

St Albans City and District Local Plan

Statement

Stage 1 Matter 2 Issue 5

On behalf of

The Trustees of the Shonleigh Trust

Land at Park Street Lane, How Wood

(Reg19 Sub 100)

1) This statement should be considered in conjunction with the Reg 19 Sub 100 with its attached appendices.

Issue 5 : Site Selection Methodology

Q1 What were the reasons for discounting sites at the initial assessment stage. Was this done on a consistent and transparent basis ?

2) We provide in **Appendix 1** a summary sheet of each of the scores attributed the each to the sites recommended and included in the submitted plan. On the Councils scoring our client's site had a comparative assessment of 14 Strong, 9 medium, 8 weak **Appendix 2**. It therefore performed better than 5 of the sites recommended.

3) A review of the proforma for our client's land indicates errors.

- a) The site has a Bus Stop on its frontage, a bus stop and services is shown on **Appendix 3**. There are 2 bus services, the 635 to Watford and the 361. The main service is the 361, which is the service from St Albans to Radlett and Borehamwood. The service is 1 per hour. The site is not 1.6 kilometres from a bus stop. Clearly, the score of my clients site of "Weak" is incorrect and its should have been "Strong".
- b) The site does not contain contamination. To the east of the railway line where there was a landfill site, restoration completed 50 or so years ago. This is now a habitat site. As part of the restoration, methane vents have been provided. As there is a water course which passes through the site, the E.A. would monitor any leaching into the

water course. We are not aware of any issues relating to either contamination of the water course or that the properties in Maple Field, which adjoins the site have been affected by contamination leachate. Rating should be at least "Medium" not "Weak"

- c) The site is 1 Kilometre to the nearest Primary School which is accessible along a public footpath, not 1.5 kilometres.
- d) The site is 900 metres walk (800 metres crow flies) to the local centre not 1 kilometre.
- e) Whilst the site as the crow flies may be within 400 metres of a SSSI and 100 metres of a County Wildlife site, due to the railway line the actual walking distance is over 1.6 kilometres (**Appendix 4**, area coloured pink). The scoring should be "Strong" not "Weak"

4) From the above it will be noted there have been significant inconsistencies due to errors and omissions with our client's site being incorrectly assessed. Had the site been correctly analysed and scored it would have achieved a rating of Strong 16, Medium 10, Weak 5. In effect making it better performing than at least 11 Sites shown on **Appendix 1**.

5) In addition, the Site Selection Methodology relied in part on the Green Belt Study. The Qualitative Assessment begins "The site is not recommended for further consideration by the Green Belt Review Stage 2 Report". The Green Belt Study conclusions are the subject of a separate Statement on behalf of our clients.

Appendix 1

Medium & Small Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address	Scores		
			Week	Median	Strong
C-001	CH-01-21	North East of Austen Way, St Albans, AL4 0XH	9	11	11
C-012	CH-12-21	Land North of Boissy Close, AL4 0UE	9	7	15
C-037	HR-02-18	Wood End, Hatching Green, Harpenden, AL5 2JT	4	11	16
C-050	HT-04-21	Falconers Field, Harpenden, AL5 3ES	6	7	18
C-055	HT-11-21	Piggottshill Lane, Harpenden, AL5 5UN	3	13	15
C-056	HT-12-21	Baulk Close, Harpenden, AL5 4LY	2	14	15
C-057	HT-13-21	Townsend Lane, AL5 2RQ	6	10	15
C-067	HT-22-18	Rothamsted Lodge, Hatching Green, AL5 2JS	7	8	16
C-064	HT-20-21	Lower Luton Road, Harpenden, AL5 5AF	4	10	17
M-016	R-18-21	South of Harpenden Lane, AL3 7RQ	12	6	13
C-135	SA-18-21	Bedmond Lane, AL3 4AH	8	10	13
C-299	SA-07-21	Verulam Golf Club, London Road, St Albans, AL1 1JG	4	9	18
O-028	STS-30-21	North of Oakwood Road, Bricket Wood, AL2 3PT	6	5	14
C-237	STS-54-21	Bucknalls Drive, Bricket Wood, AL2 3YT	9	9	13
C-240	STS-57-21	Ashdale Lye Lane, Bricket Wood, AL2 3LQ	9	6	16
C-210	STS-32-18	Tippendell Lane and Orchard Drive, How Wood, AL2 2QF	6	5	20
C-286	WH-32-21	North of Wheathampstead Road, Harpenden, AL5 1AB	5	11	15
C-283	WH-28-21	Hill Dyke Road, AL4 8TR	7	9	15
C-280	WH-24-17	Amwell Top Field, Wheathampstead, AL4 8DZ	8	10	13

