

## Harpenden Rural Parish

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**St Albans**  
CITY AND DISTRICT

<b>Site Reference:</b> HR-01-18	<b>Site Address:</b> Land West of Harpenden
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 7.46
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The M1 is located to the east of the site, with open fields beyond. To the west, beyond Waterly Lane, are open fields, with a residential dwelling and commercial premises towards the south west. To the south, a roundabout connecting Wately Lane, Dunstable Road, and the M1 slip road, is located.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	Yes
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Unknown

**Site Promoter:** Aylward Town Planning (Mark Aylward)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-10 years

**Potential Number Of Homes:** 135

**Potential Employment - Land Area (in hectares):** N/A

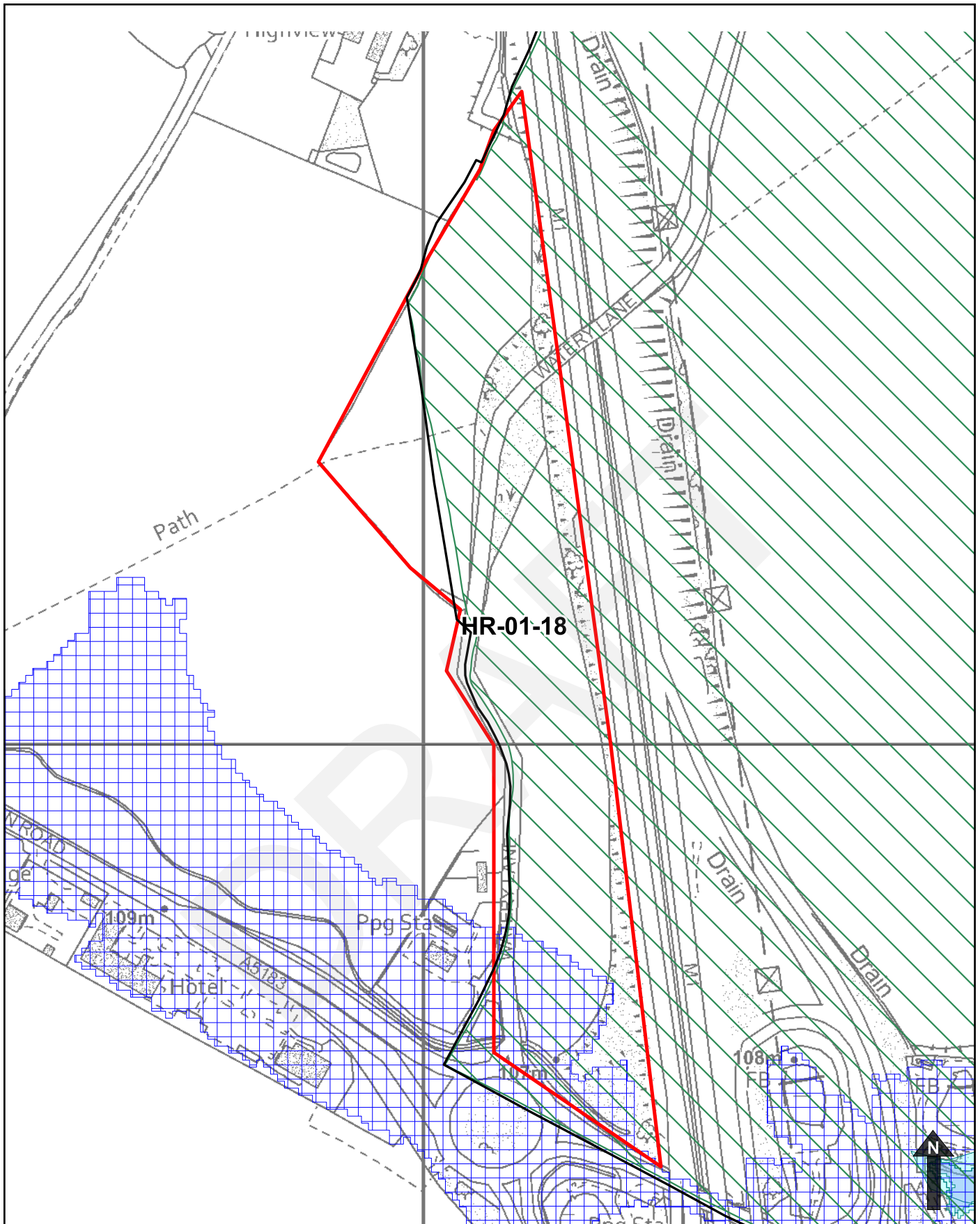
**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**
















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



**HR-01-18**

- |  |   |
|--|---|
|  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*          |   |

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<b>Site Reference:</b> HR-02-18	<b>Site Address:</b> Land At Wood End, Hatching Green, Harpenden
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 0.74
<b>Existing use:</b> Residential	
<b>Character of site and surroundings:</b> Redbourn Road lies to the south east of the site, with residential properties beyond. Residential properties are also adjacent to the north, with woodland adjoining the site to the west.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	Yes	Flood Zone 3*	No
Conservation Area*	Yes	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Landowner (John Brew)

**Availability Conclusions:**

Yes. The site has been put forward by the landowner through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

