

Harpenden Town Parish

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.

© Crown copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

OS License No: 100018953 - 2009



St Albans
CITY AND DISTRICT

Site Reference: HT-01-21	Site Address: Sauncey View Lodge
Parish: Harpenden Town	Site area (hectares): 0.56
Existing use: Residential	
Character of site and surroundings: Residential properties are located to the south and west of the site. Open fields are to the north, with an agricultural building and open fields to the east.	
Relevant Planning History	
5/2007/0712, Demolition of existing and erection of replacement dwelling; Approved 29/06/2007	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

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: 100

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

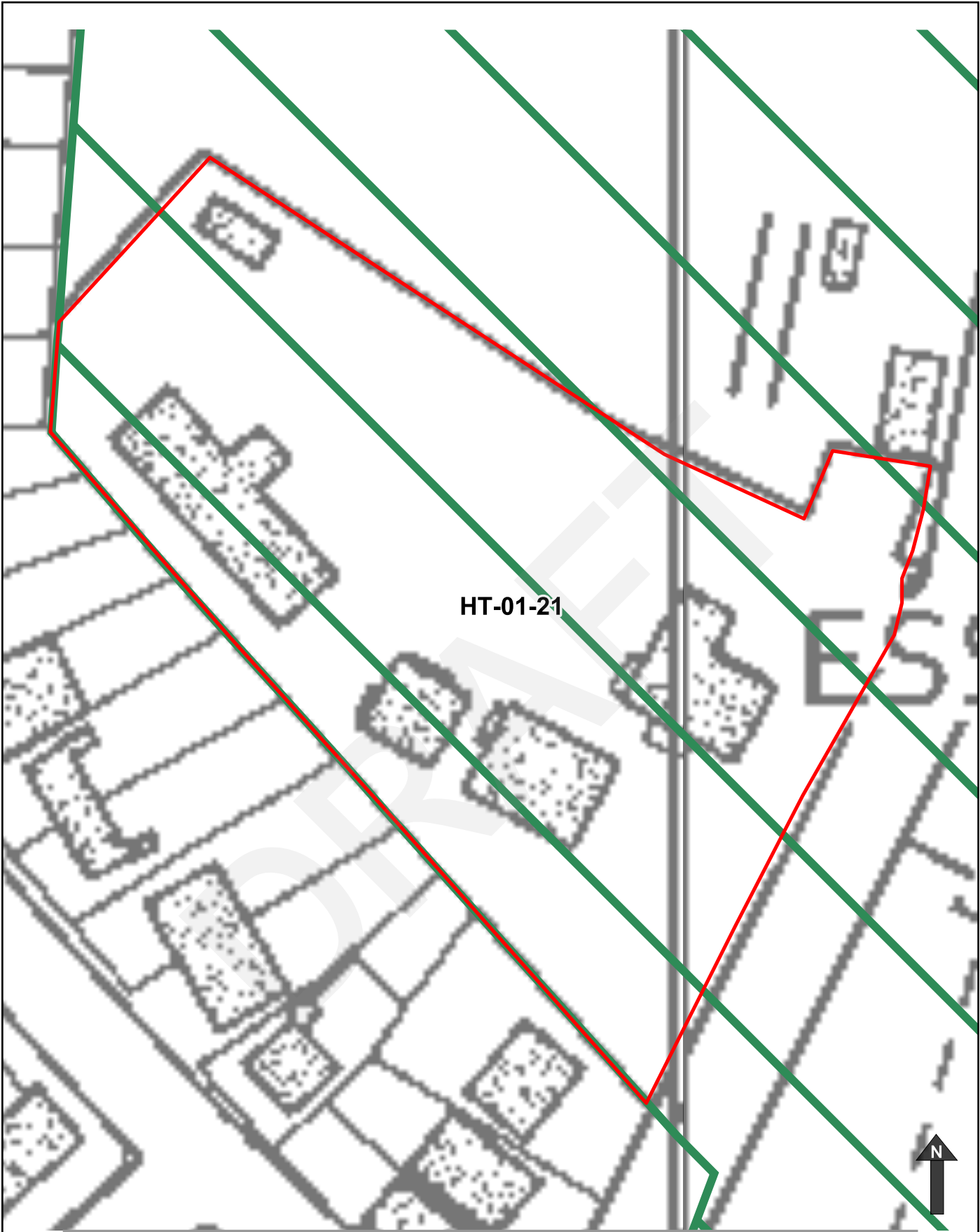
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-01-21



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-03-21	Site Address: Land at Beesonend Lane
Parish: Harpenden Town	Site area (hectares): 6.12
Existing use: Residential / Agricultural	
Character of site and surroundings: Beesonend Lane and agricultural fields further beyond to the south of the site. Agricultural fields also bound the west. Residential development to the north and east of the site. Beesonend Orchard abuts the south eastern edge of the site.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	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)	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: 40

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

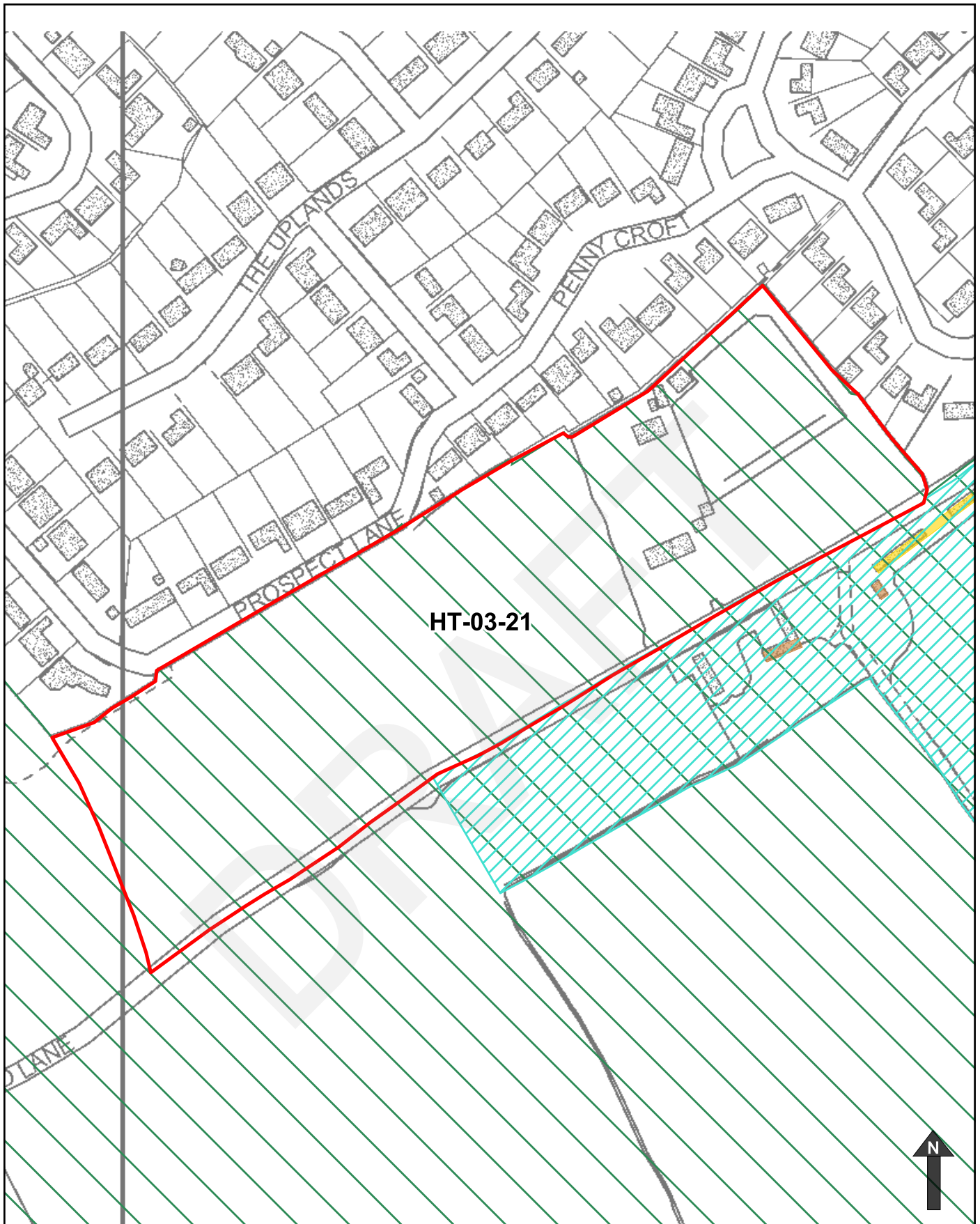
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-03-21

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-04-21	Site Address: Land at Falconers Field
Parish: Harpenden Town	Site area (hectares): 1.16
Existing use: Agricultural	
Character of site and surroundings: Residential development abuts most of the northern boundary of the site. Falconers Field public highway and residential abuts east of the site. Access to the site is from Falconers Field. Agricultural farmland to the western boundary of the site and school (Roundwood Park School) sports playing fields to the south.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	No
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: 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: 100

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

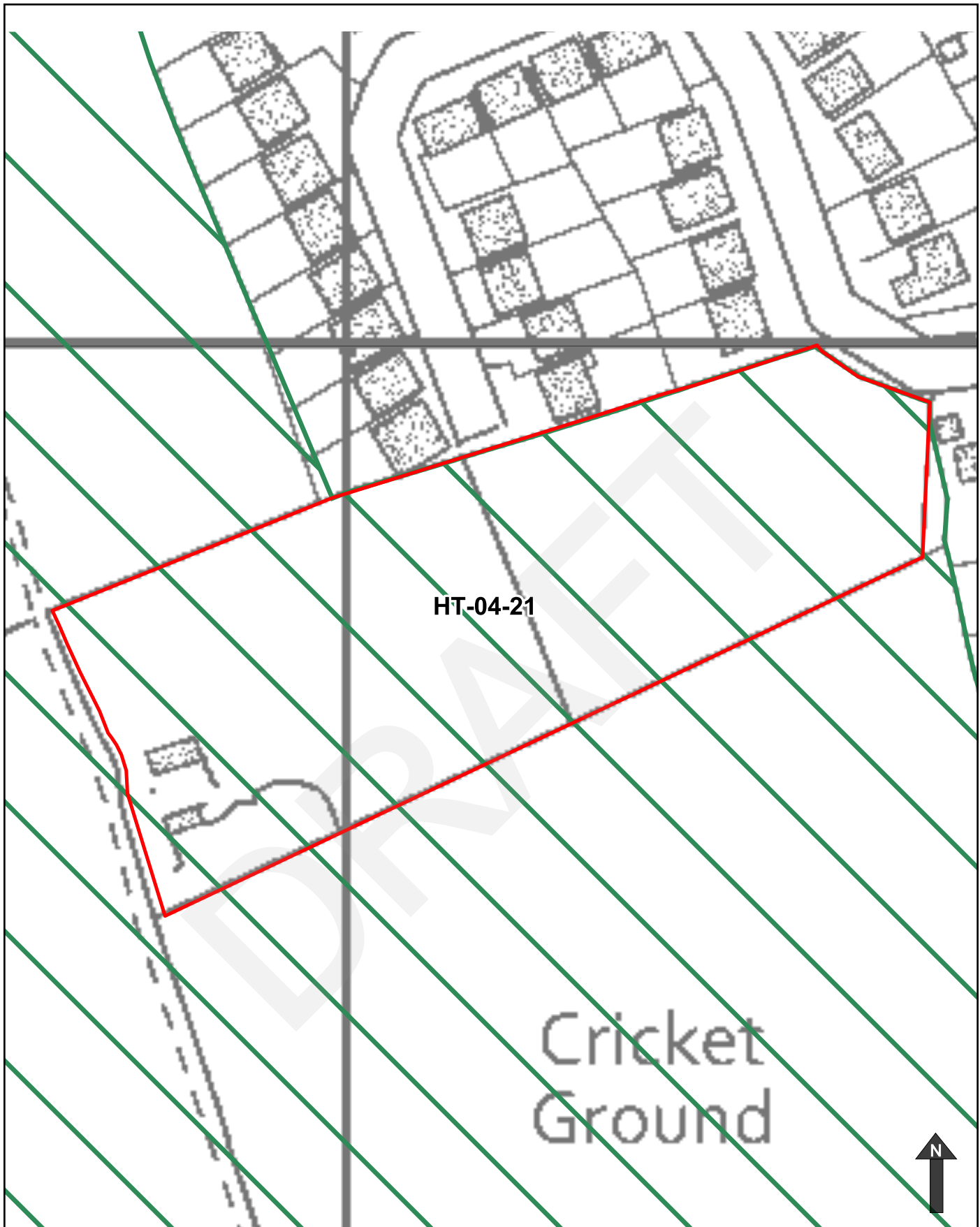
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-04-21

Cricket
Ground



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

Contains public sector information licensed under the Open Government Licence v3.0
© Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-05-21-1	Site Address: Harpenden Sewage Treatment Works, Piggottshill Lane
Parish: Harpenden Town	Site area (hectares): 4.10
Existing use: Sewage Treatment Works	
Character of site and surroundings: Residential development lies to the west and rough ground (Crabtree Fields) lies to the south. The former railway embankment abuts the northern edge of the site and Piggottshill Lane runs along the site's eastern boundary.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	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: Savills (Chris Colloff)