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* Commercial

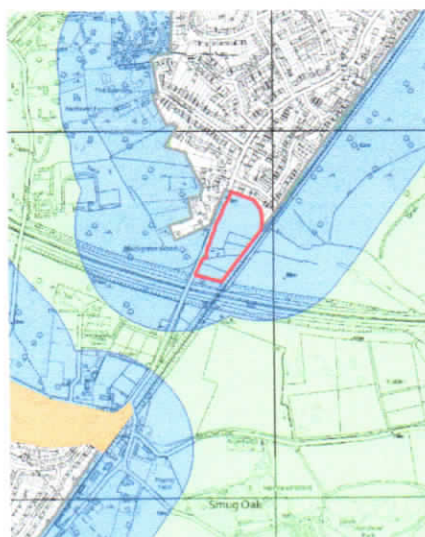
Appendix 2

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



© Bluesky International Ltd. / Getmapping PLC

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

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

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.

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.

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.

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.

Potential access is via Park Street Lane.

This site is not recommended to progress.

Appendix 3



Derek Bromley

From: Derek Bromley
Sent: 09 April 2025 18:35
To: Derek Bromley

Bus departures from: How Wood, Park Street Lane, Maplefield

361 to Well End

You are here

Approximate journey times from here:

4 mins 6 mins 8 mins 10 mins 12 mins 14 mins 16 mins 18 mins 20 mins 22 mins 24 mins 26 mins 28 mins 30 mins 32 mins 34 mins 36 mins 38 mins 40 mins 42 mins 44 mins 46 mins 48 mins 50 mins 52 mins 54 mins 56 mins 58 mins 60 mins 62 mins 64 mins 66 mins 68 mins 70 mins 72 mins 74 mins 76 mins 78 mins 80 mins 82 mins 84 mins 86 mins 88 mins 90 mins 92 mins 94 mins 96 mins 98 mins 100 mins

635 to Watford

You are here

Approximate journey times from here:

4 mins 12 mins 16 mins 20 mins 24 mins 28 mins 32 mins 36 mins 40 mins 44 mins 48 mins 52 mins 56 mins 60 mins 64 mins 68 mins 72 mins 76 mins 80 mins 84 mins 88 mins 92 mins 96 mins 100 mins

MONDAYS TO FRIDAYS from 1st September 2024

Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes
0654	361		0929	361		1259	361		1559	361		1823	635	
0703	635		0959	361		1359	361		1619	361	Sch(7)	1829	361	(1)
0748	635		1059	361		1401	635	Sch	1629	361	NSch	1859	361	
0754	361		1117	635		1434	635		1630	635		1942	635	
0859	361		1159	361		1459	361		1659	361		1959	361	(1)
0926	635		1250	635		1516	635		1759	361				

SATURDAYS from 1st September 2024

Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes
0754	361		1059	361		1359	361		1659	361	
0859	361		1159	361		1459	361		1759	361	
0959	361		1259	361		1559	361		1859	361	(3)

SUNDAYS

No service

PUBLIC HOLIDAYS

Buses generally run to Sunday timetables on Public Holidays. Some services which do not run on Sundays nevertheless do operate on Public Holidays - in these cases departures are shown in any separate **PUBLIC HOLIDAYS** timetable section above.

