer of several locally listed buildings. The site contains multiple archaeological areas subject to recording conditions and the southern corner is adjacent to a scheduled monument.

An area of woodland adjacent to the north of the site is designated as an Ancient Woodland, a County Wildlife Site, and a deciduous woodland Priority Habitat. The southern corner of the site is within 100 metres of an area of woodland that is designated as an Ancient Woodland, a County Wildlife Site, a deciduous woodland Priority Habitat and a woodland TPO. The southern site boundary is adjacent to another woodland TPO. The site contains other deciduous woodland Priority Habitats, is adjacent to additional deciduous woodland Priority Habitats, and is within the 100 metres buffer of traditional orchard Priority Habitats. Numerous undesignated trees and hedgerows can be found in and around the site.

Part of site is contaminated in the centre and adjacent to the west and east of the site. An electrical feature and telecommunications site are adjacent to the north western corner and the south western corner is within 100 metres of a Waste Safeguarding Area.

Potential access is via Sandridgebury Lane or St Albans Road (B651). Public rights of way pass across the site in the northern part of the site.

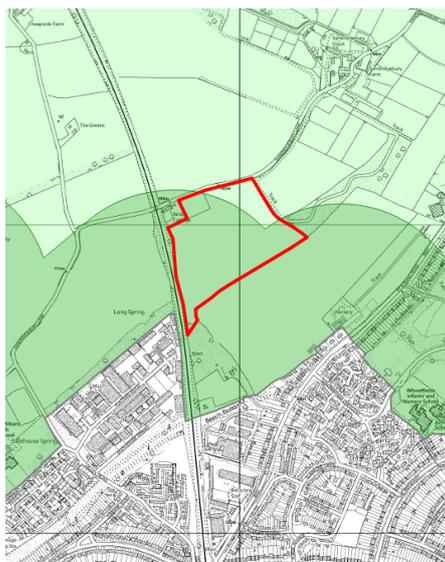
This site is not recommended to progress.

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-166	SAN-24-21	SA-70a / Not recommended	Land east of Midlands Mainline, Sandridgebury Lane, AL3 6DD	Sandridge	10.75	Agricultural	Primarily Residential

Location of Site

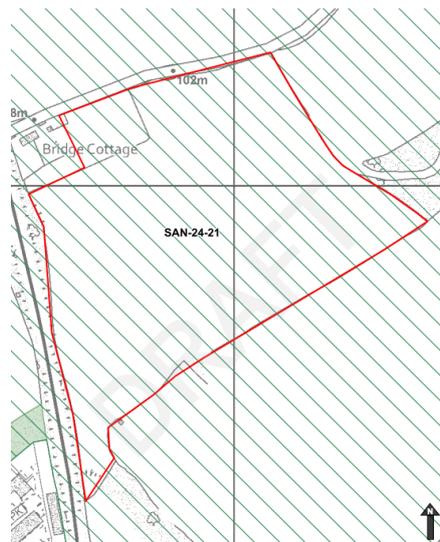
Green Belt Settlement Buffer Map



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 of St Albans. The west of the site borders the mainline railway tracks, with open fields beyond and a commercial / residential area to the south west. Sandridgebury Lane forms the north border, with a few residential properties to the north west amongst open fields. Open fields and woodland are located to the east and 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 - 83.5%
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	M
Accessibility	
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	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	12 - Medium	11 - Strong
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Qualitative Assessment
<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 mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.3 kilometres from a primary school, 1.5 kilometres from a secondary school, 1.3 kilometres from a bus stop, 4.4 kilometres from St Albans City railway station and 2 kilometres from a Local Centre.</p> <p>There is a deciduous woodland Priority Habitat in the south west corner of site and adjacent to part of the west and east boundaries. Additional Priority Habitats are present along the outside of the western boundary. A TPO abuts against south west corner of site. A County Wildlife Site buffer and an Ancient Woodland buffer are within a small section of the south west corner of the site.</p> <p>The majority of the site is an archaeological area subject to recording conditions. The mainline railway line is</p>

adjacent to the western boundary of the site and is potentially contaminated.

Potential access is via Sandridgebury Lane which runs along the northern boundary of the site and is a single lane.