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: 100

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

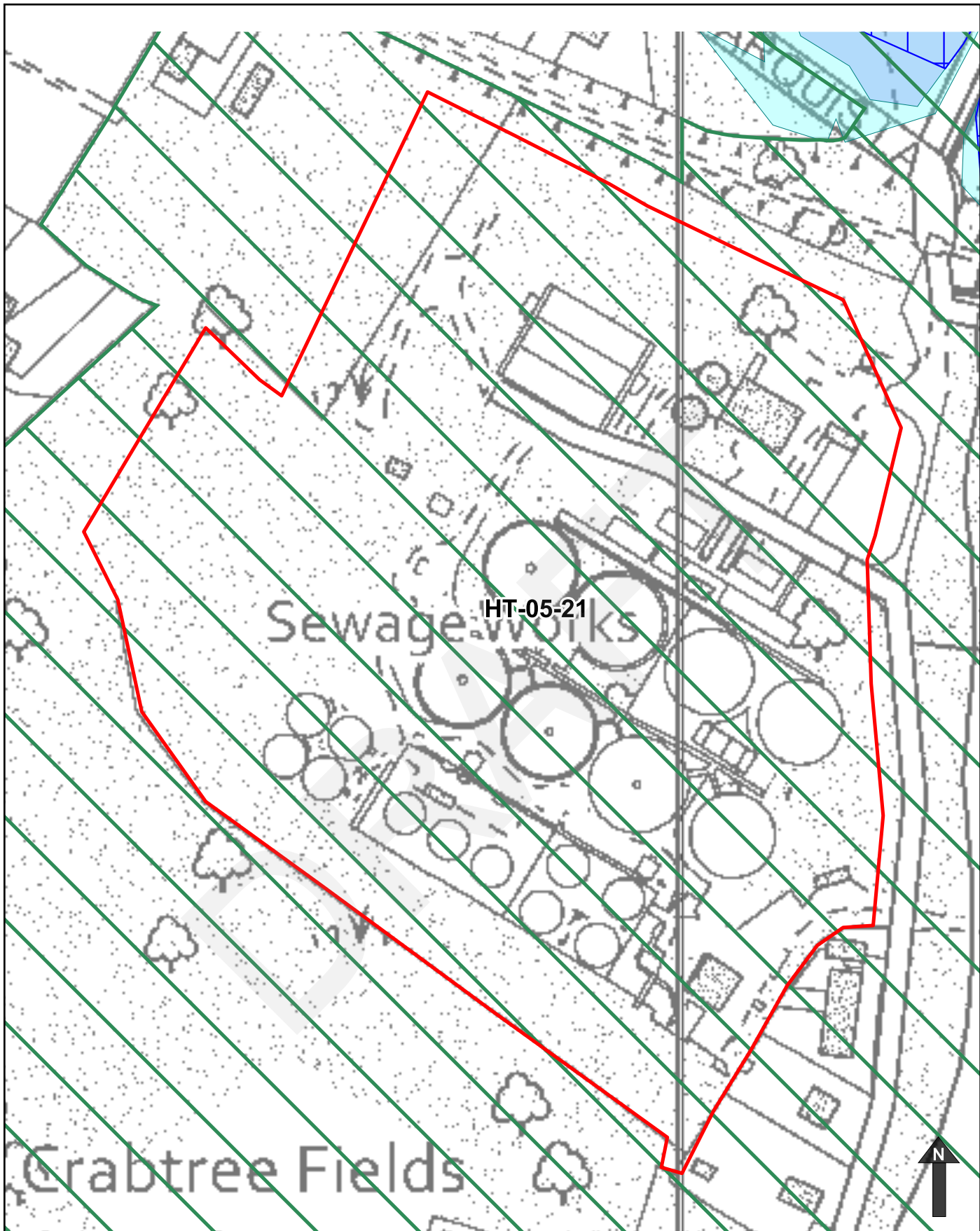
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-05-21-2	Site Address: Harpenden Sewage Treatment Works, Piggottshill Lane
Parish: Harpenden Town	Site area (hectares): 4.10
Existing use: Sewage Treatment Works	
Character of site and surroundings: Residential development lies to the west and rough ground (Crabtree Fields) lies to the south. The former railway embankment abuts the northern edge of the site and Piggottshill Lane runs along the site's eastern boundary.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	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: Savills (Chris Colloff)

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: Employment (uses not specified)

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: N/A

Potential Employment - Land Area (in hectares): 4.10

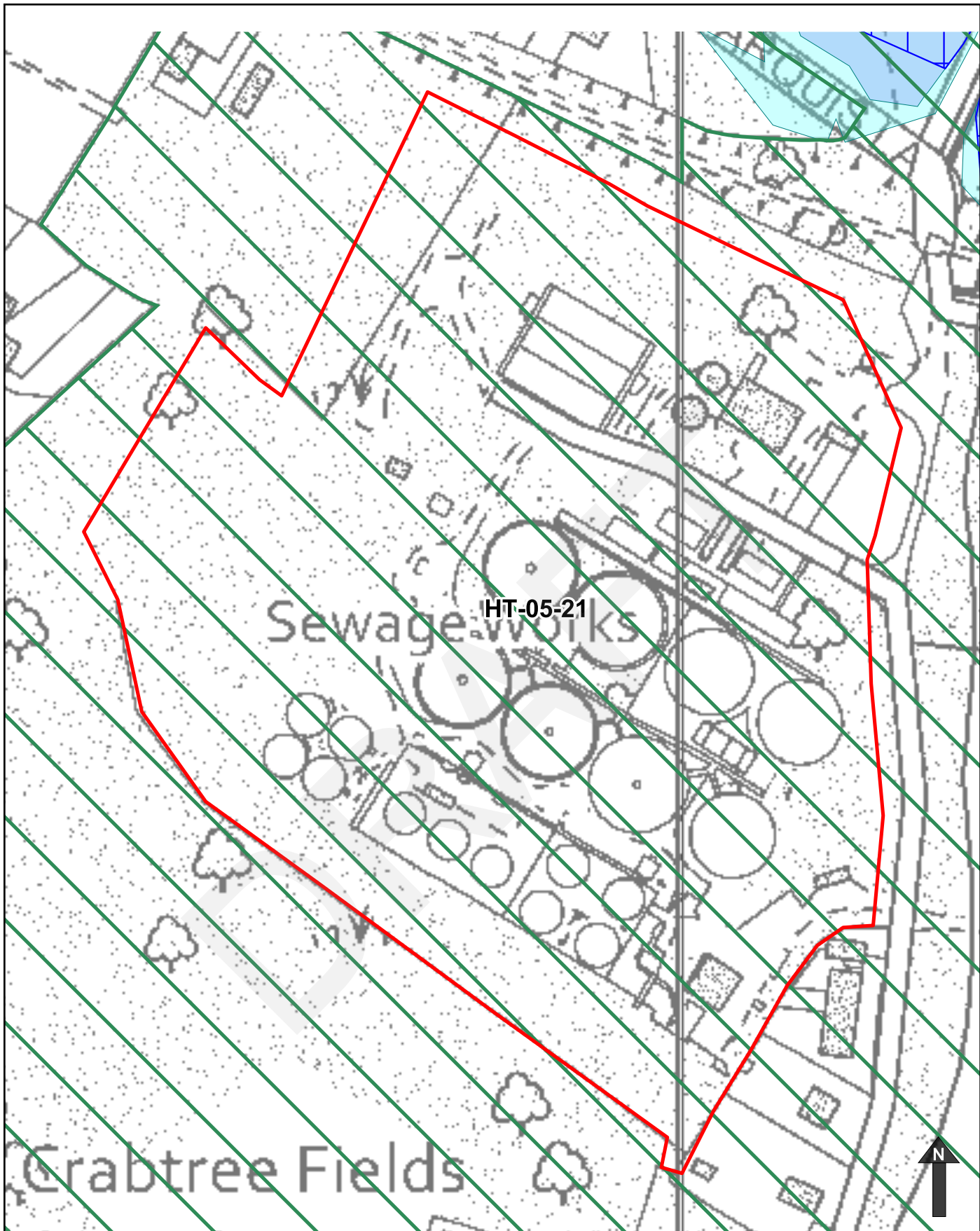
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-06-16	Site Address: Land East of Common Lane, Harpenden
Parish: Harpenden Town	Site area (hectares): 0.89
Existing use: Agricultural	
Character of site and surroundings: Residential properties are located to the west of the site across Common Lane. To the south and east of the site is a school, with an agricultural building and open fields to the north.	
Relevant Planning History	
<p>5/2019/1421 CONSULTATION ONLY - planning permission 5/2733-17 with regard to the construction of new 6 FE school buildings, vehicular access/egress onto the Lower Luton Road, vehicular access onto Common Lane, two pedestrian accesses/egresses onto Common Lane and other associated development. Approved, 04/07/2019</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

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: Bidwells (Derek Bromley)

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

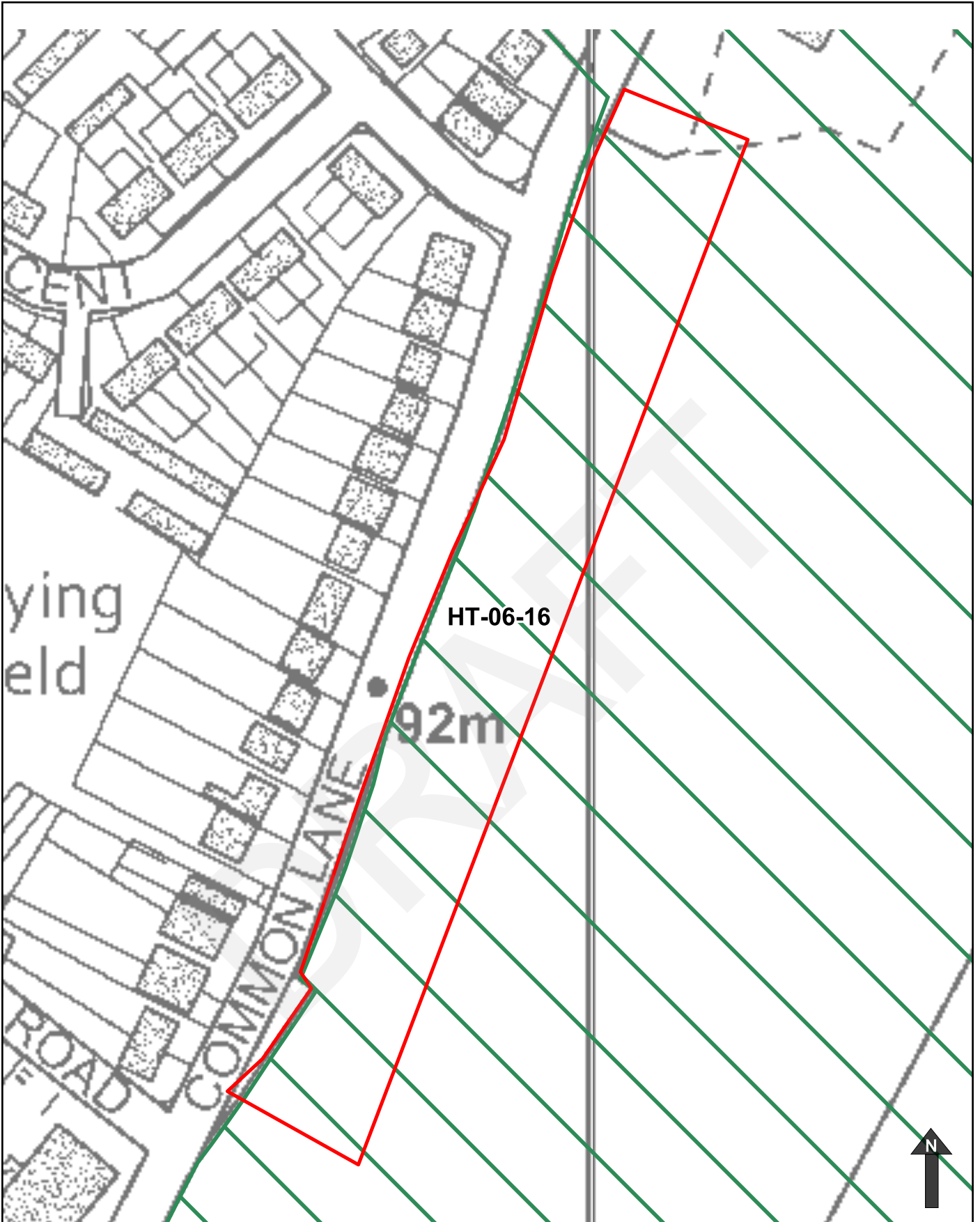
Potential Other Uses - Land Area (in hectares): N/A
















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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-06a-21	Site Address: Site A and B Common Lane (Site A)
Parish: Harpenden Town	Site area (hectares): 0.47
Existing use: Vacant	
Character of site and surroundings: Residential properties are located to the west of the site across Common Lane. To the south and east of the site is a school and associated access, with an agricultural building and open fields to the north.	
Relevant Planning History	
<p>5/2019/1421 CONSULTATION ONLY - planning permission 5/2733-17 with regard to the construction of new 6 FE school buildings, vehicular access/egress onto the Lower Luton Road, vehicular access onto Common Lane, two pedestrian accesses/egresses onto Common Lane and other associated development. Approved, 04/07/2019</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

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: Bidwells (Derek Bromley)

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: 15

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.