Transport for London bus services run to Saturday timetables on Good Friday. Special arrangements are made over the Christmas and New Year period - go to www.intalink.org.uk, or contact **traveline** or the bus operator for further information.

NOTES: NSch - School Holidays Only
Sch - School Days Only

(1) - Terminates at Borehamwood, Tesco
(2) - Terminates at Garston, St Albans Rd, Bus Garage
(3) - Terminates at Hatfield, Park, Percy Drive, Redland Way

OPERATORS: Red Eagle Customer Care: 01296 747926
Uno Customer Care: 01707 255764

Service 361 is operated under contract to Hertfordshire County Council

traveline 0871 200 2233

Intalink

SCAN ME

Bus departures from: How Wood, Park Street Ln, opp Maplefield

361 to St Albans



635 to Hatfield



from 1st September 2024

MONDAYS TO FRIDAYS

Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes
0700	635	(2)	0858	635		1215	361		1515	361	
0710	361	NSd	0915	361		1307	635	(1)	1558	635	SA (1)
0740	361	NSd	0940	635	(4)	1315	361		1615	361	
0740	361	NSd	1015	361	(1)	1415	361	(1)	1633	635	(1)
0810	361	(1)	1115	635	(1)	1436	635		1709	635	(1)
0817	635	(1)	1115	361		1445	361		1715	361	

from 1st September 2024

SATURDAYS

Time	Service	Time	Service	Time	Service	Time	Service	Time	Service	Time	Service
0710	361	0915	361	1115	361	1315	361	1515	361	1715	361
0810	361	1015	361	1215	361	1415	361	1615	361	1822	361

SUNDAYS

No service

PUBLIC HOLIDAYS

Buses generally run on Sunday timetables on Public Holidays. Some services which do not run on Sundays nevertheless do operate on Public Holidays - in these cases departures are shown in any separate PUBLIC HOLIDAYS timetable section above. Transport for London bus services run to Saturday timetables on Good Friday. Special arrangements are made over the Christmas and New Year period - go to www.intalink.org.uk, or contact travel@intalink.org.uk or the bus operator for further information.



NOTES: C - Customised connection of Hatfield LH Forum for Hatfield

NSd - School Holidays Only

Sch - School Holidays Only

- (1) Terminates at Hatfield, LH The Forum
- (2) Terminates at Hatfield, Railway Station
- (3) Terminates at New Green, High Oaks Terminus
- (4) Terminates at Stevenage, Lister Hospital

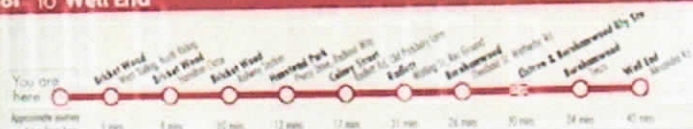
OPERATORS:

East Anglia
Uno
Customer Care: 01295 767926
Customer Care: 01707 255764
Hertfordshire County Council



SCAN ME

361 to Well End



635 to Watford



MONDAYS TO FRIDAYS

Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes
0652	361		0927	361		1257	361		1557	361		1822	361	
0702	361		0937	361		1357	361		1617	361	SNGE	1827	361	(1)
0746	655		1057	361		1400	655	SA	1627	361	NPA	1857	361	
0752	361		1116	635		1423	635		1629	655		1941	635	
0857	361		1157	361		1457	361		1657	361		1957	361	(2)
0924	635		1249	635		1514	635		1757	361				

SATURDAYS

Time	Service	Notes	Time	Service	Notes	Time	Service	Notes	Time	Service	Notes
0752	361		1057	361		1357	361		1657	361	
0857	361		1157	361		1457	361		1757	361	
0957	361		1257	361		1557	361		1857	361	(2)

SUNDAYS

No service

PUBLIC HOLIDAYS

PUBLIC HOLIDAYS
Buses generally run to Sunday timetables on Public Holidays. Some services which do not run on Sundays nevertheless do operate on Public Holidays - in these cases departures are shown in any separate **PUBLIC HOLIDAYS** timetable section above.
Transport for London bus services run to Sunday timetables on Good Friday. Special arrangements are made over the Christmas and New Year period. Call www.tfl.gov.uk or contact **travelling** or the bus operator for further information.