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-157	SAN-12b-21	SA-70a / Not recommended	Carpenter's Nursery, Sandridge, AL4 9LJ	Sandridge	24.22	Agricultural and Nursery	Primarily residential

Location of Site

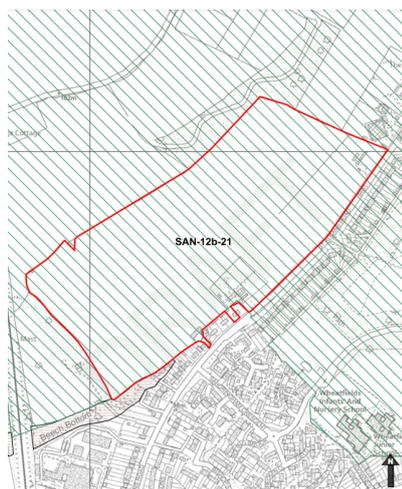
Green Belt Settlement Buffer Map



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 St Albans. St Albans Road borders the south east of the site, with residential properties to south east and south. To the north east boundary of the site are open fields and an area of woodland. This area of woodland wraps around to the north west boundary as well as open fields, with Sandridgebury Lane beyond. Along the south west boundary is an area of woodland and a couple residential properties, with 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	Yes - 94%
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
Accessibility	

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	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	S
Source Protection Zones	M
Access to Open Space	S
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	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	12 - Medium	15 - Strong
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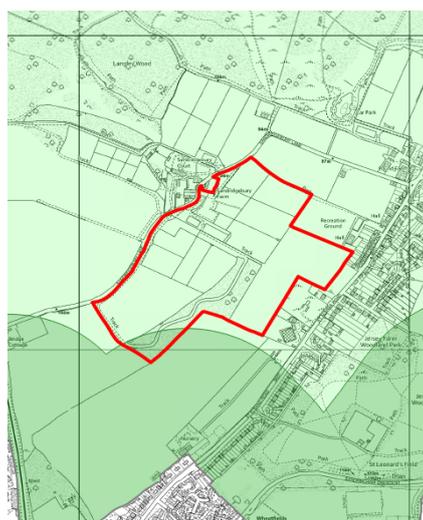
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site approximately; 670 metres from a primary school, 1 kilometre from a secondary school, 240 metres from a bus stop, 3.4 kilometres from St Albans City railway station and 1.1 kilometres from a Local Centre.</p> <p>Deciduous woodland Priority Habitats are adjacent to the west of the site and part of the north boundary with their buffers within the site. Almost half of site is in an archaeological area subject to recording conditions. A scheduled monument is adjacent to a section of the southern boundary and the buffer is within part of site. There are TPOs along the outside of the western boundary of the site.</p> <p>Potential access is via St Albans Road which runs adjacent to half of the south eastern boundary of the site. This is a two way road. The site has three public rights of way footpaths surrounding the site, however none of these are within the 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-029	SAN-14-21	SA-70a / Not recommended	Land at Sandridgebury Farm, AL3 6JE	Sandridge	24.88	Agricultural	Primarily residential

Location of Site

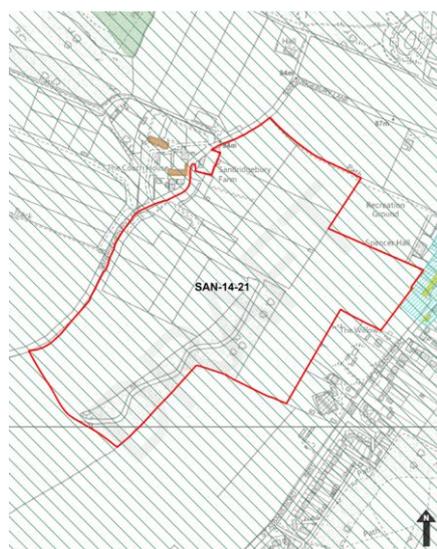
Green Belt Settlement Buffer Map



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



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Description of Site

The site is located to the west of Sandridge. Sandridgebury Lane is to the north west of the site, across which is the wider farming complex containing a number of residential and agricultural buildings. Open fields lie to the north east, north west and south, and Sandridge High Street lies to the south east side.

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 - 26%
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

Accessibility	
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	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	M
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	W
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	7 - Weak	12 - Medium	12 - Strong
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Qualitative Assessment
<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; 2 kilometres from a primary school, and 2.1 kilometres from a secondary school, 970 metres from a bus stop, 5 kilometres from St Albans City railway station, and 2.6 kilometres from a Local Centre.</p> <p>There is a deciduous woodland Priority Habitat within the site. Archaeological areas subject to recording conditions abut sections of the northern, eastern and western boundaries of the site. A small section of potentially contaminated land is just within the north west of the site. Small areas of the site are within the 100 metres buffer of a locally listed building, a listed building buffer and a conservation area.</p> <p>Potential access is via Sandridgebury Lane which runs along the northern boundary of the site and is a single</p>

lane. A public right of way footpath crosses the northern section of the site.