**Potential Number Of Homes:** 30

**Potential Employment - Land Area (in hectares):** N/A

**Potential Other Uses - Land Area (in hectares):** N/A

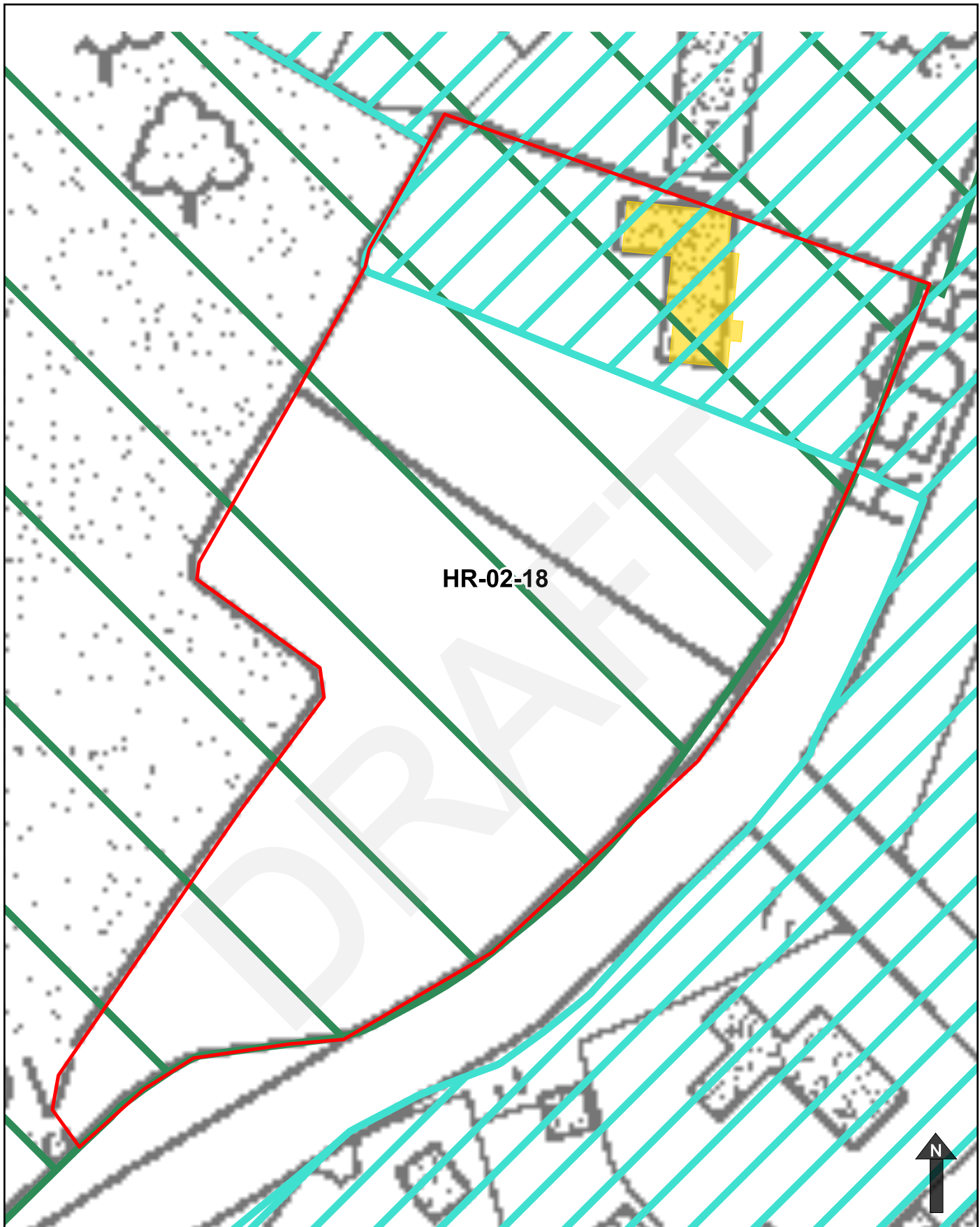
**Achievability Conclusions:**

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**















The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.





HR-02-18



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

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<b>Site Reference:</b> HR-03-18	<b>Site Address:</b> Land at Turner's Hall Farm, west of Harpenden
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 3.89
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is accessible from a track to the north of Dunstable Road. Open fields surround the site, with a dwelling to the north west corner.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes (Not Suitable)	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	Yes	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

This site is not suitable. A majority of the site located within Flood Zone 3B and there is no realistic prospect of development outside this constraint.

**Availability**

**Landowner:** Private

**Site Promoter:** Aylward Town Planning Ltd (Mark Aylward)

**Availability Conclusions:**

N/A

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** N/A

**Potential Number Of Homes:** 45

**Potential Employment - Land Area (in hectares):** N/A

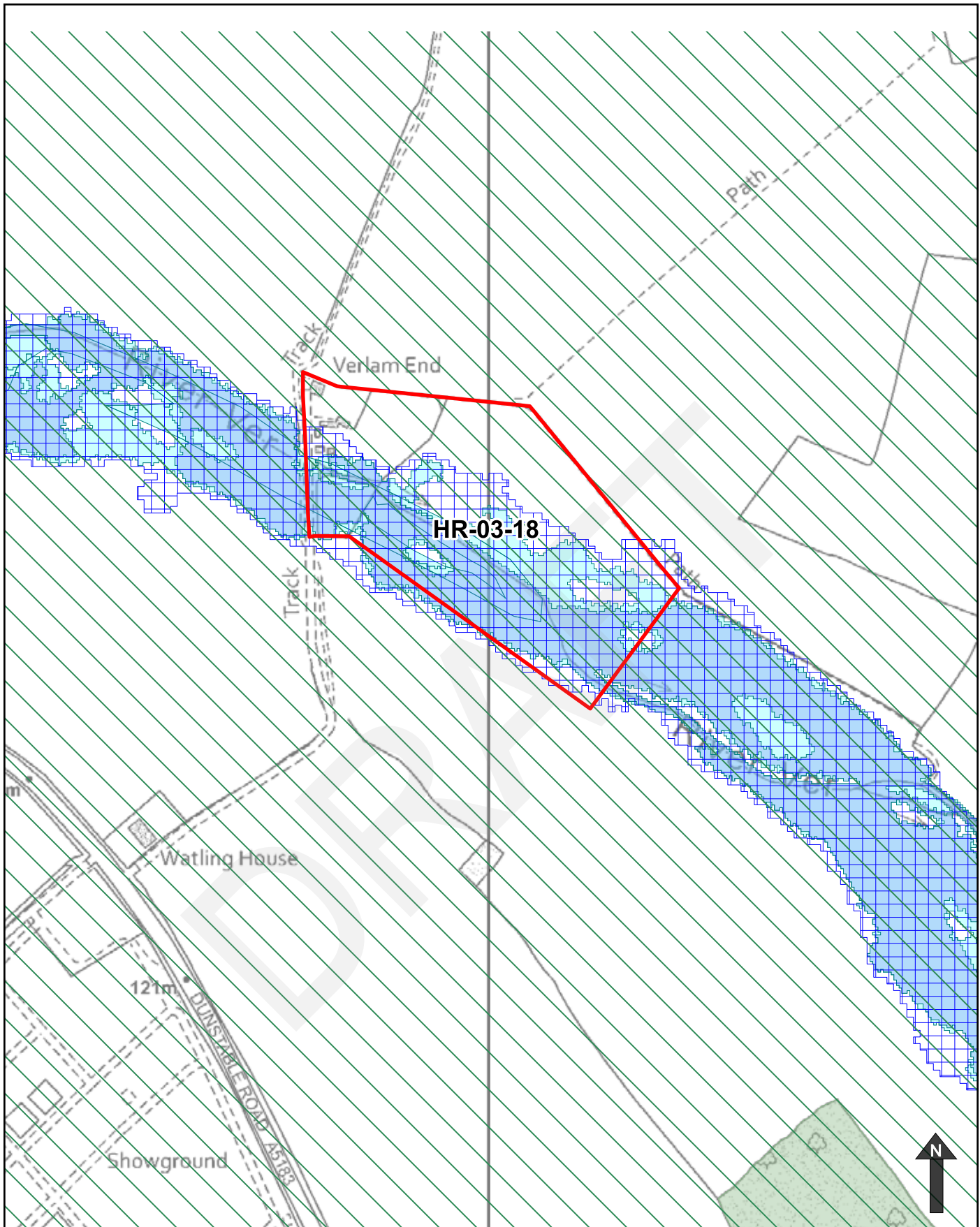
**Potential Other Uses - Land Area (in hectares):** N/A
