NOTES: NSch = School Holidays Only

Sch - School days Only

- (1) Terminals at Synchronised, Texas
- (2) Terminals at Gordon, St Albans Rd, St George
- (3) Terminals at Homestead Park, Percy Drive, Radford, Wyo

OPERATORS:	Fed Eagle	Customer Care: 01 290 747925
	Unit	Customer Care: 01 201 255764

Service 2.81 is reported under contract to the Harrison County Council.



2480

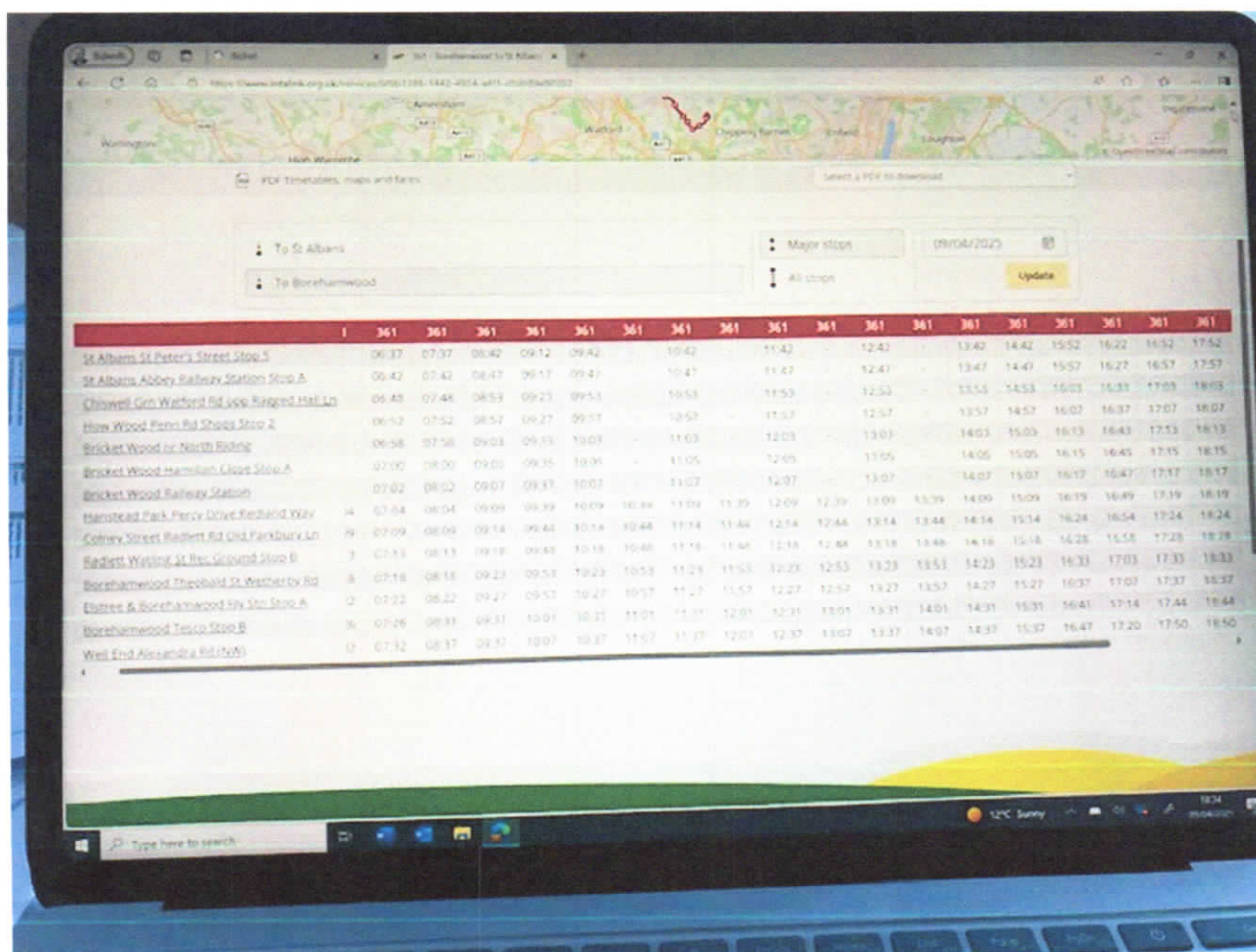
traveline 0871 200 2233

www.intalink.org.uk



Derek Bromley

From: Derek Bromley
Sent: 09 April 2025 18:36
To: Derek Bromley



PDF Timetables, maps and fares

To St Albans
To Watford

Major stops
All stops

09/04/2025
Update

	1	361	361	361	361	361	361	361	361	361	361	361	361	361	361	361	361	361
St Albans St Peter's Street Stop 5	06:37	07:37	08:42	09:12	09:42	10:42	11:42	12:42	13:42	14:42	15:52	16:22	16:52	17:52				
St Albans Abbey Railway Station Stop A	06:42	07:42	08:47	09:17	09:47	10:47	11:47	12:47	13:47	14:47	15:57	16:27	16:57	17:57				
Chiswell Grn Watford Rd Jct. Rangefield H&M Ln	06:48	07:48	08:53	09:23	09:53	10:53	11:53	12:53	13:53	14:53	16:03	16:33	17:03	18:03				
Hors Wood Farm Rd Stop 2	06:52	07:52	08:57	09:27	09:57	10:57	11:57	12:57	13:57	14:57	16:07	16:37	17:07	18:07				
Bricket Wood nr North Riding	06:58	07:58	09:03	09:33	10:03	11:03	12:03	13:03	14:03	15:03	16:13	16:43	17:13	18:13				