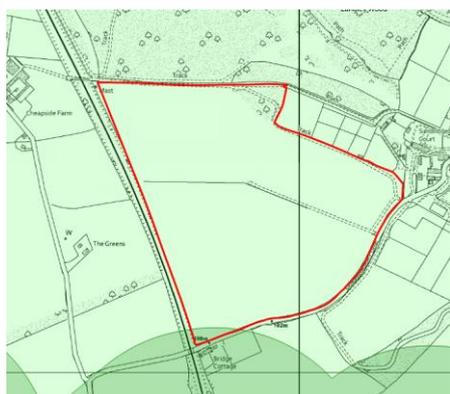
This site is not recommended to progress.

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
M-031	SAN-16-21	SA-67 & SA-71 / Not recommended	Land at Sandridgebury Farm, AL3 6JB	Sandridge	30.24	Agricultural	Primarily Residential

Location of Site

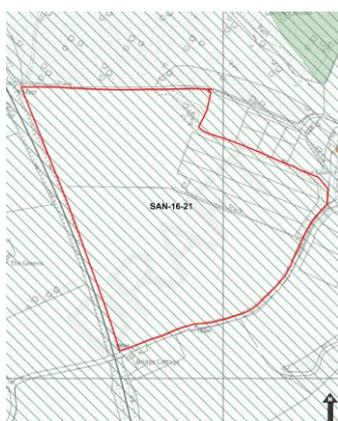
Green Belt Settlement Buffer Map



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 north of St Albans. Sandridgebury Farm is located to the east of the site, containing a number of residential and agricultural buildings. Sandridgebury Lane borders the south of the site with open fields beyond. Open fields also border the north 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	Partially - 1%
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
Accessibility	
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	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
Other Key Constraints	
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	M
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	M
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	12 - Medium	11 - Strong
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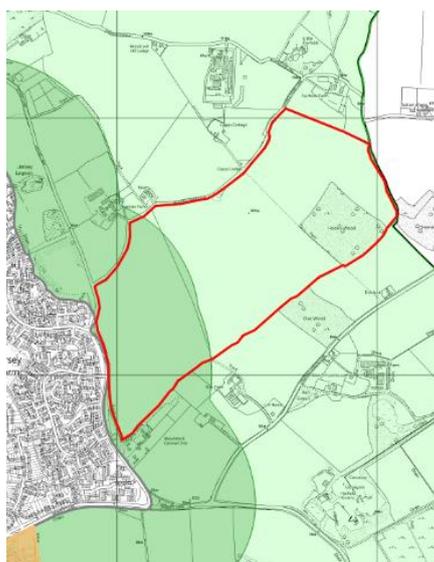
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.2 kilometres from a primary school, 1.8 kilometres from a secondary school, 1.3 kilometres from a bus stop, 4.8 kilometres from St Albans City railway station, 2.4 kilometres from a Local Centre.</p> <p>There is a small section of a deciduous woodland Priority Habitat in the east of the site. A telecommunication site and electrical feature are just within the site at north west corner. There is potentially contaminated land along the mainline railway line which is adjacent the site's western boundary. A buffer of an archaeological area subject to recording is in small section of the site.</p> <p>Potential access is via Sandridgebury Lane which runs along the southern boundary of the site and is a single lane. A public right of way footpath runs along the northern boundary 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-146	SAN-01-18	SA-75 / Not recommended	Land at Nashes Farm Lane, Sandridge, AL4 9HR	Sandridge	69.04	Agricultural	Primarily residential