**Achievability Conclusions:**

N/A

**Overall Conclusions**

The site is not being progressed as it is not considered suitable.



- |  |   |
|--|---|
|  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*          |   |

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<b>Site Reference:</b> HR-04-18	<b>Site Address:</b> Brickfields, Coles Lane, Kinsbourne Green, Harpenden
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 1.09
<b>Existing use:</b> Commercial	
<b>Character of site and surroundings:</b> Coles Lane lies to the north of the site. Open fields surround the site, with a dwelling to the south east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

### **Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

### **Availability**

**Landowner:** Private

**Site Promoter:** Strutt & Parker (Charlotte Williams)

### **Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

### **Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

**Potential Number Of Homes:** 40

**Potential Employment - Land Area (in hectares):** N/A

**Potential Other Uses - Land Area (in hectares):** N/A

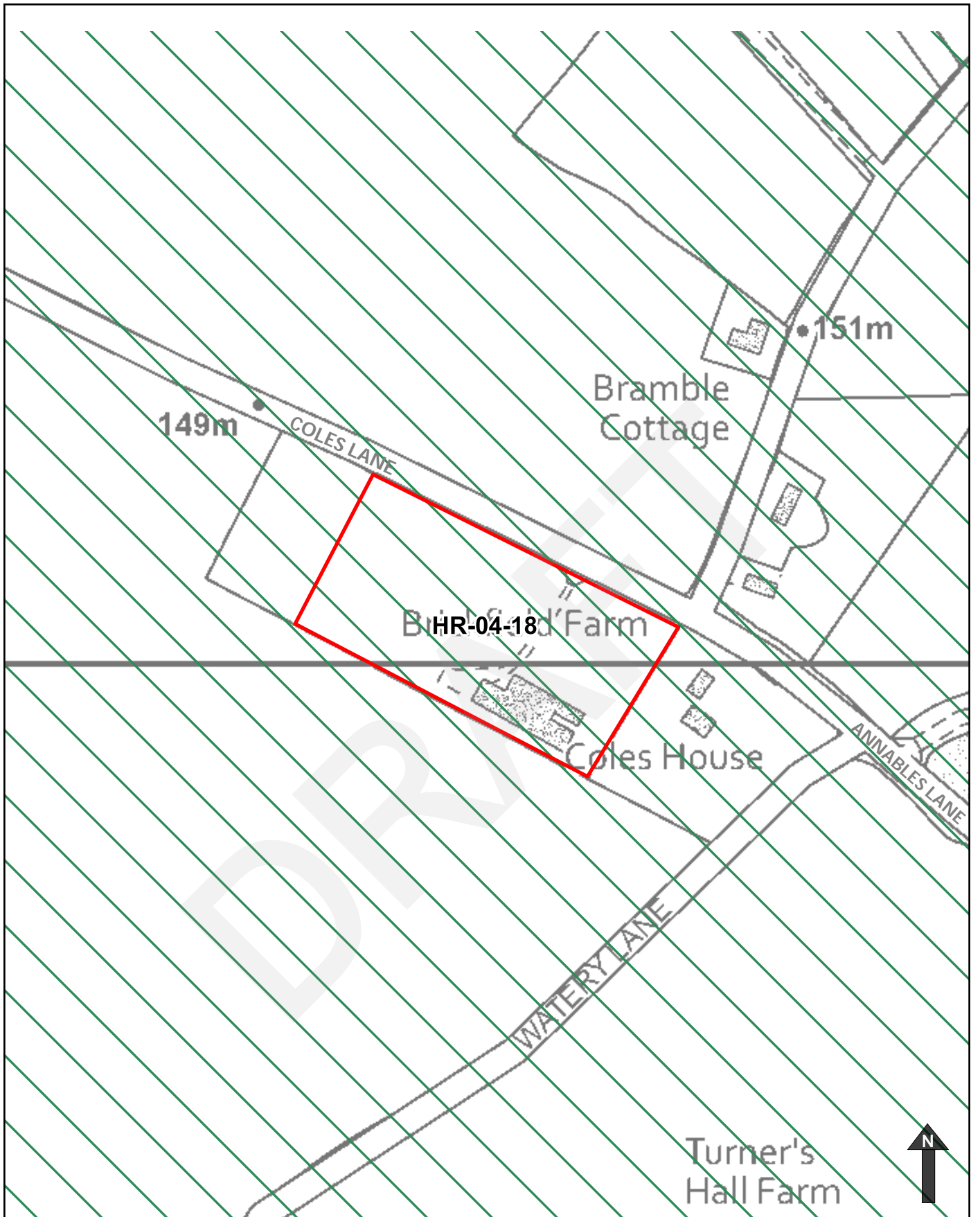
### **Achievability Conclusions:**















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

### **Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.





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

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## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Landowner (Garry Spiers)