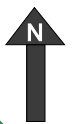
Overall Conclusions















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



HT-06a-21

92m



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-06b-21	Site Address: Site A and B Common Lane (Site B)
Parish: Harpenden Town	Site area (hectares): 0.28
Existing use: Vacant	
Character of site and surroundings: Residential properties are located to the west of the site across Common Lane. To the south and east of the site is a school, with an agricultural building and open fields to the north.	
Relevant Planning History	
<p>5/2019/1421 CONSULTATION ONLY - planning permission 5/2733-17 with regard to the construction of new 6 FE school buildings, vehicular access/egress onto the Lower Luton Road, vehicular access onto Common Lane, two pedestrian accesses/egresses onto Common Lane and other associated development. Approved, 04/07/2019</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

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: Bidwells (Derek Bromley)

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): 1-15 years

Potential Number Of Homes: 415

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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-07-18	Site Address: Land at North West Harpenden
Parish: Harpenden Town	Site area (hectares): 17.52
Existing use: Agricultural	
Character of site and surroundings: Luton Road is located to the south west of the site, with residential properties along this boundary, as well as to the south east. A school and open fields are located to the north east of the site, with a single dwelling and open fields to the north west.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	Yes	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)	Yes	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	Yes		

* 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: Savills (Andrew Fido)

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, Solar Farm

Estimated Delivery Timescale (housing): 6-20 years

Potential Number Of Homes: 660

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

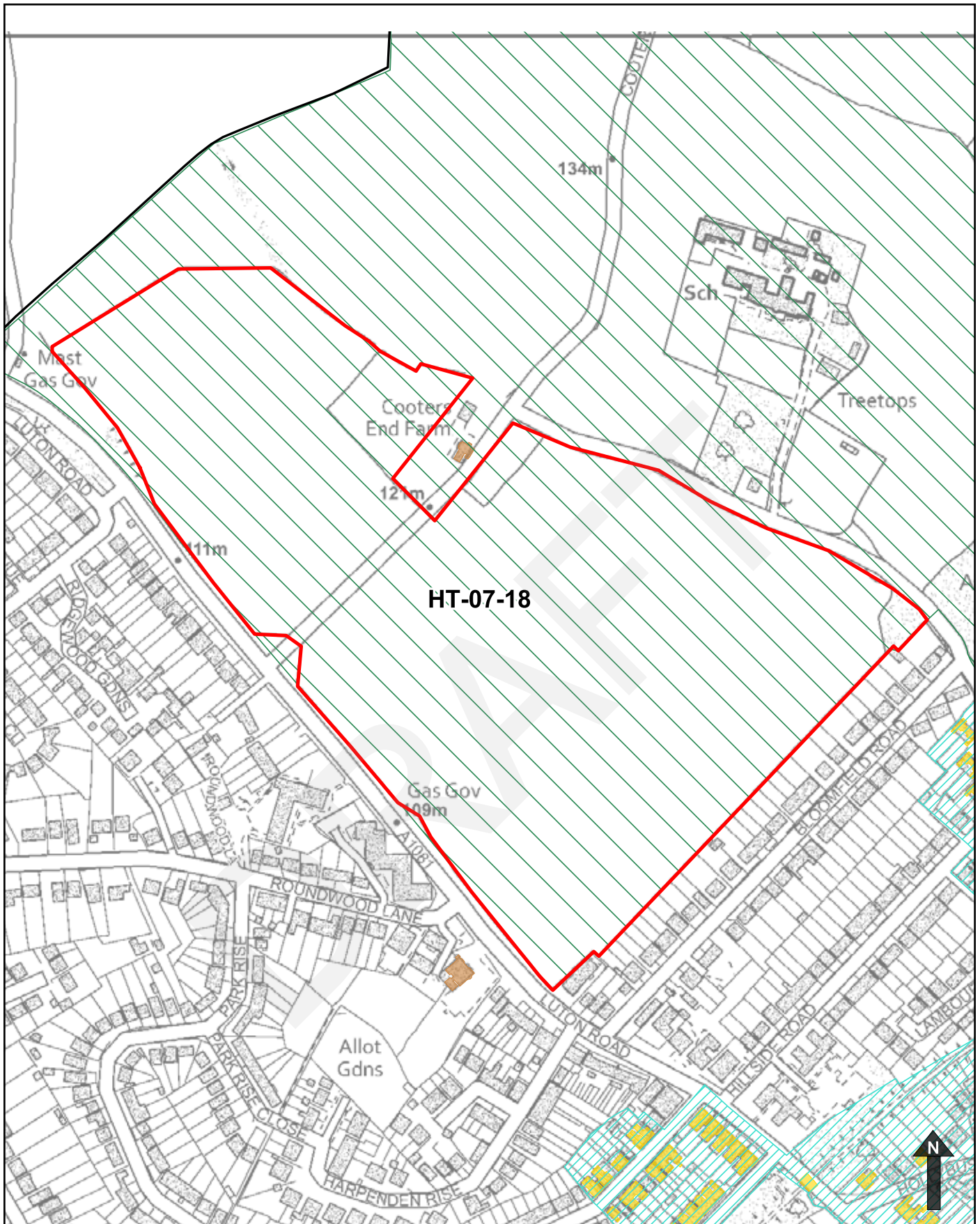
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-07-21	Site Address: Land at North West Harpenden
Parish: Harpenden Town	Site area (hectares): 27.43
Existing use: Agricultural	
Character of site and surroundings: Luton Road is located to the south west of the site, with residential properties along this boundary, as well as to the south east. A school and open fields are located to the north east of the site, with open fields to the north west.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	Yes	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)	Yes	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)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

* 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: Lichfields (Nick Baker)

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, Education: 2FE Primary School, Biodiversity Improvement, Green Belt Compensatory Land, Tree Planting

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: 280

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

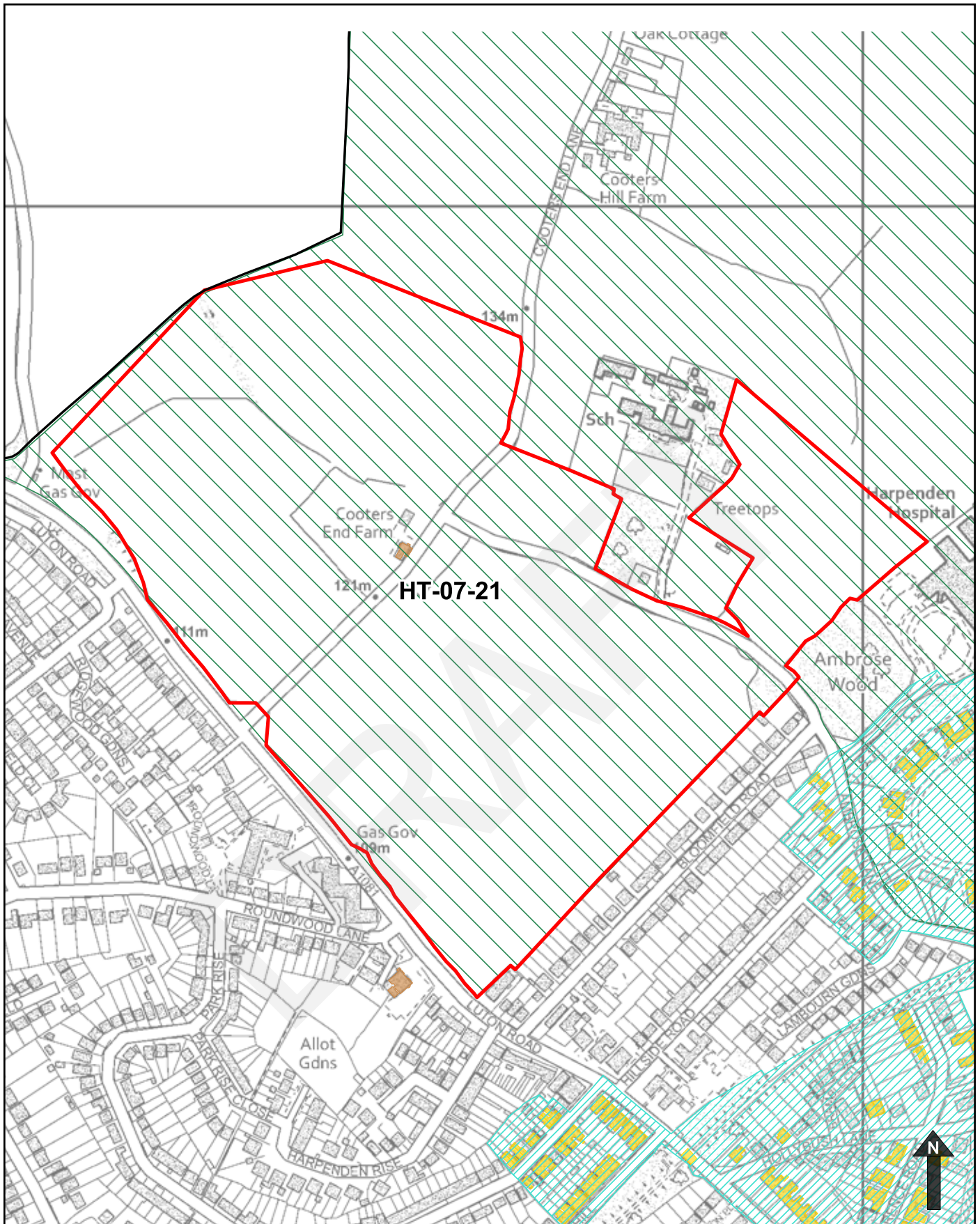
Potential Other Uses - Land Area (in hectares): 2.50









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
-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-08-18	Site Address: Land at Ambrose Lane
Parish: Harpenden Town	Site area (hectares): 11.58
Existing use: Agricultural	
Character of site and surroundings: Luton Road is located to the south west of the site, with residential properties along this boundary, as well as to the south east. A school and open fields are located to the north east of the site, with a single dwelling and open fields to the north west.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

The site is not suitable. The site is of insufficient size to provide a capacity for five or more dwellings.

Availability

Landowner: Private

Site Promoter: Lichfields (Nick Baker)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing, Education: Primary School, Public Open Space, Community Orchards and Allotments

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 2

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

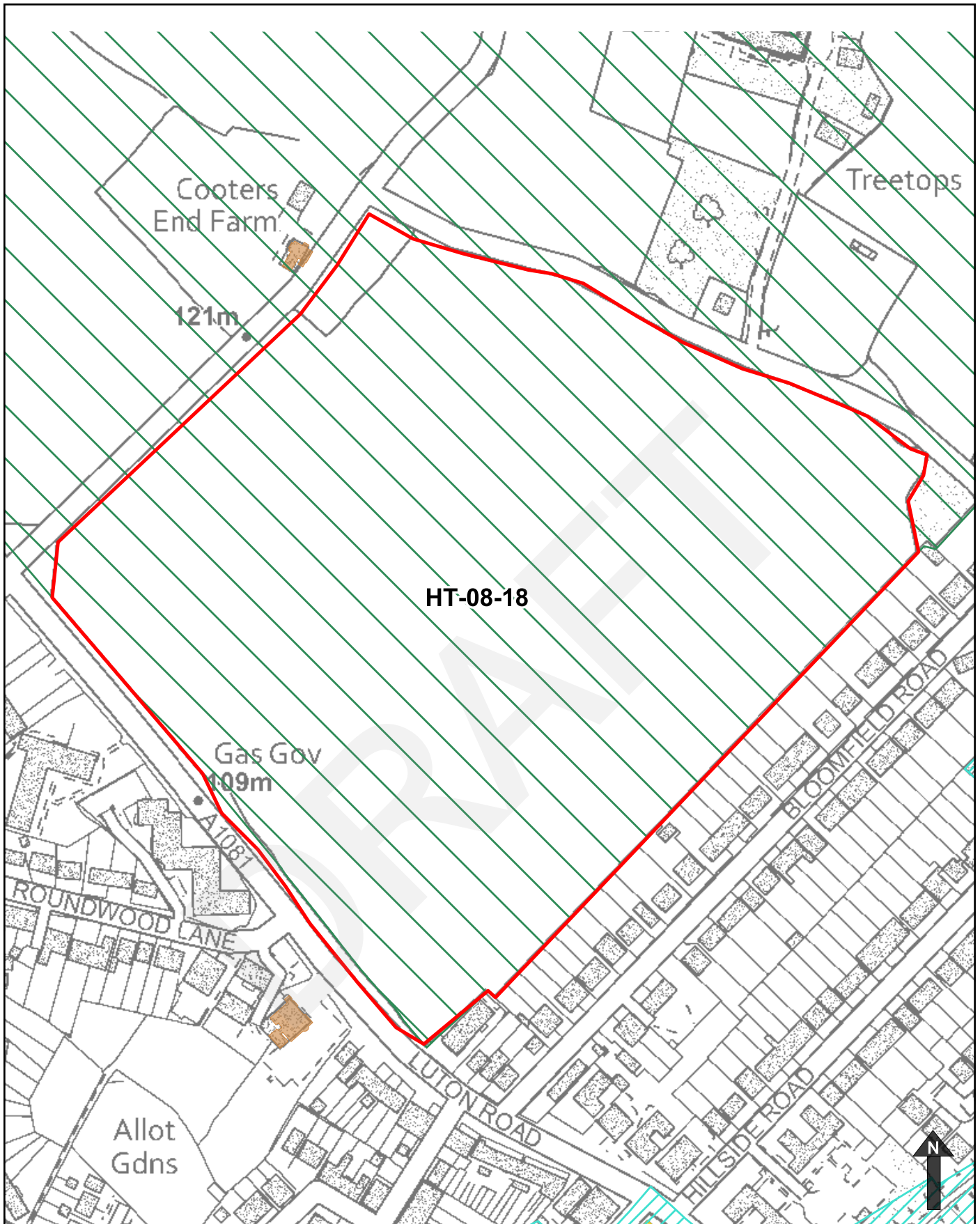
Potential Other Uses - Land Area (in hectares): 7.30
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-09-21	Site Address: Grove Road Garage Site
Parish: Harpenden Town	Site area (hectares): 0.04
Existing use: Vacant / Garage Site	
Character of site and surroundings: The surrounding area is a mix of residential and commercial premises, with a recycling centre also located to the north.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	No	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)	No
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)	No	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:

The site is not suitable because it is of insufficient size to be assessed further.