Location of Site

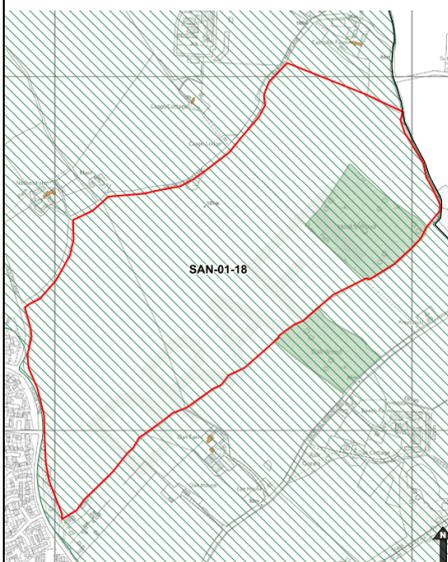
Green Belt Settlement Buffer Map



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 lies between the north east of St Albans urban area and the District boundary. House Lane borders the west of the site with residential properties in Jersey Farm estate beyond. Nashes Farm Lane forms the north border. Open fields and woodland are located to the north east and south east of the site, along with a small number of farm and residential 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 – 33%
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	W
Accessibility	
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	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
Other Key Constraints	
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	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	M
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	11 - Medium	11 - Strong
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Qualitative Assessment
<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 partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.9 kilometres from a primary school, 2 kilometres from a secondary school, 800 metres from a bus stop, 4.9 kilometres from St Albans City railway station and 1.1 kilometres from a Local Centre.</p> <p>The site contains an Ancient Woodland and is adjacent to another. The site contains a County Wildlife Site, which is also a deciduous woodland Priority Habitat, and is also adjacent to and within the 100 metres buffers of several others. Small area of woodland can be found within the site near the northern boundary and strips of woodland are adjacent to most site boundaries.</p> <p>A small part of the site is within the 100 metres buffer of a listed building.</p> <p>A gas pipeline runs across the north eastern corner of the site and a County Minerals Existing Site for</p>

Extraction is adjacent to the site.

Two public rights of ways run through the site from the north to south/ south east and another runs along the north eastern boundary lines.

Potential access is via Nashes Farm Lane.

This site is not recommended to progress.

Colney Heath 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-019	CH-20-21	SA-91 / Not recommended	Land at the Dak, Colney Heath Lane, AL4 0TN	Colney Heath	1.13	Residential	Primarily residential

Location of Site

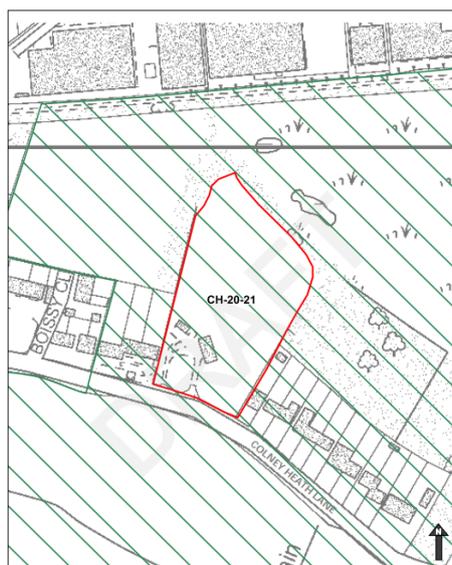
Green Belt Settlement Buffer Map



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 to the east of St Albans. Colney Heath Lane is to the south of the site, with open fields beyond. Rows of residential properties along Colney Heath Lane are to the south east and south west of the site. Areas of woodland wrap around the site's west, north and east boundaries, with open fields and scrubland 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 – 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)	S
Heritage Asset or its setting	S
Ancient Woodland	S

Accessibility	
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
Other Key Constraints	
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	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	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	7 - Weak	9 - Medium	15 - Strong
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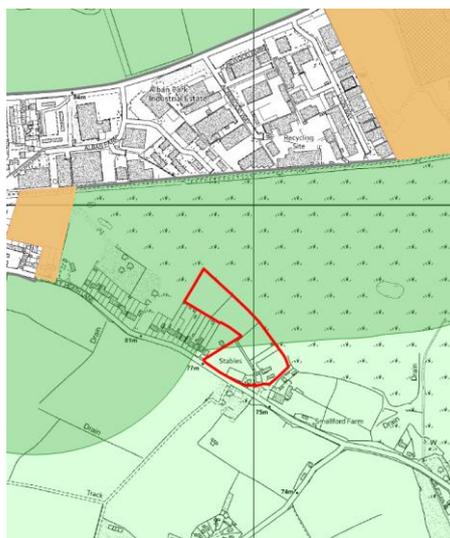
Qualitative Assessment
<p>This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 400 metres from a secondary school, 330 metres from a bus stop, 3.6 kilometres from St Albans City railway station and 1.1 kilometres from a Local Centre.</p> <p>The site is adjacent to a deciduous woodland Priority Habitat and is within the 100 metres buffers of two County Wildlife Sites. The site contains a few mature trees and a strip of woodland within the site along the north west boundary is undesignated woodland. Adjacent to the east of site is a group of TPO trees.</p> <p>The site contains contaminated land and is within 100 metres of a waste safeguarding area.</p> <p>Potential access is via Colney Heath 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-011	CH-11-21	SA-91 / Not recommended	Smallford Stables, 187 Colney Heath Lane, AL4 0TP	Colney Heath	2.72	Open land/ Horticulture/ 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 in Colney Heath and contains horse paddocks and ribbon residential development along Colney Heath Lane. Ribbon development along Colney Heath Lane lies adjacent to the site to the north west and south east sides. An area of mainly scrubland at a former sand and gravel extraction site lies to the north and 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	Partially – 52%
Located on previously developed land	Partially – 15%
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	W
Ancient Woodland	S
Accessibility	