**Availability Conclusions:**

Yes. The site has been put forward by the landowner through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-10 years

**Potential Number Of Homes:** 160

**Potential Employment - Land Area (in hectares):** N/A

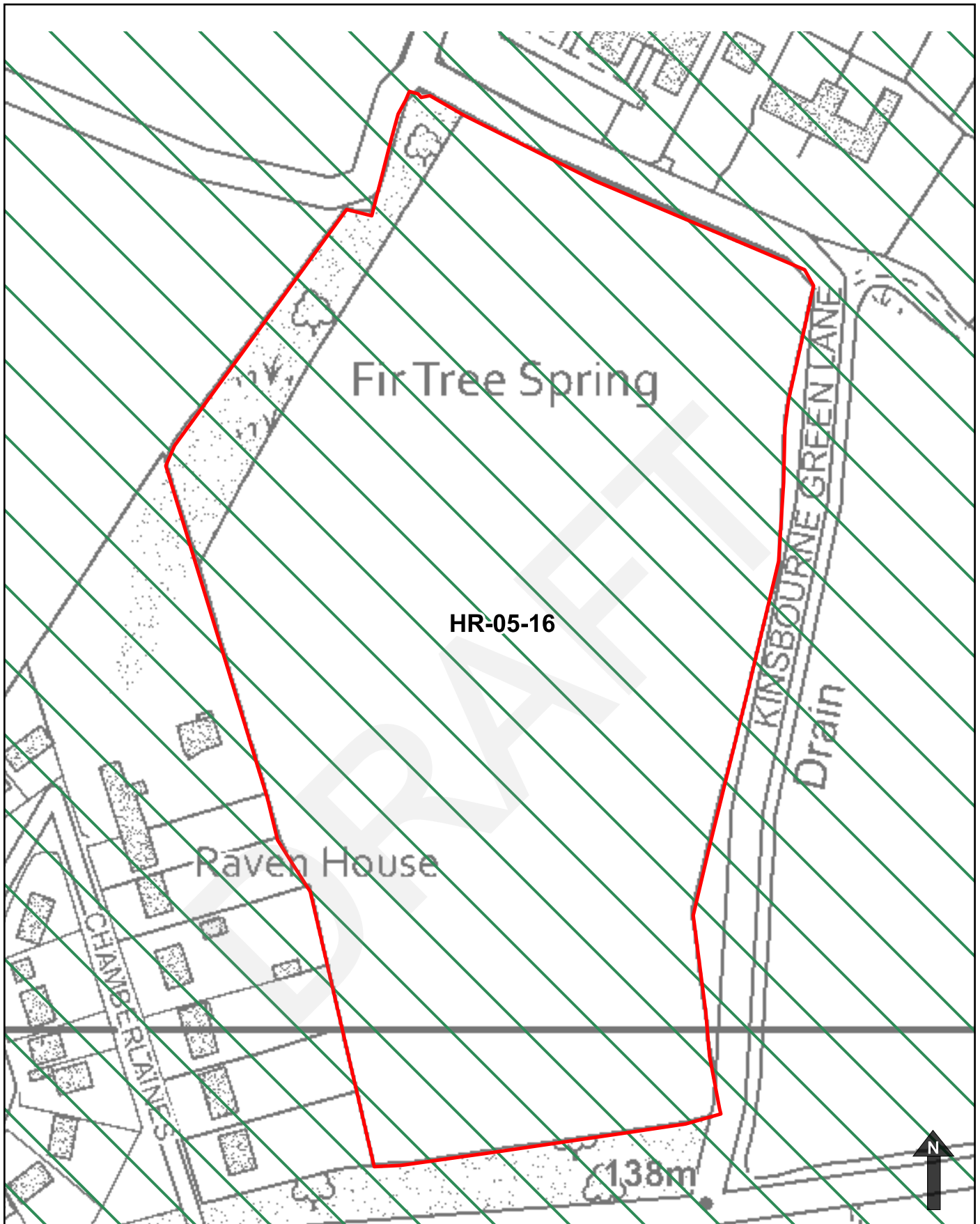
**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



HR-05-16

Fir Tree Spring
















Raven House

KINSMOURNE GREEN LANE  
Drain

CHAMBERLAIN'S

138m



- |  |   |
|--|---|
|  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*          |   |

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<b>Site Reference:</b> HR-06-21	<b>Site Address:</b> Land to the south of Annables Lane
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 1.29
<b>Existing use:</b> Residential / Paddock	
<b>Character of site and surroundings:</b> Annables Lane lies to the north west of the site, with two detached dwellings located opposite. Dwellings are also located to the south west and north east. Open fields are visible from all other aspects.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Field Dev Co. (Nick Newby-Ricci)

**Availability Conclusions:**

No. The site has not been put forward by landowner, agent or developer.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** N/A

**Potential Number Of Homes:** 45

**Potential Employment - Land Area (in hectares):** N/A

**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**

N/A

**Overall Conclusions**

The site is not being progressed as it is not considered available.



