Availability

Landowner: Public

Site Promoter: Local Residents (AP Barwell and CD Hewitt)

Availability Conclusions:

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

Achievability

Proposed Use: Other Uses: Tree Planting

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: N/A

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

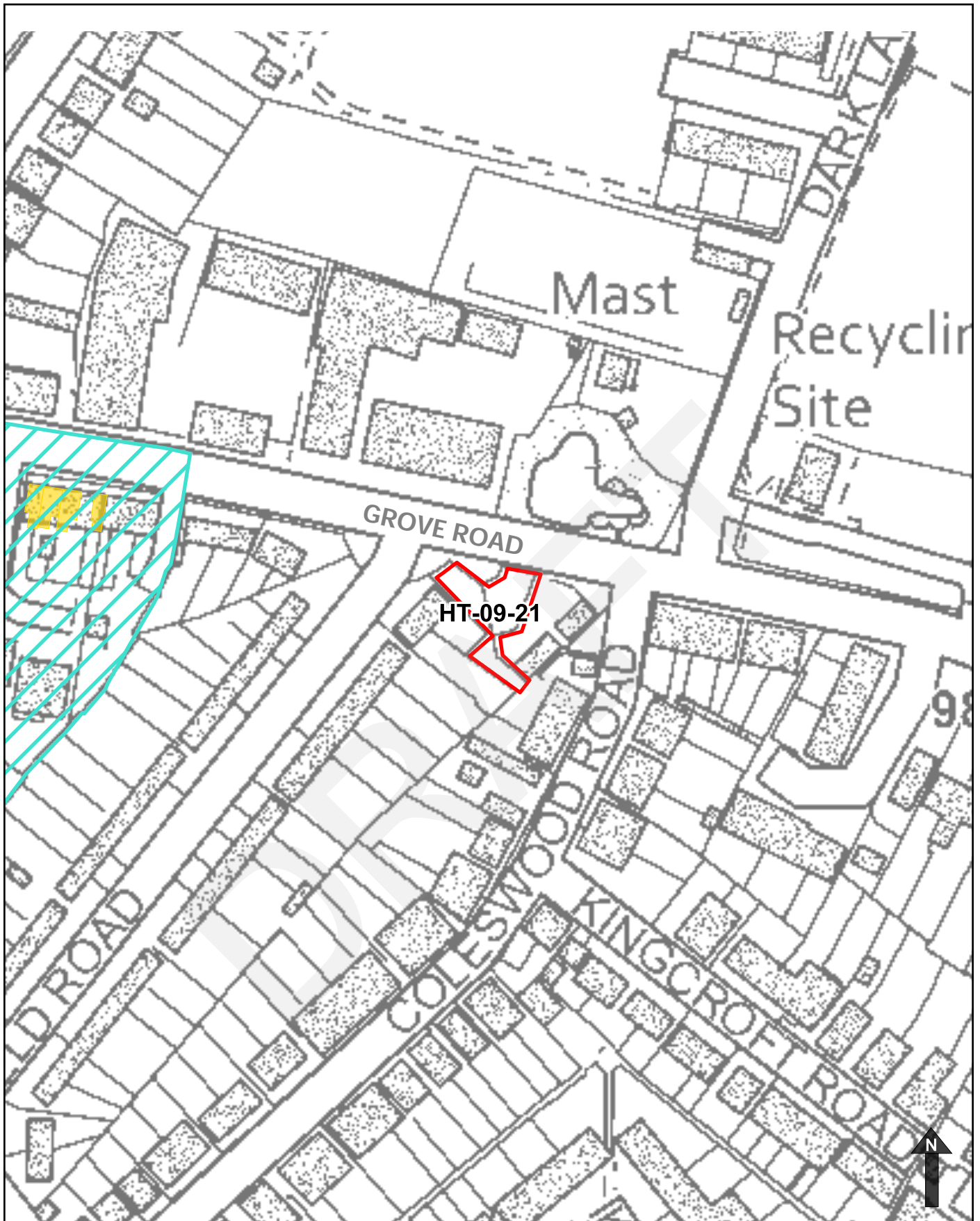
Potential Other Uses - Land Area (in hectares): 0.04
















Achievability Conclusions:

N/A

Overall Conclusions

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



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-10-18	Site Address: Rothamsted Research Core Site Russell/North Buildings and Hatching Green
Parish: Harpenden Town	Site area (hectares): 12.32
Existing use: Research Park / Office / Laboratory / Academic / Conference	
Character of site and surroundings: Open fields to the south and west. Rothamsted Park to the north. Principally residential housing to the south east and north east, with Harpenden Common to the east.	
Relevant Planning History	
<p>5/2019/1132 Change of use to Class D2 (gym), internal alterations and alterations to openings (resubmission following invalid application 5/2019/0254). Approved, 12/08/2019</p> <p>5/2015/2379 Demolition of existing Fisher building and construction of two, two storey blocks consisting of 46 ancilliary Class C2(residential institutions) units with refuse and cycle storage, associated parking and landscaping. Approved, 26/04/2016</p> <p>5/2015/1316 Screening Opinion - 2 no. two storey buildings comprising 46 residential units. Approved, 06/05/2016</p> <p>5/2013/2145 Erection of a shared three storey facilities building, three storey conference centre extension and installation of solar shading to the Daniel Hall Building, along with new car park with external lighting, associated landscaping and supporting infrastructure, following demolition of existing structures and site clearance. Approved, 18/12/2013</p> <p>5/2008/1912 Change of use from Class B1 (light industry) to Class D2 (childrens motor skills development centre) resubmission following refusal of 5/08/0987. Approved, 08/10/2008</p> <p>5/1998/0436 Change of use to day care nursery. Approved, 29/04/1998</p> <p>5/1998/0436 Change of use to day care nursery. Approved, 29/04/1998</p> <p>5/1993/1746 Erection of glasshouses for plant rearing and agricultural research Decision. Approved, 07/01/1994</p> <p>5/1978/1070 Laboratory service block. Approved, 29/09/1978</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	Yes	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)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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: AD Practice Ltd (David Parry)

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: Employment: Science and Enterprise Park, Hotel

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 12.32

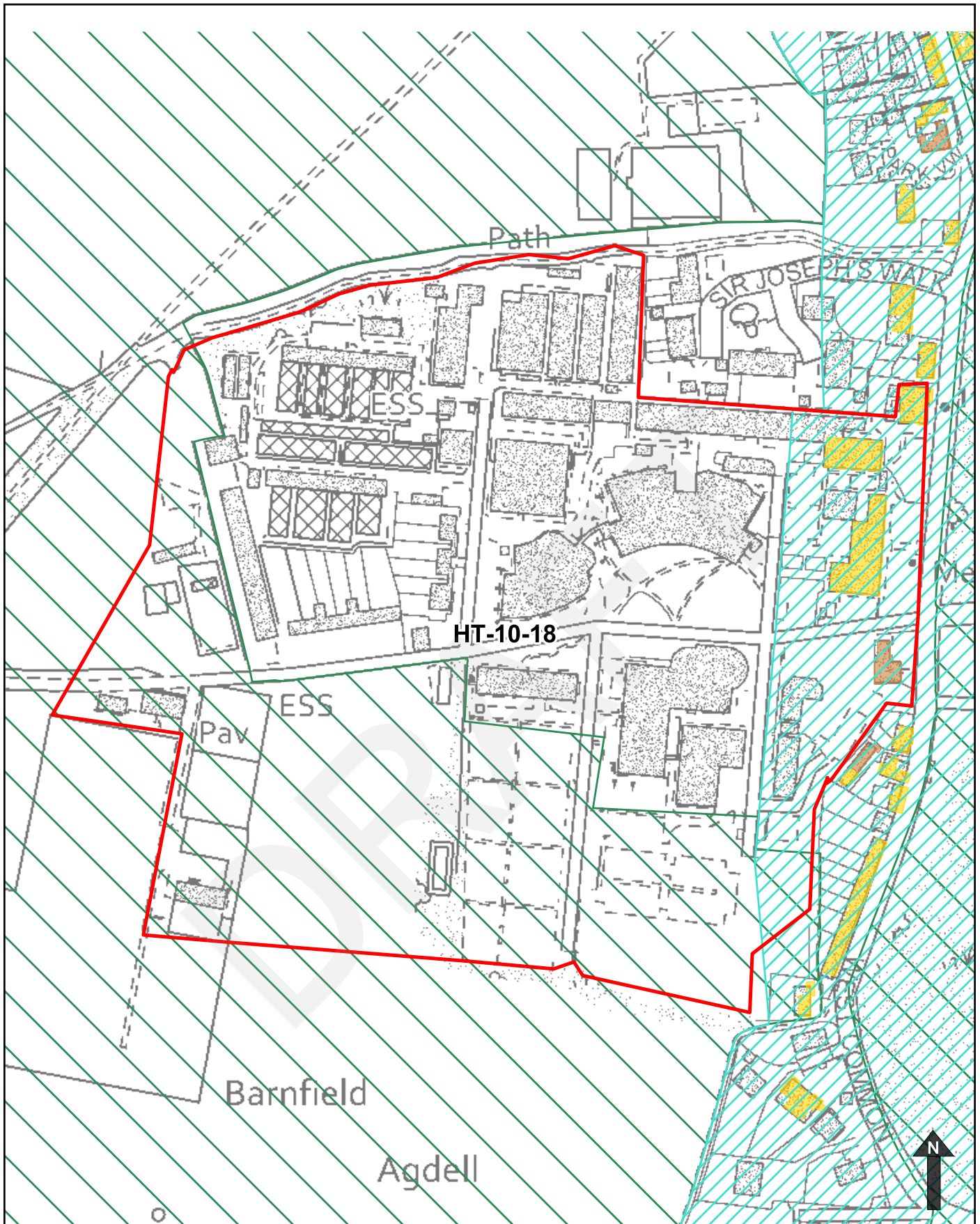
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-10-21	Site Address: Rothamsted Research, Harpenden Campus
Parish: Harpenden Town	Site area (hectares): 13.62
Existing use: Research Park / Office / Laboratory / Academic / Conference	
Character of site and surroundings: Residential development lies to the west and rough ground (Crabtree Fields) lies to the south. The former railway embankment abuts the northern edge of the site and Piggottshill Lane runs along the site's eastern boundary.	
Relevant Planning History	
<p>5/2019/1132 Change of use to Class D2 (gym), internal alterations and alterations to openings (resubmission following invalid application 5/2019/0254). Approved, 12/08/2019</p> <p>5/2015/2379 Demolition of existing Fisher building and construction of two, two storey blocks consisting of 46 ancilliary Class C2(residential institutions) units with refuse and cycle storage, associated parking and landscaping. Approved, 26/04/2016</p> <p>5/2015/1316 Screening Opinion - 2 no. two storey buildings comprising 46 residential units. Approved, 06/05/2016</p> <p>5/2013/2145 Erection of a shared three storey facilities building, three storey conference centre extension and installation of solar shading to the Daniel Hall Building, along with new car park with external lighting, associated landscaping and supporting infrastructure, following demolition of existing structures and site clearance. Approved, 18/12/2013</p> <p>5/2008/1912 Change of use from Class B1 (light industry) to Class D2 (childrens motor skills development centre) resubmission following refusal of 5/08/0987. Approved, 08/10/2008</p> <p>5/1998/0436 Change of use to day care nursery. Approved, 29/04/1998</p> <p>5/1993/1746 Erection of glasshouses for plant rearing and agricultural research Decision. Approved, 07/01/1994</p> <p>5/1978/1070 Laboratory service block. Approved, 29/09/1978</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	No
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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: Bidwells (Jonathan Bainbridge)

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: Employment: Science and Enterprise Park, Renewable and Low Carbon Energy, Biodiversity improvement

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: N/A

Potential Employment - Land Area (in hectares): 13.62

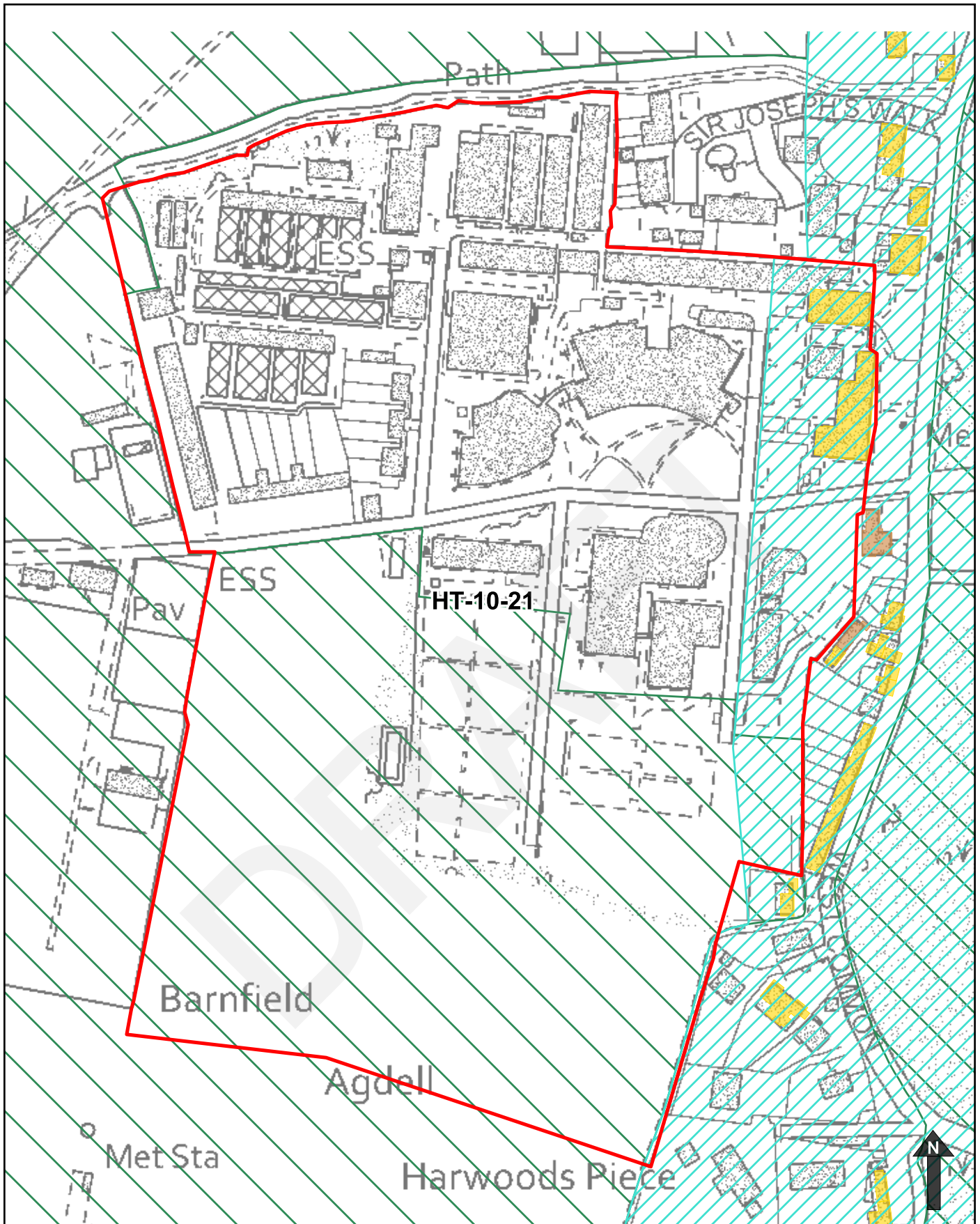
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-11-21	Site Address: Land at Piggottshill Lane
Parish: Harpenden Town	Site area (hectares): 0.86
Existing use: Vacant	
Character of site and surroundings: To the west is an indoor bowling club, scout hut and other buildings of a temporary nature. Piggottshill Lane runs parallel to the eastern edge of the site (but vehicular access is very limited). Residential development (Waldegrave Park) lies to the south.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	No
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: 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: 20