Bricket Wood mainline Close Stop A	07:00	08:00	09:05	09:35	10:05	11:05	12:05	13:05	14:05	15:05	16:15	16:45	17:15	18:15				
Bricket Wood Railway Station	07:02	08:02	09:07	09:37	10:07	11:07	12:07	13:07	14:07	15:07	16:17	16:47	17:17	18:17				
Hamstead Park Ferry Drive Richard Way	07:04	08:04	09:09	09:39	10:09	11:09	12:09	13:09	14:09	15:09	16:19	16:49	17:19	18:19				
Coburn Street Regent Rd Old Parkbury Ln	07:09	08:09	09:14	09:44	10:14	11:14	12:14	13:14	14:14	15:14	16:24	16:54	17:24	18:24				
Radlett Watling St Bus Ground Stop B	07:13	08:13	09:18	09:48	10:18	11:18	12:18	13:18	14:18	15:18	16:28	16:58	17:28	18:28				
Borehamwood Theobald St Watney Rd	07:18	08:18	09:23	09:53	10:23	11:23	12:23	13:23	14:23	15:23	16:33	17:03	17:33	18:33				
Elstree & Borehamwood Sky Stop A	07:22	08:22	09:27	09:57	10:27	11:27	12:27	13:27	14:27	15:27	16:37	17:07	17:37	18:37				
Borehamwood Tesco Stop B	07:26	08:26	09:31	10:01	10:31	11:31	12:31	13:31	14:31	15:31	16:41	17:11	17:41	18:41				
Well End Alexandra Rd (to W)	07:32	08:32	09:37	10:07	10:37	11:37	12:37	13:37	14:37	15:37	16:47	17:20	17:50	18:50				

Sent from my iPhone

Appendix 4

Derek Bromley

From: Derek Bromley
Sent: 13 April 2025 17:33
To: Derek Bromley
Subject: SSSI



Sent from my iPhone