HR-06-21

Little Ditches

at House



- |  |   |
|--|---|
|  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*          |   |

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<b>Site Reference:</b> HR-07-18	<b>Site Address:</b> Land West of Harpenden
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 111.21
<b>Existing use:</b> Agriculture	
<b>Character of site and surroundings:</b> The M1 is located to the west of the site, and follows much of this boundary, with open fields located beyond. North and South aspects are of open countryside. To the east, a number of dwellings located along Annables Land are adjacent to the site.	
<b>Relevant Planning History</b>	
<p>5/2015/3425 Change of use of former agricultural buildings to four dwellings with associated amenity space and landscaping, replacement cart lodge for parking and new access road. Approved, 15/08/2016</p> <p>5/2015/0934 Demolition of existing Class B2 (general industrial) buildings and bungalow and erection of nine dwellings in two terraces with associated landscaping, parking and access drive. Approved, 20/08/2015</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	Yes	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	Yes
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	Yes	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
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Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Aylward Town Planning Ltd (Mark Aylward)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 6-25+ years

**Potential Number Of Homes:** 2530

**Potential Employment - Land Area (in hectares):** N/A

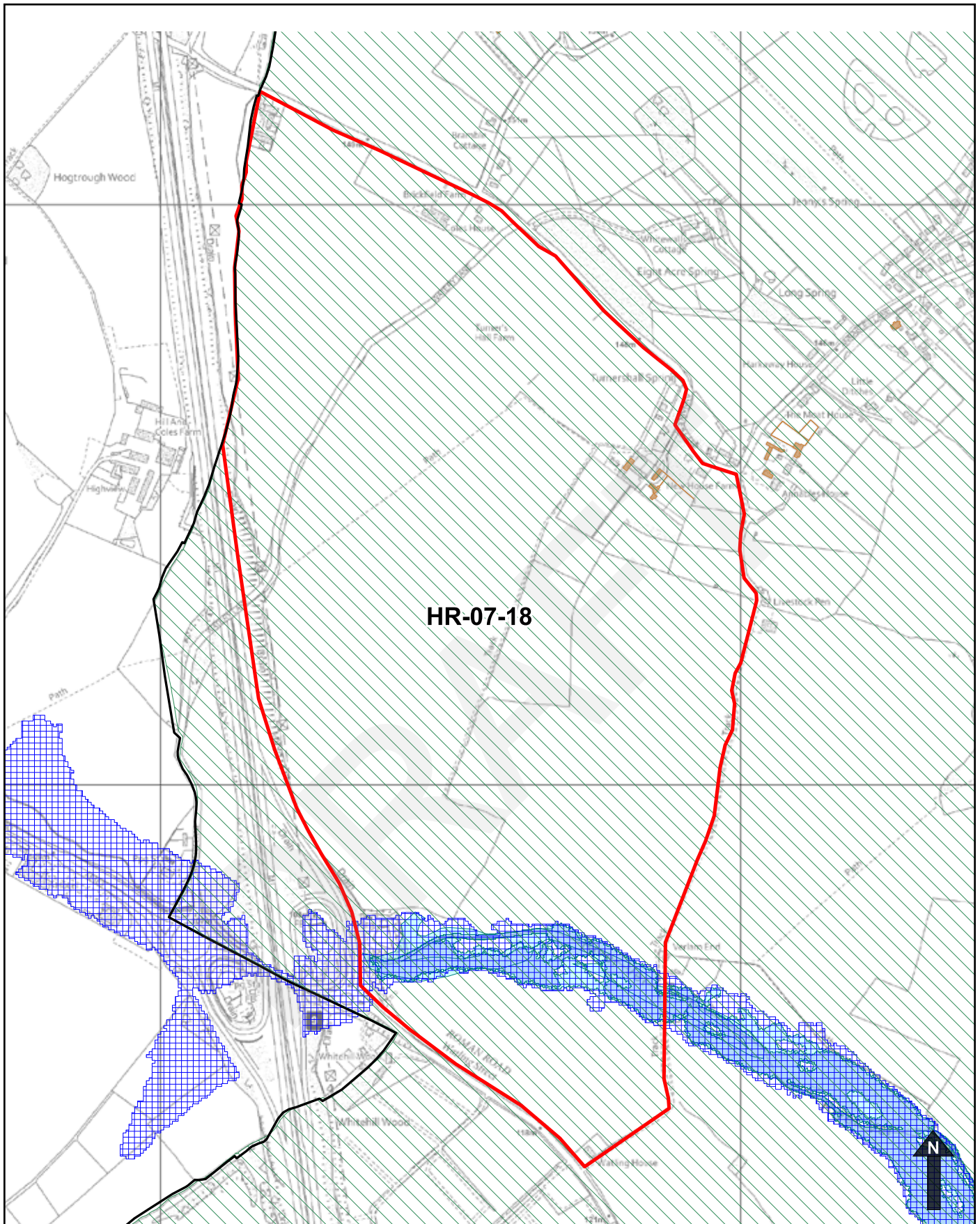
**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



HR-07-18

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

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## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Rumball Sedgwick (Michael Fearn)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-10 years