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

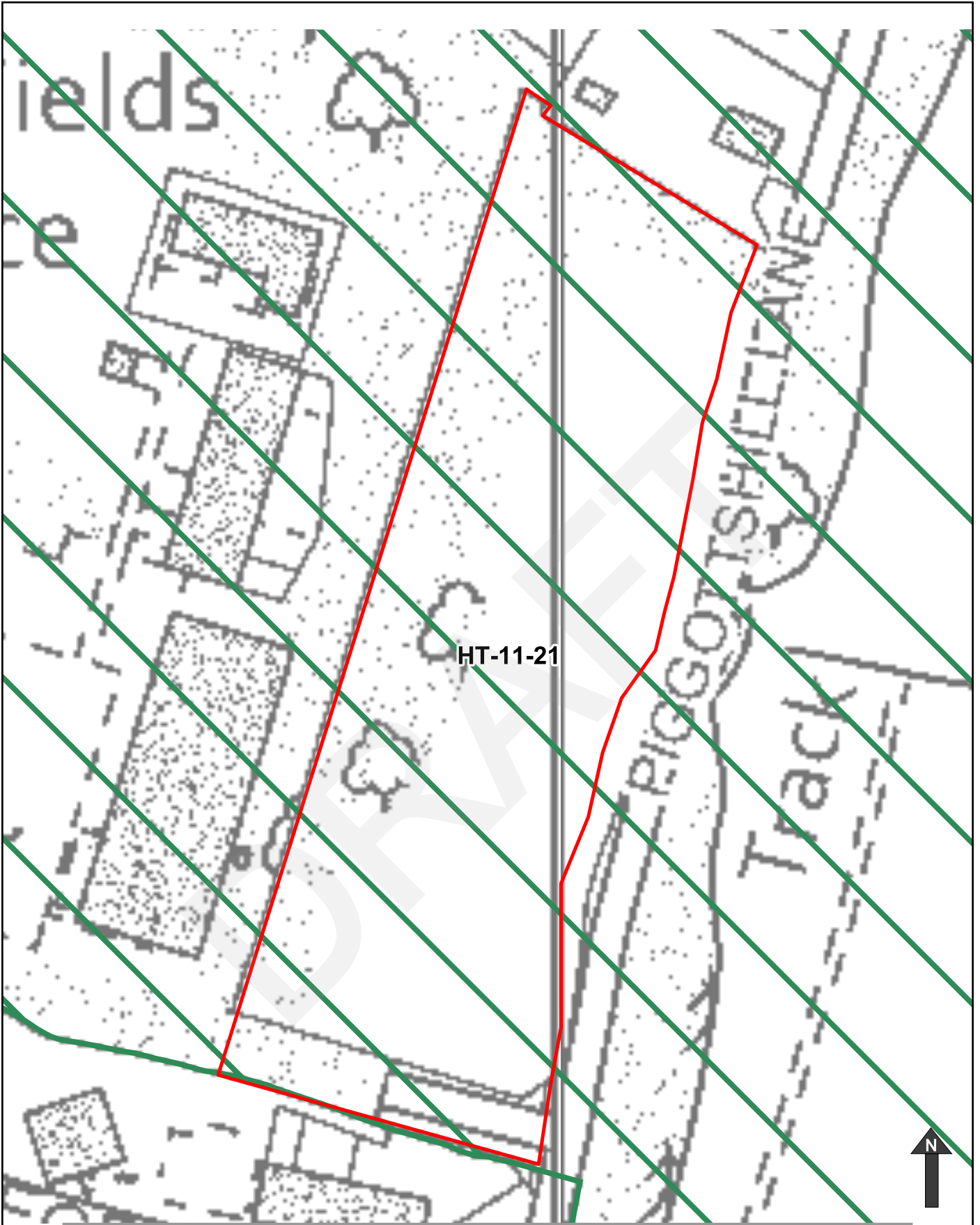
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-11-21



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-12-21	Site Address: Land accessed off Baulk Close, Harpenden
Parish: Harpenden Town	Site area (hectares): 0.53
Existing use: Vacant	
Character of site and surroundings: Open Green Belt arable fields to north, river Lea and then open Green Belt fields over road to east, residential area to the south and west.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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	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: Upland Homes (Andy Kilvington)

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: 15

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

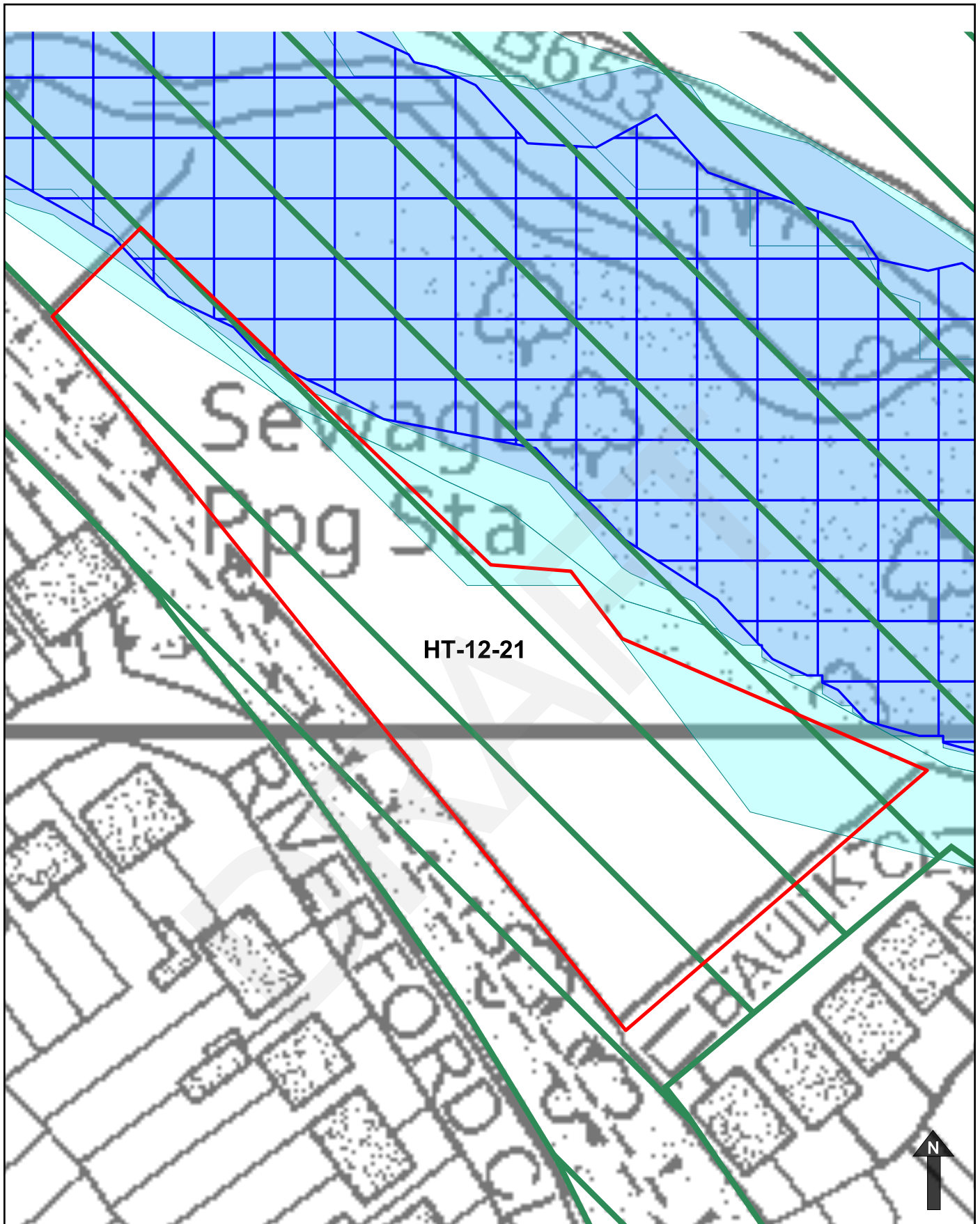
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-12-21

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-13-21	Site Address: Land at Townsend Lane
Parish: Harpenden Town	Site area (hectares): 1.91
Existing use: Agricultural	
Character of site and surroundings: Open fields to the south, south east and south west, residential area to the east and north, garden centre over road to north west.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	No
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
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: Terence O'Rourke (Greg Blaquiére)

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: 15

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

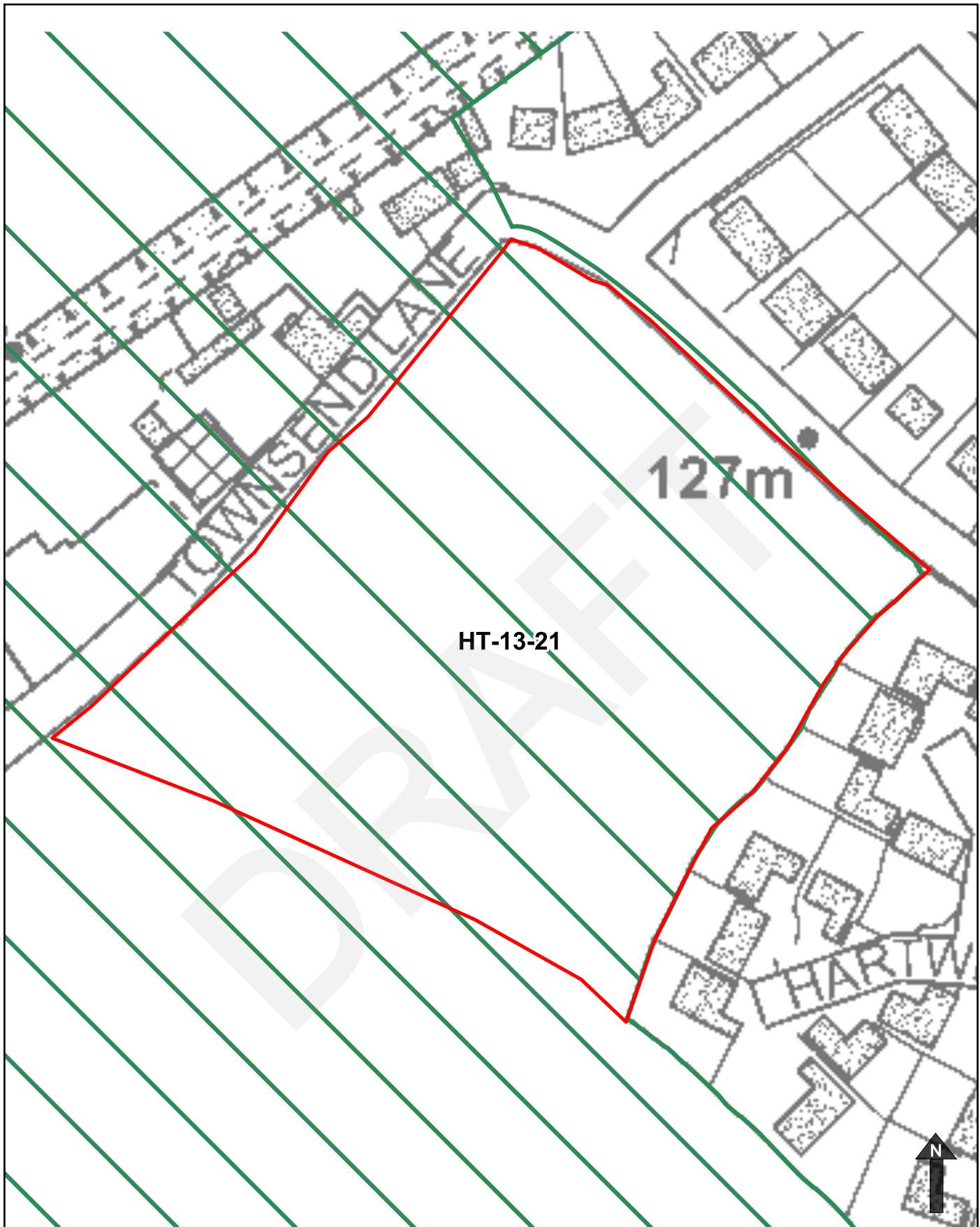
Potential Other Uses - Land Area (in hectares): N/A















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-14-21-1	Site Address: Land adjacent to Batford Mill, Lower Luton Road
Parish: Harpenden Town	Site area (hectares): 0.28
Existing use: Vacant	
Character of site and surroundings: Employment units are located to the east of the site. The river Lea and a nature reserve are located the south and west of the site. Residential is located to the north of the site.	
Relevant Planning History	
<p>5/2017/3230, Change of use to Sui Generis for use as a canine creche facility (resubmission following withdrawal of 5/2017/2418); Approved 15/01/2018</p> <p>5/2016/1641, Overflow car parking area (part retrospective); Approved 15/08/2016</p> <p>5/1978/1380, Refurbishment of Mill Buildings to form office accommodation (part change of use) 5/274/78; Approved 26/01/1979</p> <p>5/1978/0274, Proposed alterations to provide for division of existing factory into 9 light industrial units; Approved 03/08/1978</p>	

Suitability

Absolute Constraints			
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	Yes		
Non-Absolute Constraints			
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	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)	No
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
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:

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: Aitchison Raffety (Hayden Todd)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 4