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	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	10 - Medium	16 - Strong
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Qualitative Assessment
<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; 1.4 kilometres from a primary school, 1 kilometre from a secondary school, 920 metres from a bus stop, 4.1 kilometres from St Albans City railway station and 1.7 kilometres from a Local Centre.</p> <p>The site is adjacent to a County Wildlife Site and is within the 100 metres buffers of several deciduous woodland Priority Habitats. There are mature trees along most site boundaries, as well as some within the centre of the site. A listed building is located within the site.</p> <p>Potential access is via Colney Heath Lane to the south west. A public right of way adjacent to the south east 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
C-034	CH-38-17	SA-80 / Not recommended	Harvesters FC, 38 Oaklands Lane, Smallford, St Albans, AL4 0HR	Colney Heath	7.61	Playing Fields	Primarily residential

Location of Site

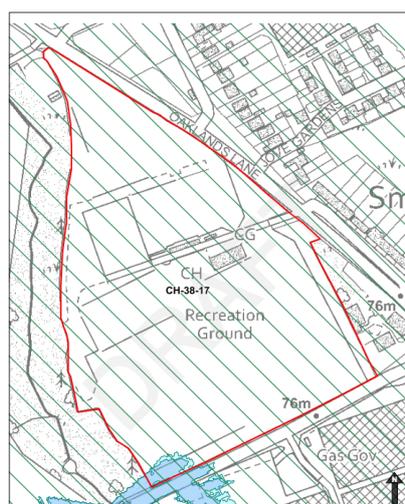
Green Belt Settlement Buffer Map



Legend

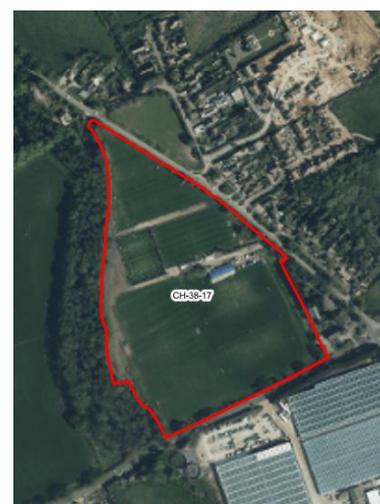
- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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
- Registered Parks and Gardens
- Listed Buildings
- 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 to the east of St Albans and immediately west of Smallford. Oaklands Lane is adjacent to part of the site's eastern boundary, beyond which are the residential properties of Smallford and open fields. To the north of the site are more residential properties with partly open fields and Hatfield Quarry beyond. To the south of the site is Smallford Nurseries and Alban Park Industrial Estate. To the west lies Butterwick Brook, beyond which are open 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	Yes - 81%
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)	W
Heritage Asset or its setting	S
Ancient Woodland	S

Accessibility			
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
Other Key Constraints			
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			W
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			S
Contamination			S
Mineral Resource			S
Waste			S
Chiltern Beechwoods SAC Zone of Influence			S
Buncefield Protection Zone			S
CRITERION BASED ASSESSMENT TOTAL	5 - Weak	9 - Medium	17 - Strong

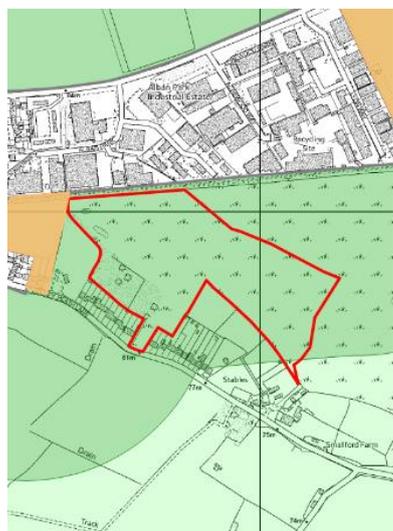
Qualitative Assessment			
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>It is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 3.1 kilometres from a primary school, 2.5 kilometres from a secondary school, 190 metres from a bus stop, 4.6 metres from St Albans City railway station and 1 kilometre from an Out of Centre Retail Park.</p> <p>Part of the site is within flood zones 2, 3, 3a, 3a + 35% climate change and 3a + 70% climate change. A deciduous woodland Priority Habitat, which is also designated as an area TPO is adjacent to the site. The site is within the 100 metres buffer of a County Wildlife Site.</p> <p>Potential access is via Oakland Lane along the eastern boundary of the site and Hatfield Road along the southern boundary. Both roads are two way/lane 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-013	CH-13-16	SA-91 / Not recommended	R/O 113-167 Colney Heath Lane, St Albans, AL4 0TN	Colney Heath	11.18	Scrubland	Primarily residential