**Potential Number Of Homes:** 70

**Potential Employment - Land Area (in hectares):** N/A

**Potential Other Uses - Land Area (in hectares):** N/A

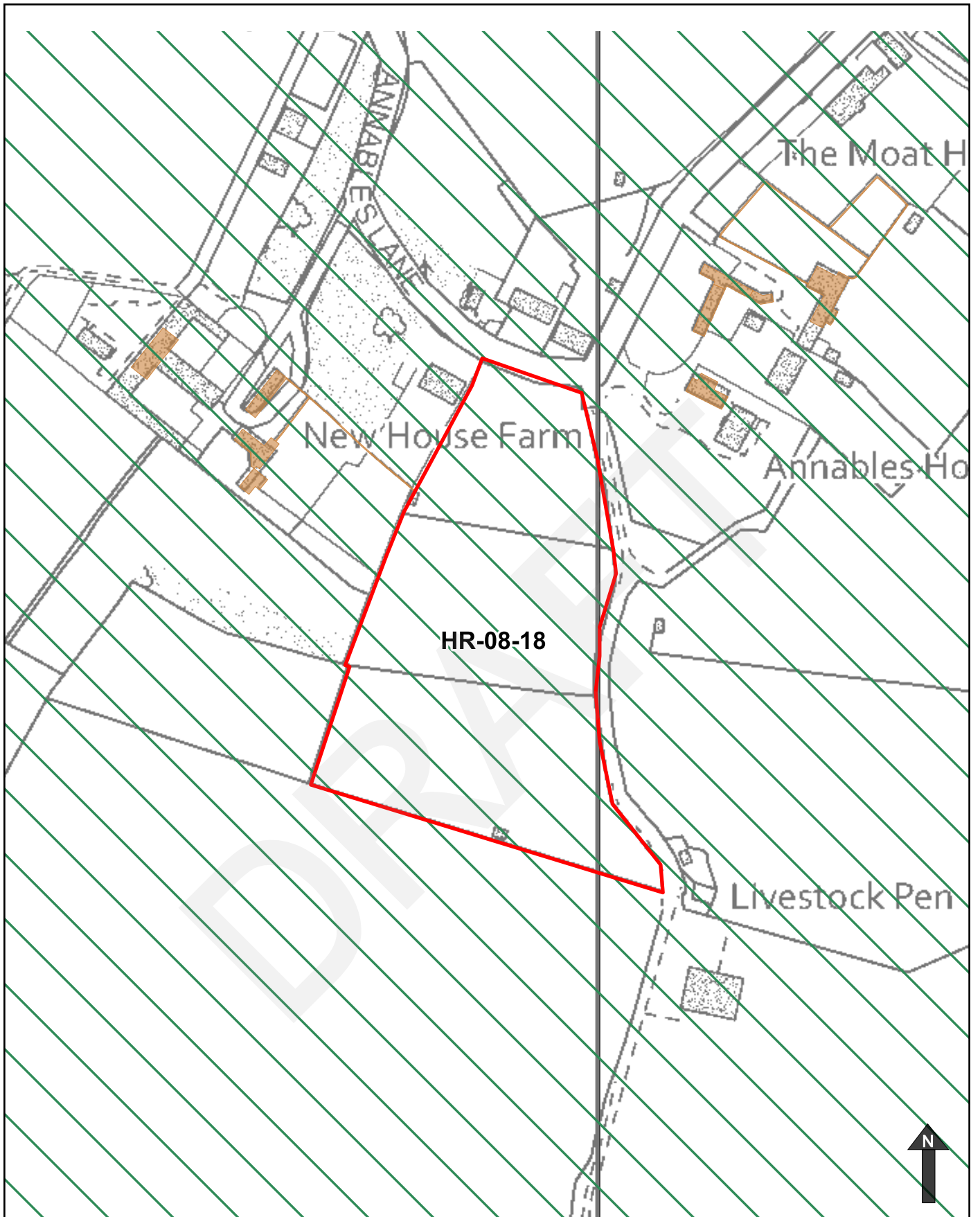
**Achievability Conclusions:**















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.





- |  |   |
|--|---|
|  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        |
|  Grade II           |  Local Nature Reserves               |
|  Grade II*          |  Site of Special Scientific Interest |

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<b>Site Reference:</b> HR-09-18	<b>Site Address:</b> Land at Turner's Hall Farm, west of Harpenden
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 156.84
<b>Existing use:</b> Agriculture	
<b>Character of site and surroundings:</b> The M1 splits the site into two parcels, the largest of which is located to the west of the site, and follows much of its length, with open fields located beyond. North and South aspects are of open countryside. To the east, a number of dwellings located along Annables Land are adjacent to the site. Residential dwelling and commercial premises towards the south west of the smaller parcel. To the south of this, a roundabout connecting Wately Lane, Dunstable Road, and the M1 slip road, is located.	
<b>Relevant Planning History</b>	
<p>5/2015/3425 Change of use of former agricultural buildings to four dwellings with associated amenity space and landscaping, replacement cart lodge for parking and new access road. Approved, 15/08/2016</p> <p>5/2015/0934 Demolition of existing Class B2 (general industrial) buildings and bungalow and erection of nine dwellings in two terraces with associated landscaping, parking and access drive. Approved, 20/08/2015</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	Yes	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	Yes
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	Yes	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Aylward Town Planning Ltd (Mark Aylward)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 6-25+ years

**Potential Number Of Homes:** 3765

**Potential Employment - Land Area (in hectares):** N/A

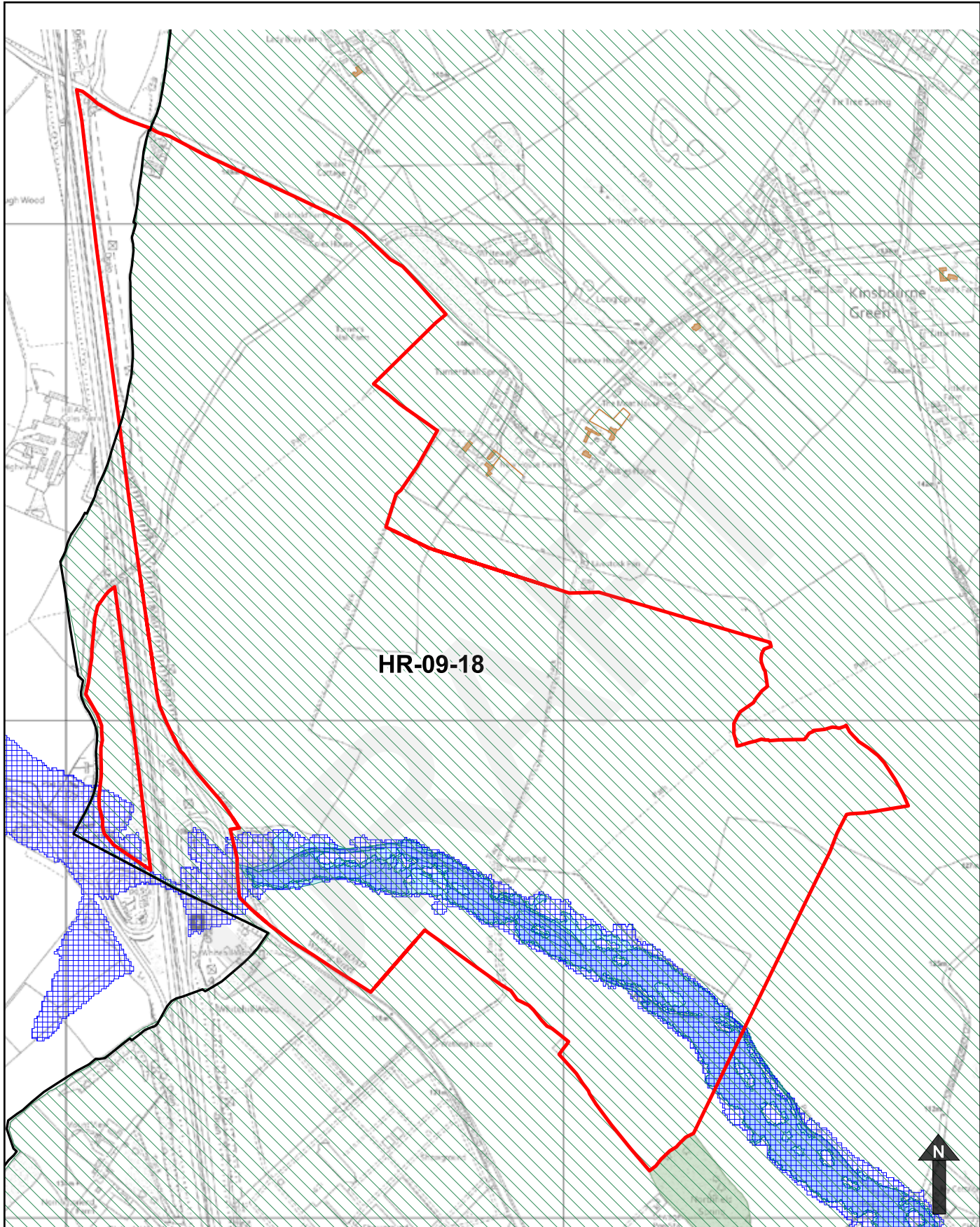
**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.