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

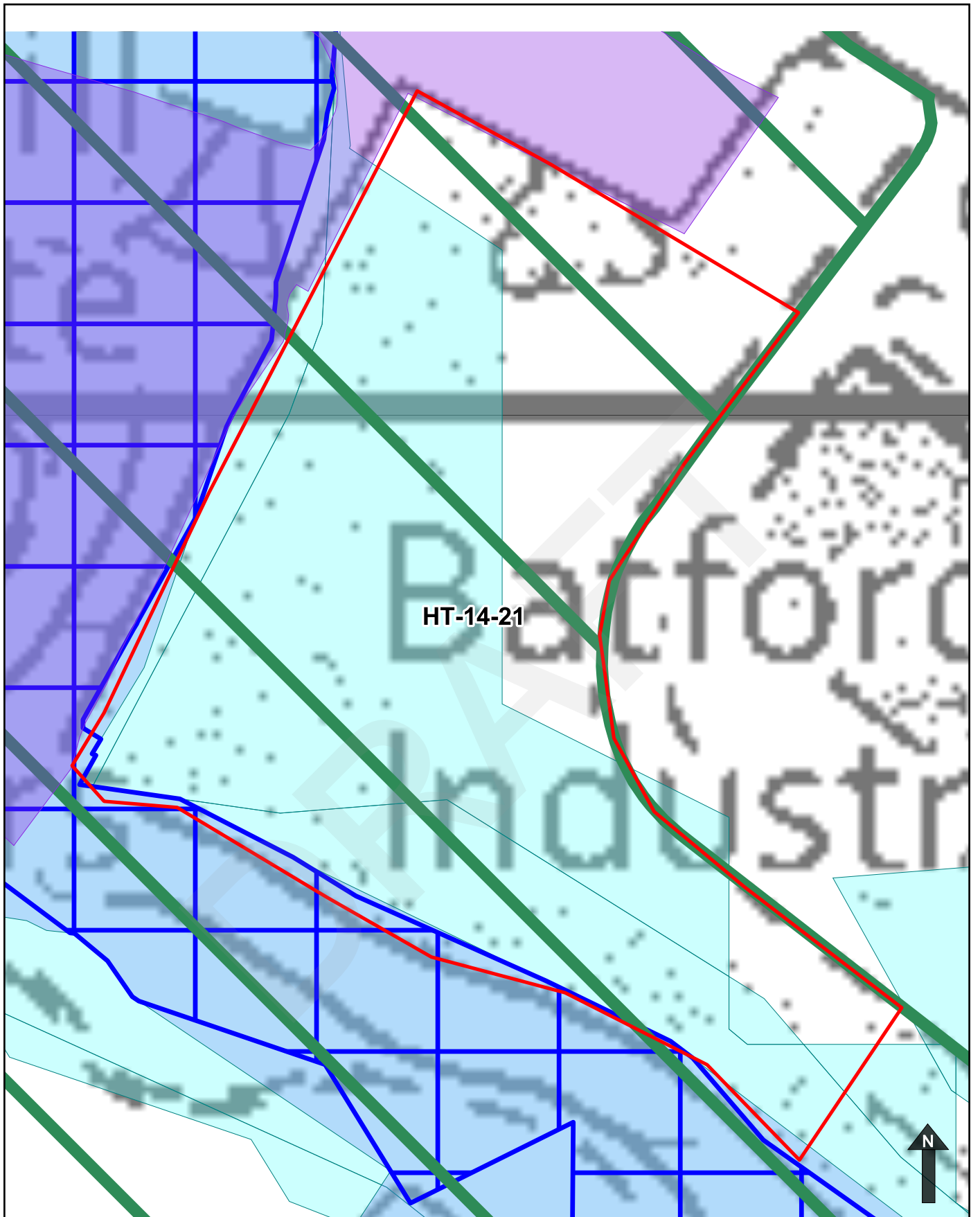
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:








N/A








Overall Conclusions

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



HT-14-21

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-14-21-2	Site Address: Land adjacent to Batford Mill, Lower Luton Road
Parish: Harpenden Town	Site area (hectares): 0.28
Existing use: Vacant	
Character of site and surroundings: Employment units are located to the east of the site. The river Lea and a nature reserve are located the south and west of the site. Residential is located to the north of the site.	
Relevant Planning History	
<p>5/2017/3230, Change of use to Sui Generis for use as a canine creche facility (resubmission following withdrawal of 5/2017/2418); Approved 15/01/2018</p> <p>5/2016/1641, Overflow car parking area (part retrospective); Approved 15/08/2016</p> <p>5/1978/1380, Refurbishment of Mill Buildings to form office accommodation (part change of use) 5/274/78; Approved 26/01/1979</p> <p>5/1978/0274, Proposed alterations to provide for division of existing factory into 9 light industrial units; Approved 03/08/1978</p>	

Suitability

Absolute Constraints			
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	Yes		
Non-Absolute Constraints			
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	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)	No
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
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:

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: Aitchison Raffety (Hayden Todd)

Availability Conclusions:

N/A

Achievability

Proposed Use: Employment (uses not specified)

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 0.09

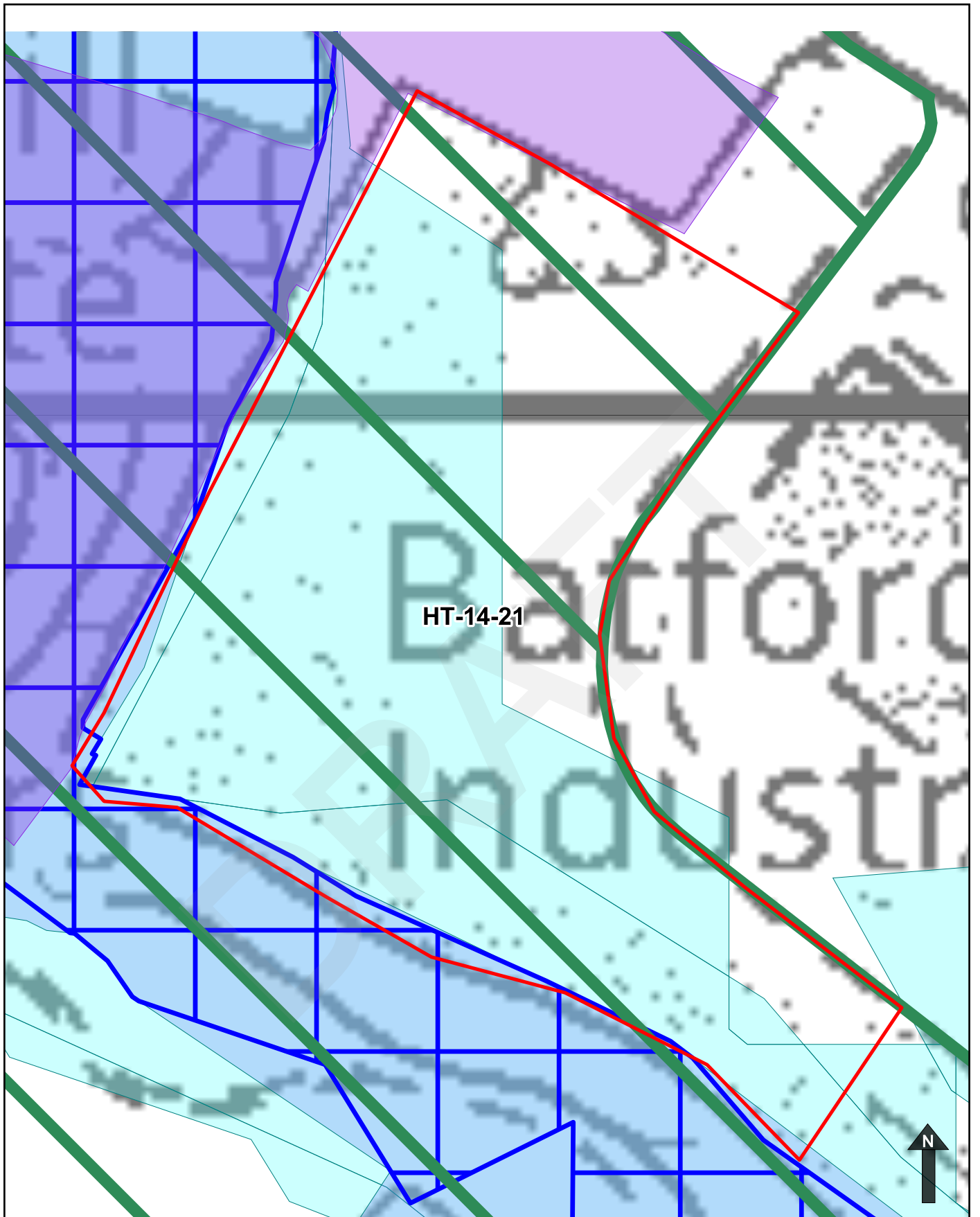
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

N/A

Overall Conclusions

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



HT-14-21

- 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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-15-21	Site Address: Chelford House, Coldhabour Lane
Parish: Harpenden Town	Site area (hectares): 0.34
Existing use: Employment	
Character of site and surroundings: The area is predominantly of employment uses. The river Lea and residential are located to the north east of the site. A public footpath and residential are located to the south west.	
Relevant Planning History	
<p>5/2019/1642, Demolition of Chelford House and construction of three storey care home (Class C2) and associated alterations to access, parking and landscaping; Approved (Appeal allowed) 23/09/2021</p> <p>5/2011/2986, Variation of Condition 2 (hours of opening) of planning permission 5/2011/1762 for change of use of part of existing car park (sui generis) to car wash and valeting service (sui generis), erection of canopy and installation of portable cabin; Approved 03/07/2012</p> <p>5/2011/1762, Change of use of part of existing car park (sui generis) to car wash and valeting service (sui generis), erection of canopy and installation of portable cabin (resubmission following approval of temporary permission 5/2009/0531); Approved 14/09/2011</p> <p>5/2009/0531, Change of use of part of existing car park (sui generis) to car wash and valeting service (sui generis), erection of canopy and installation of portable cabin (retrospective); Approved 20/05/2009</p> <p>5/2004/1768, Erection of two, three storey office buildings (Class B1) and ancillary parking (resubmission of application 5/2004/0154); Approved 10/12/2004</p> <p>5/1996/0798, Certificate of Lawfulness (proposed) - Use for coffee processing; Approved 12/07/1996</p> <p>5/1990/0007, 5 single storey units for B1 use (reserved matters); Approved 13/03/1990</p> <p>5/1989/0700, 5 single storey light industrial units; Approved 06/06/1989</p> <p>5/1986/1214, Change of use from light industrial/offices to warehouse with ancillary offices; Approved 03/11/1986</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	No	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)	No
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)	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: Bidwells (Suzi Green)

Availability Conclusions:

Yes, the site has planning consent

Achievability

Proposed Use: Housing: Care Home

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: 65

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

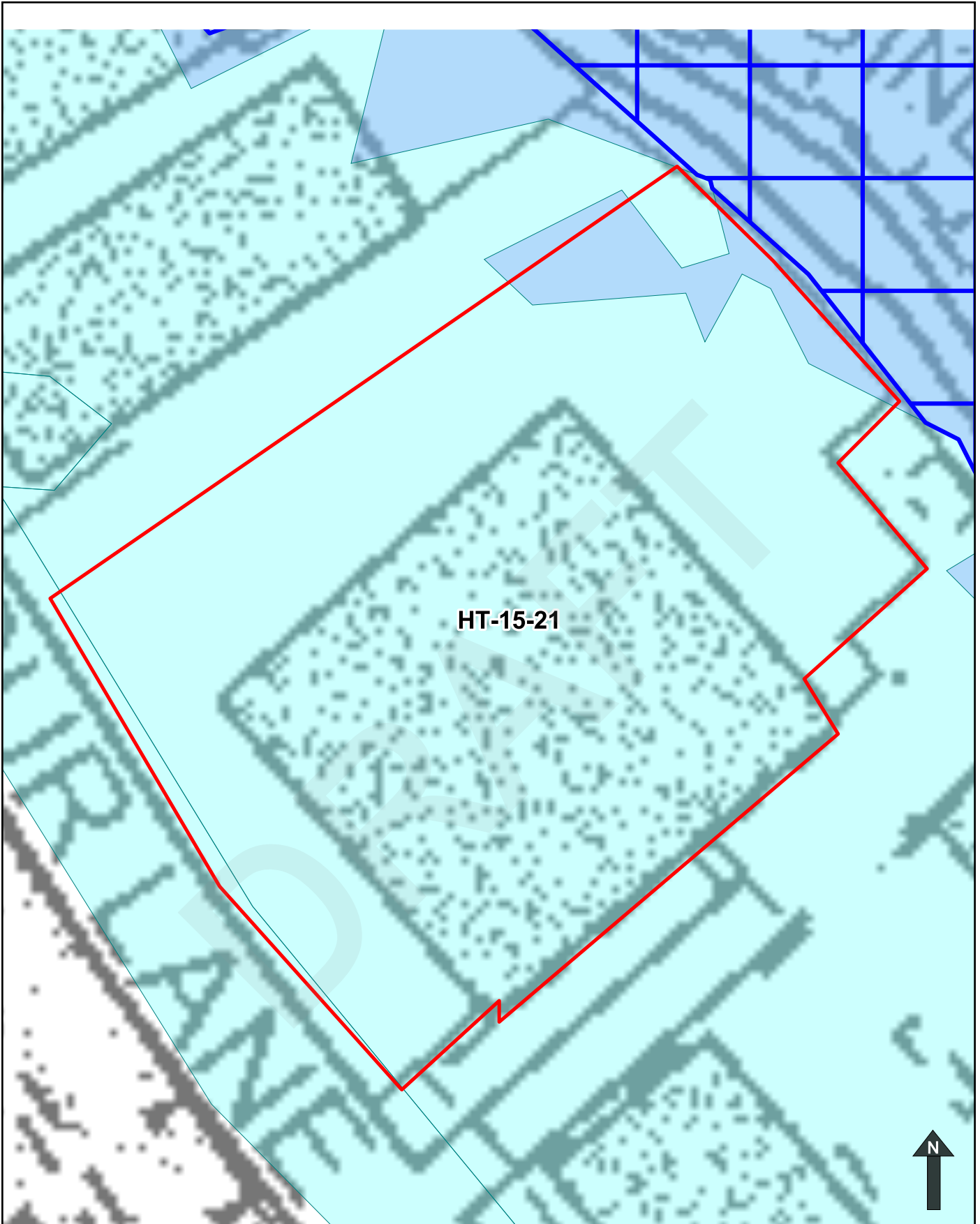
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

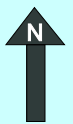
Yes, the site has planning consent
















Overall Conclusions

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



HT-15-21



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-16-16	Site Address: Land at 8 Rothamstead Avenue and 2 Salisbury Avenue, Harpenden
Parish: Harpenden Town	Site area (hectares): 0.20
Existing use: Residential	
Character of site and surroundings: The area is predominantly residential.	
Relevant Planning History	
<p>5/2021/1212, Variation of Condition 12 (hard and soft landscaping) for landscape boundary treatment of planning permission 5/2020/2312 for Variation of Condition 2 (approved plans) alterations to openings of planning permission 5/2018/1463 dated 07/10/2018 for Construction of two apartment blocks comprising of ten, two bedroom flats with associated parking and landscaping following demolition of existing dwellings and outbuildings (resubmission following refusal of 5/2017/3424); Approved 26/07/2021</p> <p>5/2018/1463, Construction of two apartment blocks comprising of ten, two bedroom flats with associated parking and landscaping following demolition of existing dwellings and outbuildings (resubmission following refusal of 5/2017/3424); Approved 07/12/2018</p> <p>5/2015/3510, Demolition of garage and erection of replacement to No 8 Rothamsted Avenue and erection of one detached house and garage; Approved 13/01/2017</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	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)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	No	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)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	No	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:

The site is not suitable. The site is of insufficient size to provide a capacity for five or more dwellings.