Location of Site

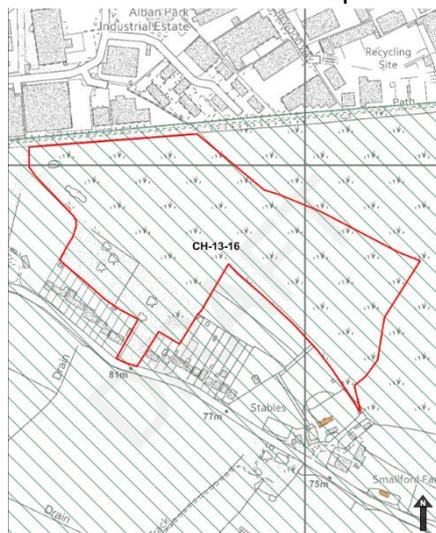
Green Belt Settlement Buffer Map



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 St Albans. The Alban Way footpath and cycle path lies immediately to the north, with Alban Park Industrial Estate beyond. An area of mainly scrubland at a former sand and gravel extraction site lies to the east. Horse paddocks and ribbon residential development along Colney Heath Lane lies to the south, and a large residential garden 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 – 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)	S
Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	
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
Other Key Constraints	
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	S
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	W
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	9 - Medium	14 - Strong
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Qualitative Assessment
<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 mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 750 metres from a secondary school, 670 metres from a bus stop, 3.9 kilometres from St Albans City railway station and 1.5 kilometres from a Local Centre.</p> <p>The site is slightly within a 100 metres buffer of a listed building. Most of the site is designated as a County Wildlife Site and the other areas are designated as deciduous woodland Priority Habitats. There is a group of TPO trees within the site and a number of mature trees are adjacent to most site boundaries.</p> <p>The site contains contaminated land and is within 100 metres of a waste safeguarding area.</p> <p>Potential access is via Colney Heath Lane and a public right of way runs near to the north east and south east corners 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
M-003	CH-26-21	N/A	Roehyde Farm, Roestock Lane, Bullens Green, AL4 0QW	Colney Heath	18.76	Scrubland and 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 in Colney Heath parish on the boundary of St Albans District. Located directly to the west of the A1(M), with the urban area of Hatfield beyond to the east. To the west are open fields and woodland. To the north are commercial units with the North Orbital Road (A414) and Roehyde Interchange beyond, and the settlement of Bullens Green lies 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 – 87%
Located on previously developed land	No – 3%
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	W
Ancient Woodland	S

Accessibility	
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	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	W
Distance to nearest GP surgery	W
Other Key Constraints	
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	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	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	14 - Weak	3 - Medium	14 - Strong
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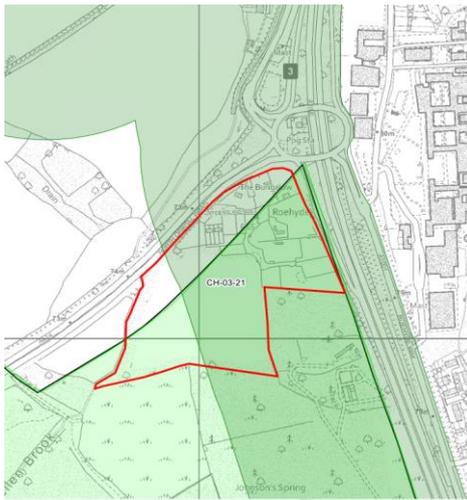
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Hatfield a Tier 2 Settlement in the Settlement Hierarchy, in an adjoining local authority. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.7 kilometres from a primary school, 4.1 kilometres from a secondary school, 2.1 kilometres from a bus stop, 4.5 kilometres from Welham Green railway station and 1.4 kilometres from a Local Centre.</p> <p>The site contains two listed buildings and is adjacent to another. Much of the site is undesignated woodland, but some parts are designated as deciduous woodland Priority Habitats.</p> <p>The site contains contaminated land and is adjacent to a waste safeguarding area.</p> <p>Potential access is via Bullens Green Lane that leads onto an internal road, Roehyde. A public right of way runs along most of the sites eastern boundary and also runs across the northern end of the site from east to west.</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
B-001	CH-03-21	N/A	Land adjacent to A1M and North Orbital Road, Roehyde, AL4 0RZ	Colney Heath	10.65	Aggregate, Waste and Former Landfill	Industrial