**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



HR-09-18



- |  |   |
|--|---|
|  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*          |   |

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<b>Site Reference:</b> HR-10-21	<b>Site Address:</b> Land Adjacent to Fieldgate, Redbourn Lane
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 0.23
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> The site is located to the south of Redbourn Lane, to which open fields are located to the north. An open field, which appears to be used playing pitches, are located to the west, beyond which is Harpenden Rugby Club. To the south is a Golf Course, with residential dwellings to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** DLA Town Planning (Simon Andrews)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

**Potential Number Of Homes:** 10

**Potential Employment - Land Area (in hectares):** N/A

**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**
















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.





- |  |   |
|--|---|
|  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*          |   |

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<b>Site Reference:</b> HR-11-21	<b>Site Address:</b> Land South of Redbourn Lane
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 2.08
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> The site is located to the south of Redbourn Lane, to which open fields are located to the north. Harpenden Rugby Club is located to the west. To the south is a Golf Course, with residential dwellings to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** DLA Town Planning (Simon Andrews)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-10 years

**Potential Number Of Homes:** 65

**Potential Employment - Land Area (in hectares):** N/A

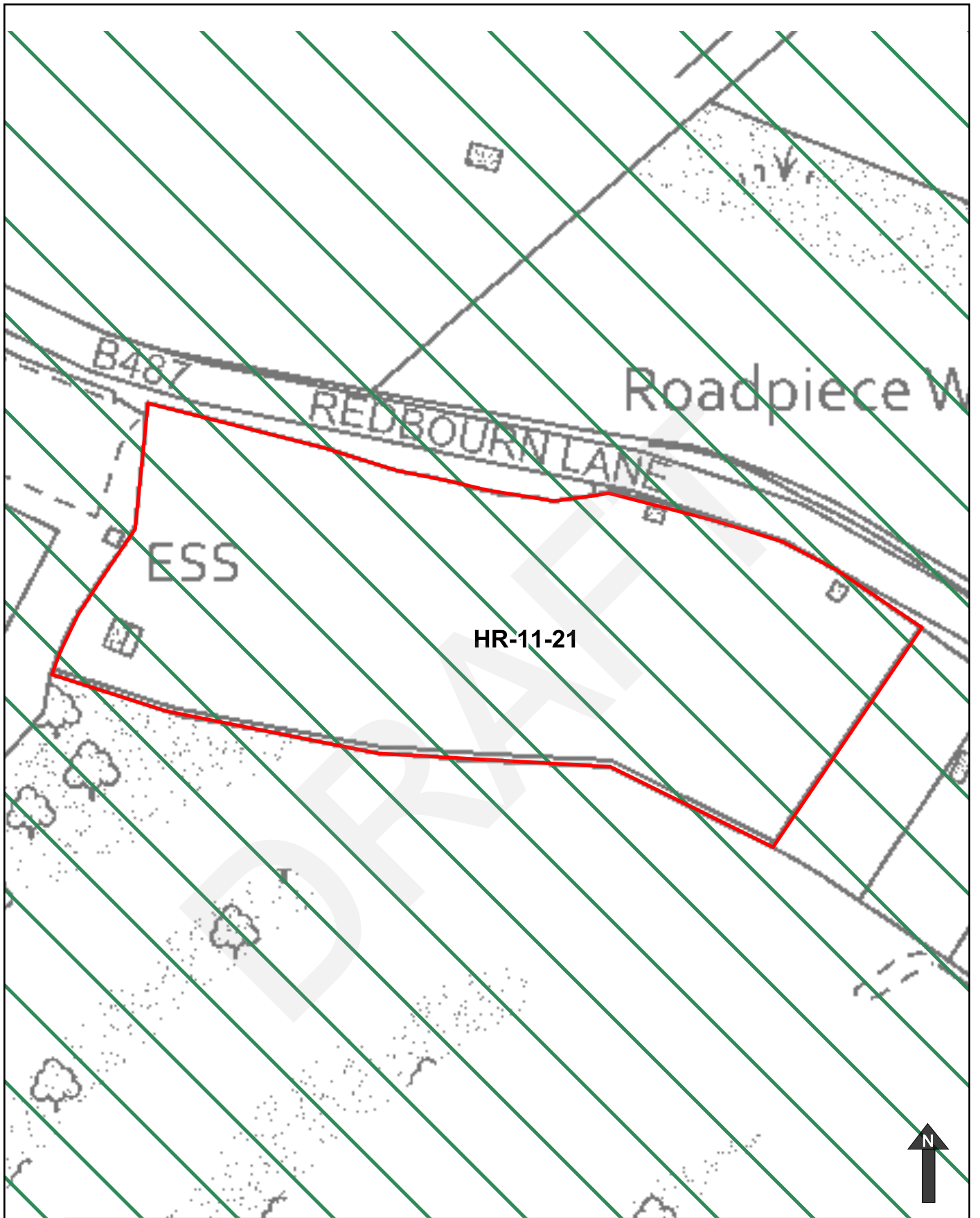
**Potential Other Uses - Land Area (in hectares):** N/A