Availability

Landowner: Private

Site Promoter: JB Planning Associates (John Boyd)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 0

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

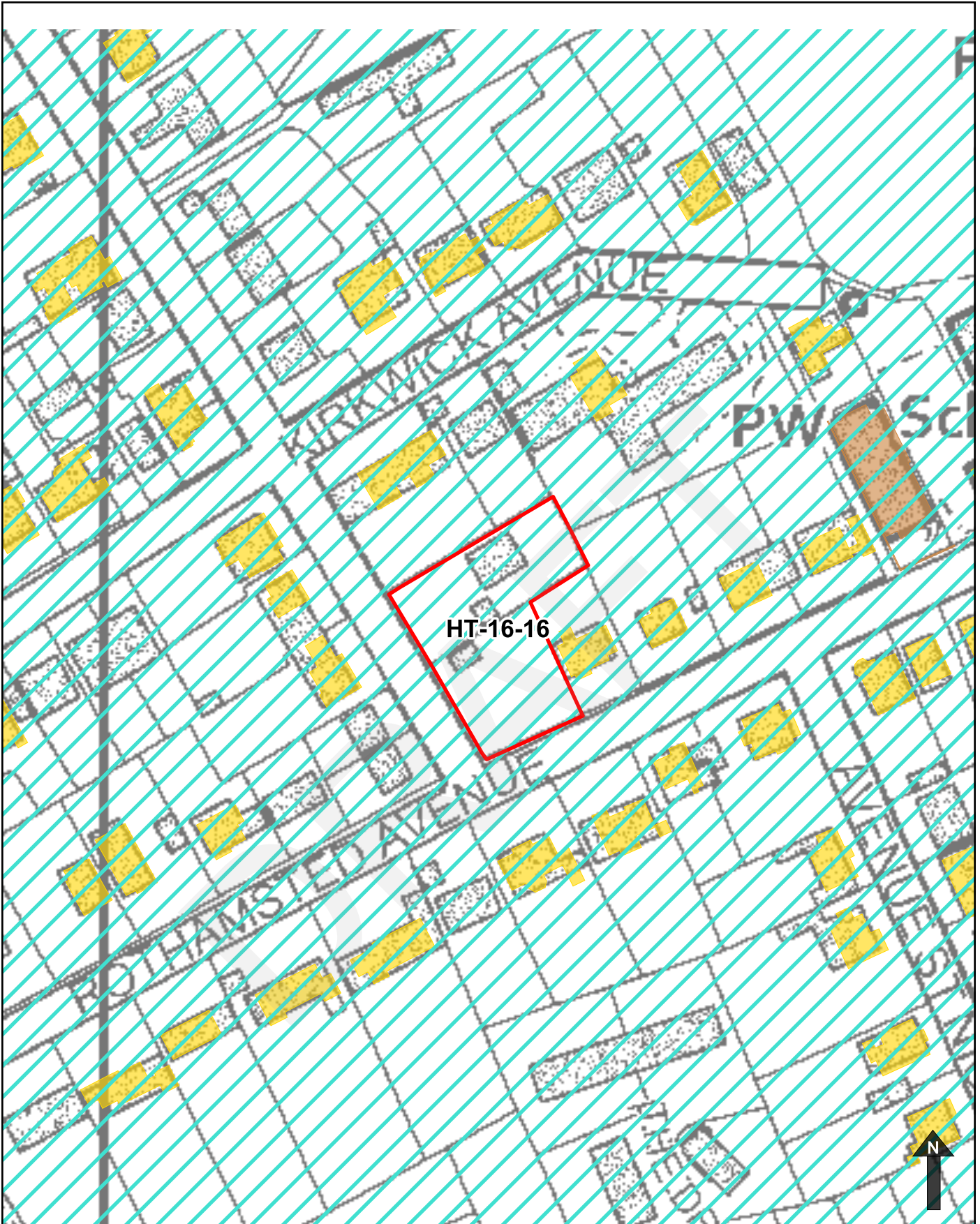
Potential Other Uses - Land Area (in hectares): N/A















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-17-21-1	Site Address: Land on junction of Lower Luton Road & Bower Heath Lane
Parish: Harpenden Town	Site area (hectares): 0.18
Existing use: Builders Merchants / Landscape gardeners	
Character of site and surroundings: The river Lea is located to the south west of the site, with residential beyond. To the south east of the site, across Westfield Road, are allotments. To the north east of the site are residential properties, with open fields to the north.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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	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)	No
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:

The site is not suitable. The site is located entirely within Flood Zone 2.

Availability

Landowner: Private

Site Promoter: Planning 2 Change (Anne James)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 0

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

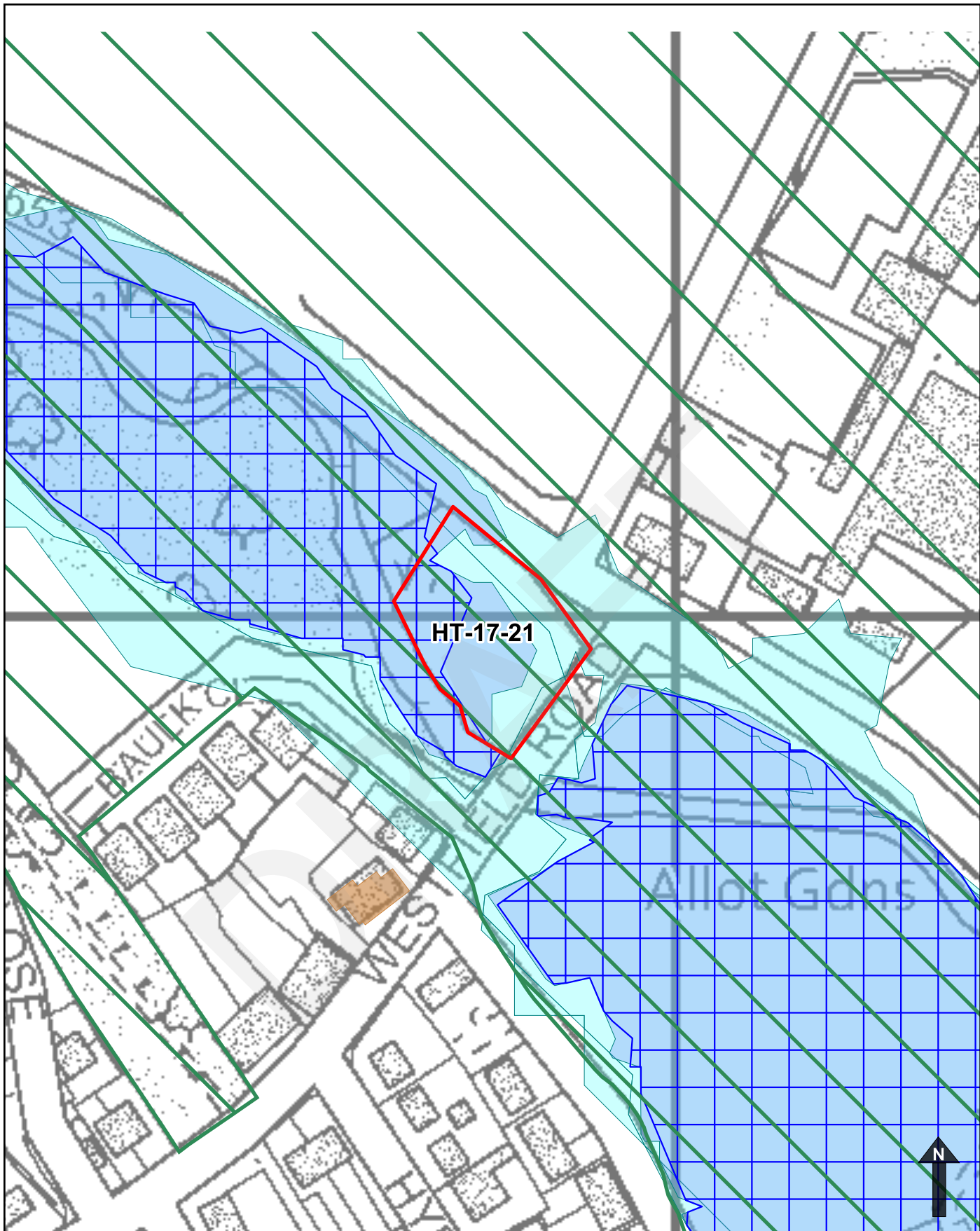
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:
















N/A

Overall Conclusions

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



HT-17-21

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-17-21-2	Site Address: Land on junction of Lower Luton Road & Bower Heath Lane
Parish: Harpenden Town	Site area (hectares): 0.18
Existing use: Builders Merchants / Landscape gardeners	
Character of site and surroundings: The river Lea is located to the south west of the site, with residential beyond. To the south east of the site, across Westfield Road, are allotments. To the north east of the site are residential properties, with open fields to the north.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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	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)	No
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:

The site is not suitable. The site is located entirely within Flood Zone 2.

Availability

Landowner: Private

Site Promoter: Planning 2 Change (Anne James)

Availability Conclusions:

N/A

Achievability

Proposed Use: Employment (uses not specified)

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 0.00

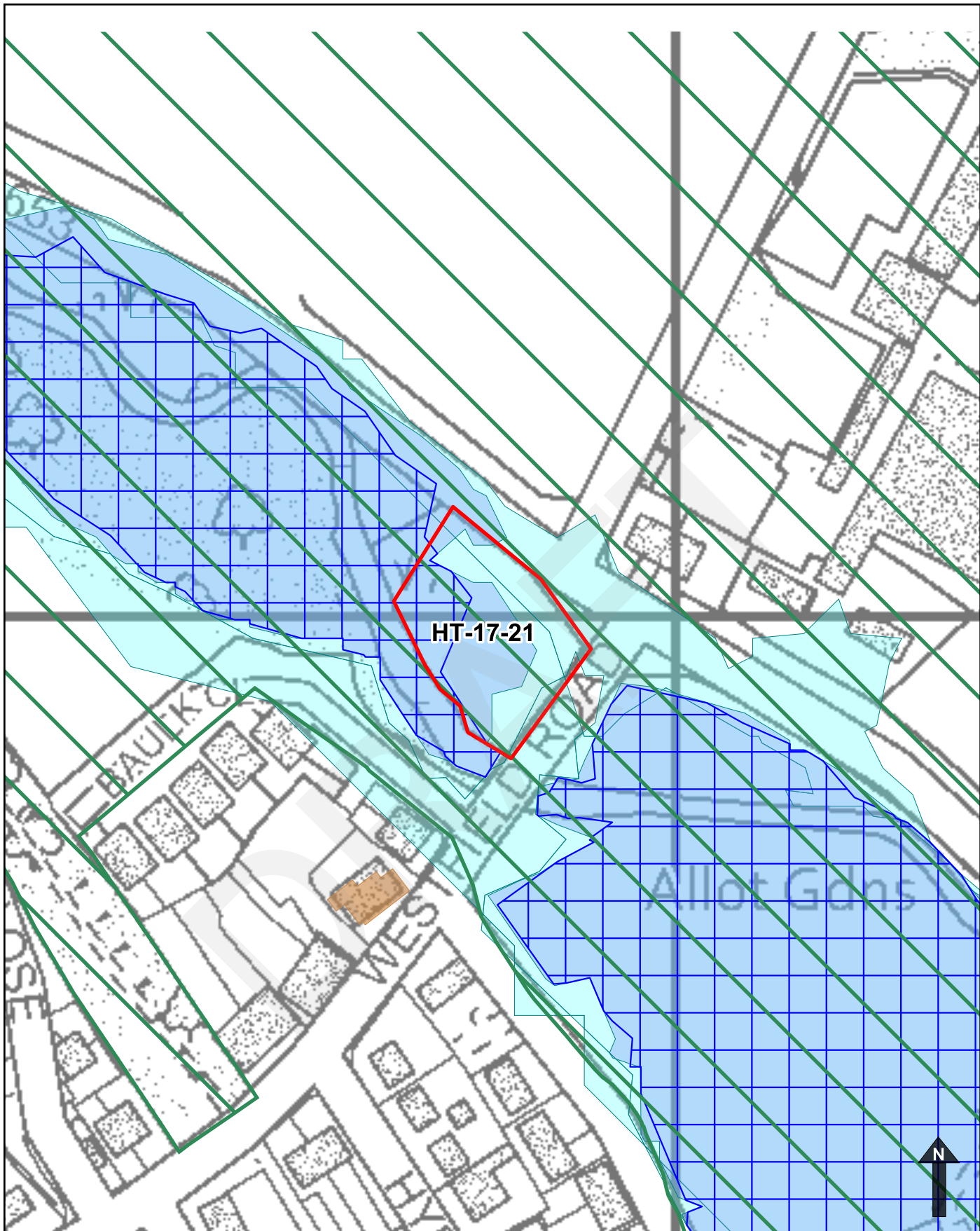
Potential Other Uses - Land Area (in hectares): N/A

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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-18-16	Site Address: Land to the north west of Harpenden
Parish: Harpenden Town	Site area (hectares): 6.22
Existing use: Agricultural	
Character of site and surroundings: To the south west of the site is Luton Road, with residential beyond. All other aspects are of open fields.	
Relevant Planning History	
5/1990/0020, Listed Building Consent - Alterations of outbuilding to form dwelling and erection of garage; Approved 13/03/1990	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	Yes	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)	No
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	Yes		

* 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: Savills (Tim Hoskinson)