Location of Site

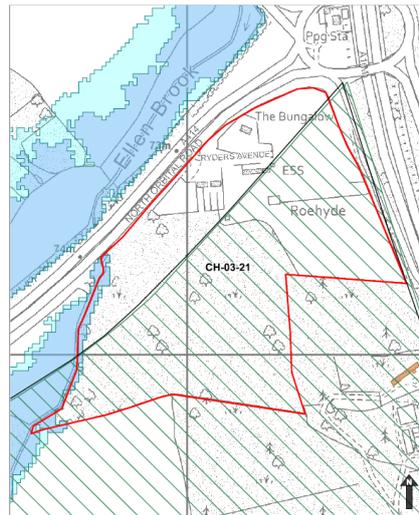
Green Belt Settlement Buffer Map



Legend

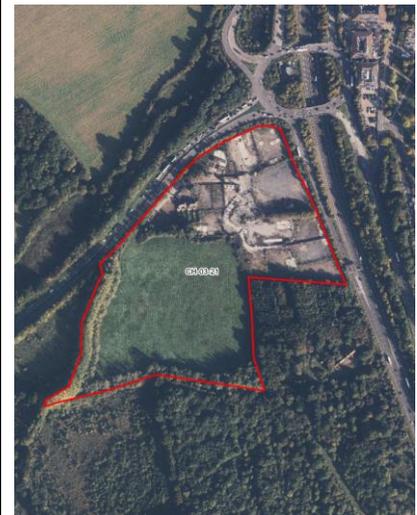
- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 North of Colney Heath, between the A414 and the A1(M) motorway and close to Hatfield Town. Part of the site is within Welwyn Hatfield Borough. To the west are open 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	Yes – 65%
Located on previously developed land	Partially – 27%
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	S
Ancient Woodland	S
Accessibility	
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	N/A
Distance to the strategic road network for employment sites	S
Distance to local centre/town centre/village centre	N/A
Distance to nearest infant/primary school	N/A
Distance to nearest secondary school	N/A
Distance to nearest GP surgery	N/A
Other Key Constraints	
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	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	N/A
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	W
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	4 - Medium	14 - Strong
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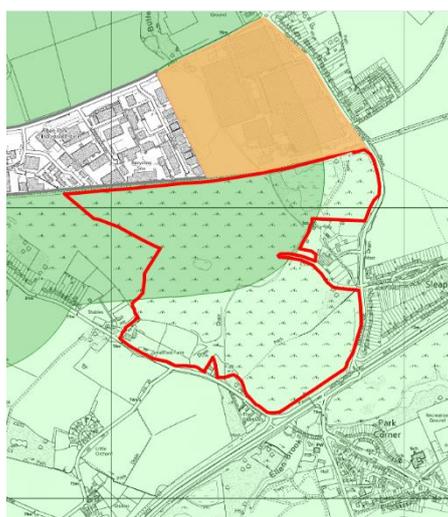
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Hatfield a Tier 2 Settlement in the Settlement Hierarchy, in an adjoining local authority. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 900 metres from a bus stop (no footpath access), 6.3 kilometres from St Albans mainline railway station and 8.7 kilometres from St Albans Abbey branch line station. Potential strategic road access is available by the A414 leading onto the A1(M).</p> <p>A small part of the site is within flood zones 2, 3, 3a, 3a + 35% climate change and 3a +70% climate change.</p> <p>A strip of undesignated woodland borders the south of the site which contains a deciduous woodland Priority Habitat. Part of the site is designated as a waste site allocation.</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-004	CH-35-21	SA-86, SA-88 & SA-91 / Not recommended	Smallford Farm and Smallford Pit, St Albans, AL4 OSA	Colney Heath	53.19	Scrubland/ former Landfill and Gravel Pit	Primarily residential