**Achievability Conclusions:**

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

**Overall Conclusions**

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



- |                    |                                     |
|--------------------|-------------------------------------|
| 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*          |                                     |

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<b>Site Reference:</b> HR-12-18	<b>Site Address:</b> Land between Garden Cottage and Rosalia Cottage
<b>Parish:</b> Harpenden Rural	<b>Site area (hectares):</b> 0.58
<b>Existing use:</b> Agricultural / Vacant	
<b>Character of site and surroundings:</b> Annables Lane lies to the south of the site, with two detached dwellings located opposite. Dwellings are also located to the west and east. Open fields are visible from all other aspects.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

### **Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

### **Availability**

**Landowner:** Private

**Site Promoter:** Hunston Planning Limited (Jonathan Shreeves)

### **Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

### **Achievability**

**Proposed Use:** Housing

**Estimated Delivery Timescale (housing):** 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

**Potential Number Of Homes:** 20

**Potential Employment - Land Area (in hectares):** N/A

**Potential Other Uses - Land Area (in hectares):** N/A

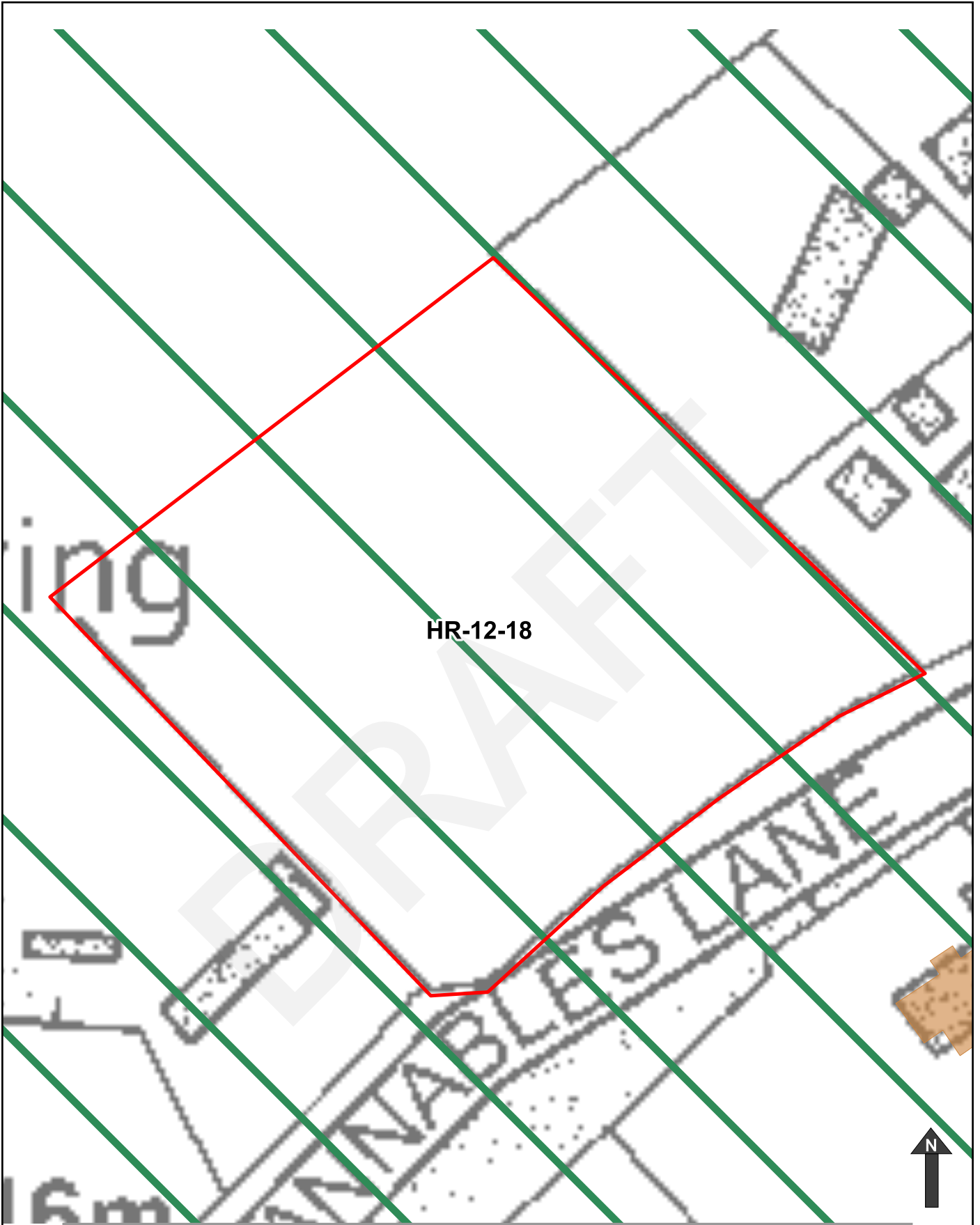
### **Achievability Conclusions:**

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

### **Overall Conclusions**















The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.





HR-12-18



- |  |   |
|--|---|
|  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        |
|  Grade II           |  Local Nature Reserves               |
|  Grade II*          |  Site of Special Scientific Interest |

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