Location of Site

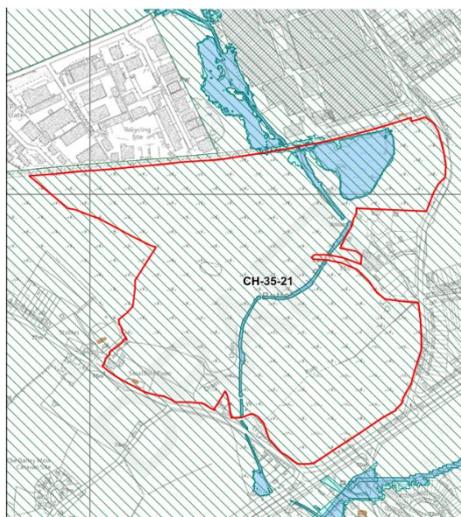
Green Belt Settlement Buffer Map



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 St Albans. The Alban way footpath and cycle path is immediately to the north, with Alban Park Industrial Estate and Glinwells nursery beyond. To the east of the site is Smallford Lane and the industrial area Smallford Works, with open fields and the village of Sleepshyde beyond. To the south east of the site is the North Orbital Road (A414) and to the south west is Colney Heath Lane. To the west are some residential properties along Colney Heath Lane, woodland and open 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 – 45%
Located on previously developed land	Partially - 2%
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	W
Ancient Woodland	S

Accessibility	
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	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
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	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	S
Contamination	W
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	10 - Weak	10 - Medium	11 - Strong
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Qualitative Assessment
<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 partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.1 kilometres from a primary school, 1.3 kilometres from a secondary school, 1.1 kilometres from a bus stop, 4.5 kilometres from St Albans City railway station and 1.6 kilometres from a Local Centre.</p> <p>Some of the site is within flood zones 2, 3, 3a, 3a + 35% climate change and 3a + 70% climate change. The site contains a listed building and is within the 100 metres buffers of three others.</p> <p>Most of the site is designated as a County Wildlife Site, some of which is also designated as deciduous woodland Priority Habitats and undesignated areas contain mature trees.</p> <p>The site contains an electrical substation and large parts of the site are contaminated land. Also, the site is within 100 metres of a waste safeguarding area.</p> <p>Potential access is via Smallford Lane to the east and Colney Heath Lane to the south. Public rights of way run</p>

through the site from south to east, east to north west and east to south west.

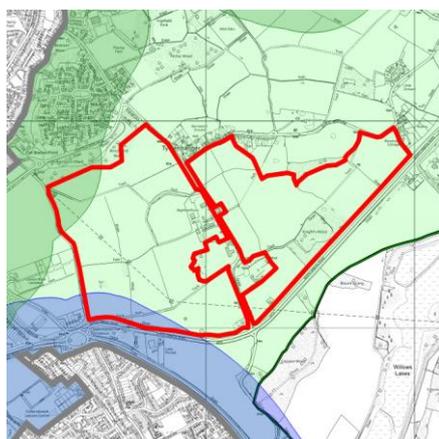
This site is not recommended to progress.

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-025	CH-27-21	SA-94 & SA-95 / Not recommended	Rural estate land at Highfield Farm, Tyttenhanger, AL4 0RL	Colney Heath	97.28	Agricultural	Primarily residential

Location of Site

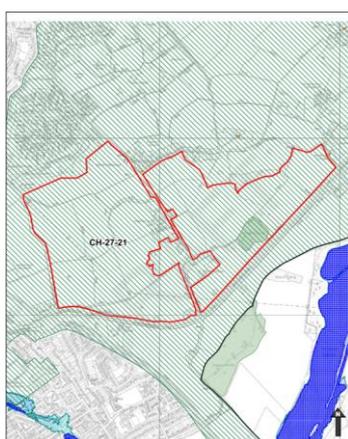
Green Belt Settlement Buffer Map



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



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Description of Site

The site is located north of the North Orbital A414, with the west boundary following Nightingale Lane. Open fields lie beyond both these roads. The site covers a large area of open fields, woodland and ponds, spilt into two parcels by Highfield Lane through the middle, with Highfield Manor and Highfield Hall excluded. To the north of the site lies the Highfield Park area of St Albans, with the immediate boundary formed by Winchfield Wood. Barley Mow Lane / Tyttenhanger Green also form part of the north boundary, with Tyttenhanger adjacent.

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 – 9%
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	W
Accessibility	

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	M
Other Key Constraints	
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	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	14 - Weak	7 - Medium	10 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is located 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 both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is Green Belt land, including an Ancient Woodland (Knight's Wood), some trees with TPOs, a Hertfordshire County Council wildlife site and deciduous wood Priority Habitats. The site is also adjacent or within 100 metres of several other Priority Habitats.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 2.5 kilometres from a secondary school, 1.3 kilometres from a bus stop, 3.4 kilometres from St Albans City railway station and town centre, and 1.2 kilometres from a Local Centre.</p> <p>Potential access is via Highfield Lane which is a wide single lane running through the centre of the site. The North Orbital Road (A414) lies to the south and a cycle/footpath, Nightingale Lane, to the west. There are a few public rights of way located from east to west through the centre of both site parcels.</p> <p>This site is not recommended to progress.</p>