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: 105

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

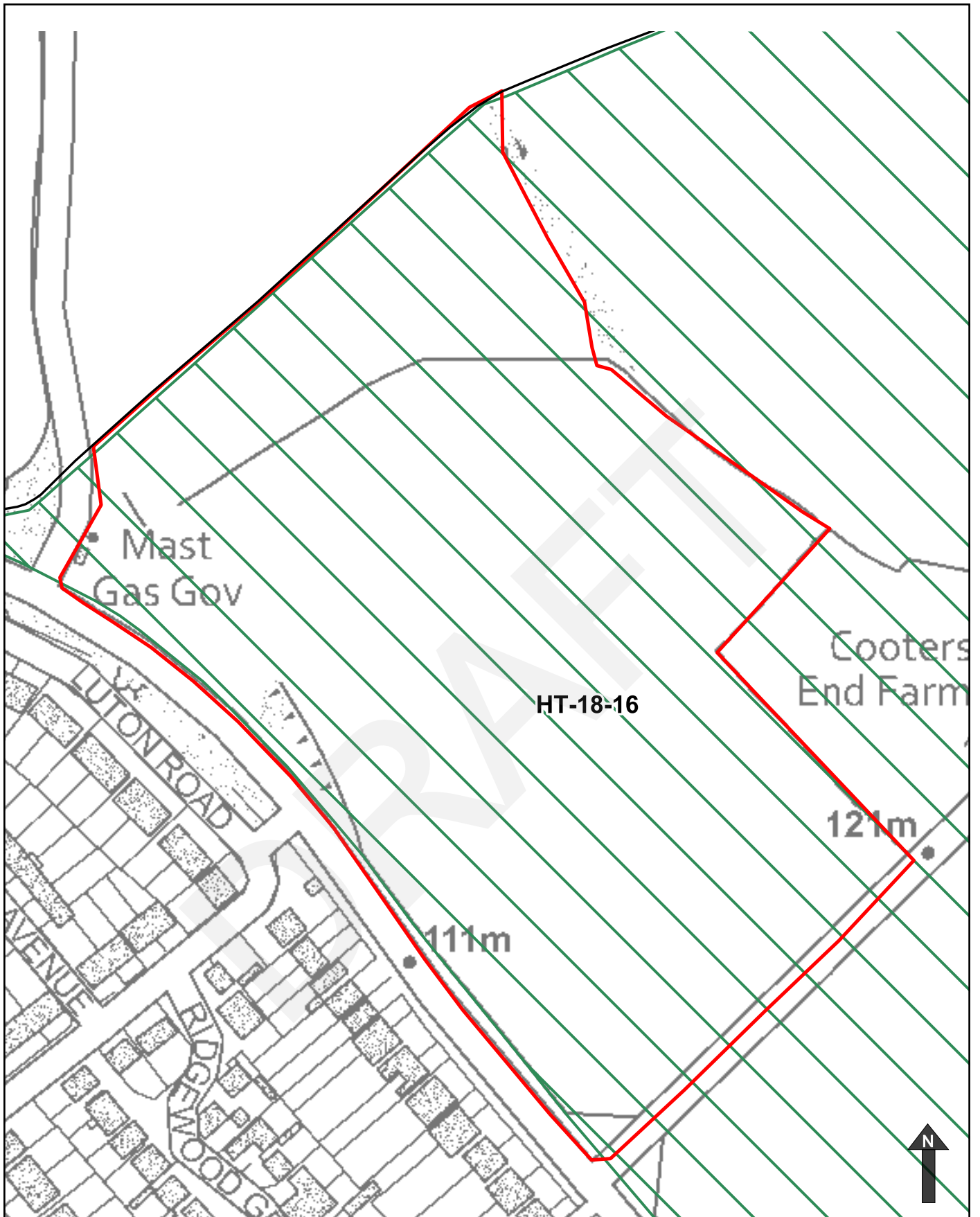
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-19-18	Site Address: Land to the South of Tuffnells Way
Parish: Harpenden Town	Site area (hectares): 4.25
Existing use: Agricultural	
Character of site and surroundings: To the north east of the site is residential. All other aspects are of open fields.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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: Shanly Group (Matthew Jeal)

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: 30

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

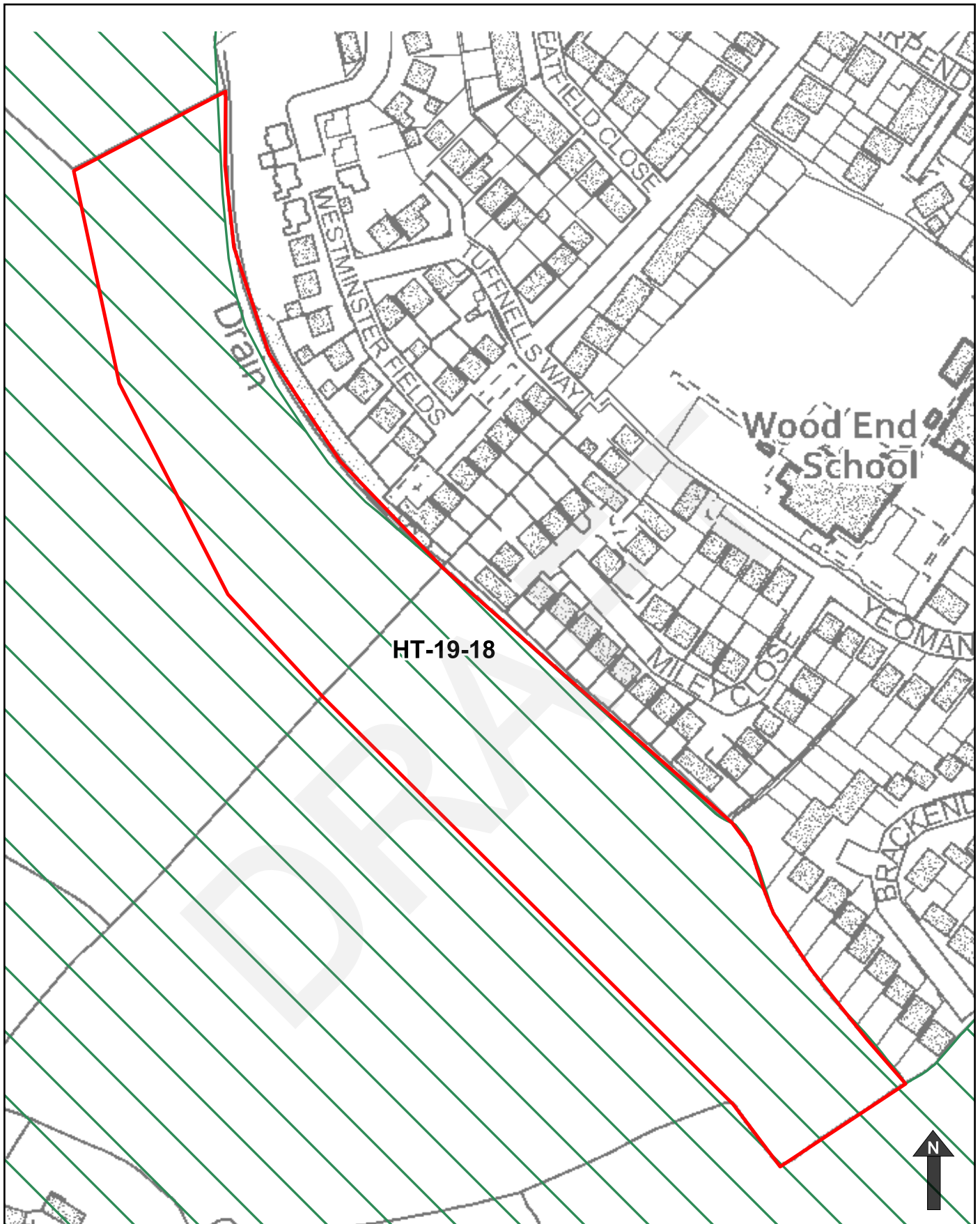
Potential Other Uses - Land Area (in hectares): N/A
















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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-20-21	Site Address: Land between Lower Luton Road, Crabtree Lane and River Lea
Parish: Harpenden Town	Site area (hectares): 0.74
Existing use: Agricultural (Fallow)	
Character of site and surroundings: Lower Luton Road is to the north of the site, with a school beyond. Residential and employment are located to the west of the site. The river Lea is to the south of the site, with open fields to the east.	
Relevant Planning History	
5/2003/0402, Erection of three stables and manege; Approved 14/05/2003 5/1999/1079, Erection of two stable buildings; Approved 17/08/1999	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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	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)	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)	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: Landowner (Rob Sheppard and Derek Brown)

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: 55

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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-21-21	Site Address: Cross Lane, Harpenden
Parish: Harpenden Town	Site area (hectares): 6.47
Existing use: Agricultural	
Character of site and surroundings: Residential areas to north and west. Railway line, then open Green Belt fields to the east. Open Green Belt fields to the south.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	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)	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)	No
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

* 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): 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.



HT-21-21 Burnville Wood

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-22-17	Site Address: Lodge Paddock and Old Apiary, North of Hatching Green, Lawes Agricultural Trust, Rothamsted, Harpenden
Parish: Harpenden Town	Site area (hectares): 2.58
Existing use: Storage	
Character of site and surroundings: Residential is located to the south and east of the site, with a village green in between. To the north and west are open fields.	
Relevant Planning History	
<p>5/2007/1061, Erection of detached apiary; Approved 25/06/2007</p> <p>5/2005/1420, Demolition of existing farm buildings and erection of farm building and offices; Approved 24/08/2005</p> <p>5/2005/1267, Mini agro building and access drive (resubmission following refusal of 5/2005/0206); Approved 05/08/2005</p> <p>5/2005/0433 Two storey extension to the Russell Building (resubmission following refusal of 5/2004/2478); Approved 20/04/2005</p> <p>5/2005/0166, Four glasshouses; Approved 16/03/2005</p> <p>5/2004/0929 Construction of car park (thirty-seven spaces) and motorbike shed. Approved, 30/06/2004</p> <p>5/2004/0854, Remedial works to Building B11 following demolition of attached Ogg Building (building No. 12); Approved 15/06/2004</p> <p>5/1993/0524, Change of use to children's day nursery; Approved 22/06/1993</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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: Strutt & Parker (Nicola Bickerstaff)

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

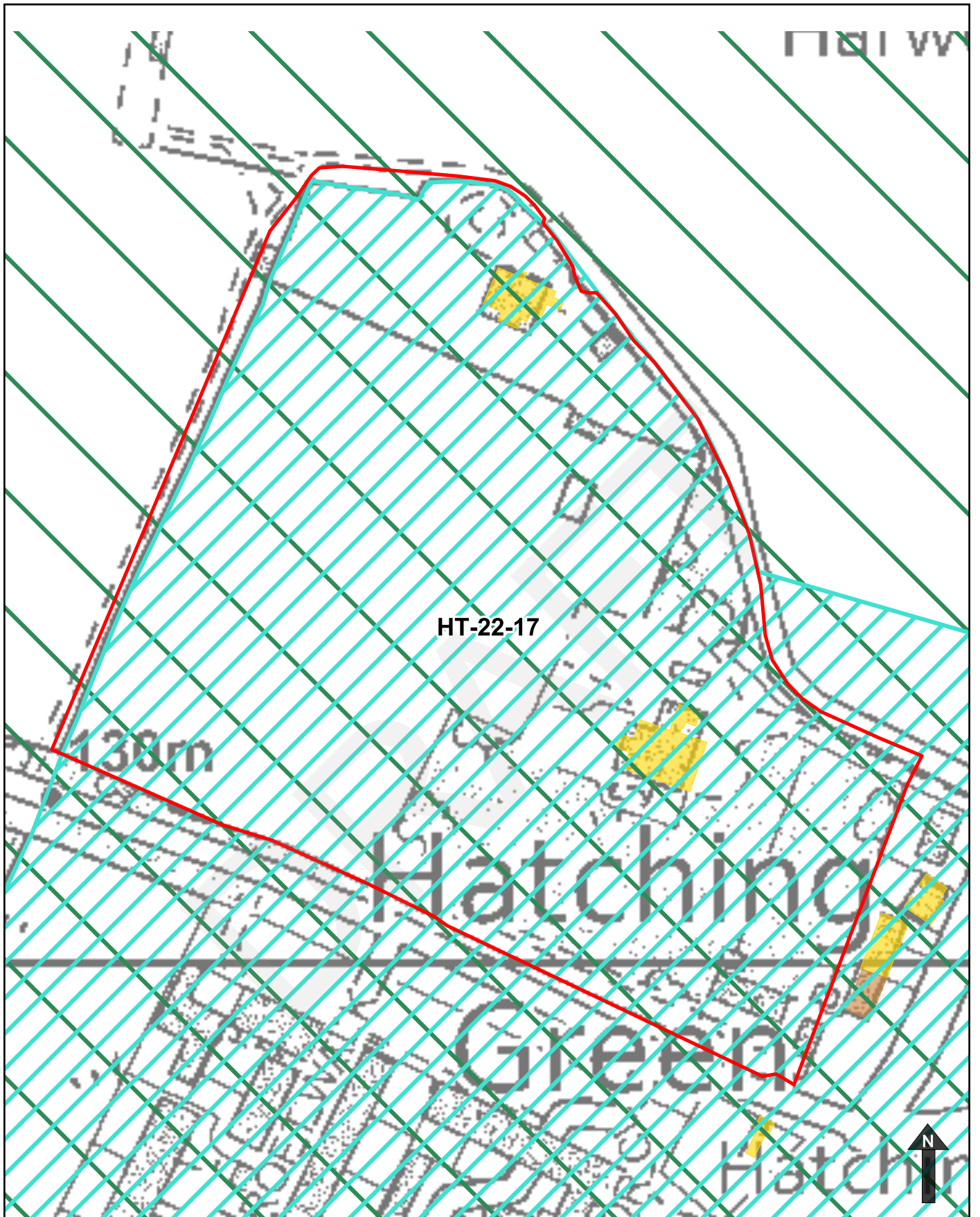
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-22-18	Site Address: Rothamsted Research Core Site Russell/North Buildings and Hatching Green
Parish: Harpenden Town	Site area (hectares): 1.90
Existing use: Research Park / Office / Laboratory / Academic / Conference	
Character of site and surroundings: Residential and a nursery are located to the south and east of the site, with a village green in between. To the north is a single dwelling and open fields, and open fields are to the west.	
Relevant Planning History	
<p>5/2007/1061, Erection of detached apiary; Approved 25/06/2007</p> <p>5/2005/1420, Demolition of existing farm buildings and erection of farm building and offices; Approved 24/08/2005</p> <p>5/2005/1267, Mini agro building and access drive (resubmission following refusal of 5/2005/0206); Approved 05/08/2005</p> <p>5/2005/0433 Two storey extension to the Russell Building (resubmission following refusal of 5/2004/2478); Approved 20/04/2005</p> <p>5/2005/0166, Four glasshouses; Approved 16/03/2005</p> <p>5/2004/0929 Construction of car park (thirty-seven spaces) and motorbike shed. Approved, 30/06/2004</p> <p>5/2004/0854, Remedial works to Building B11 following demolition of attached Ogg Building (building No. 12); Approved 15/06/2004</p> <p>5/1993/0524, Change of use to children's day nursery; Approved 22/06/1993</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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: AD Practice Ltd (David Parry)

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

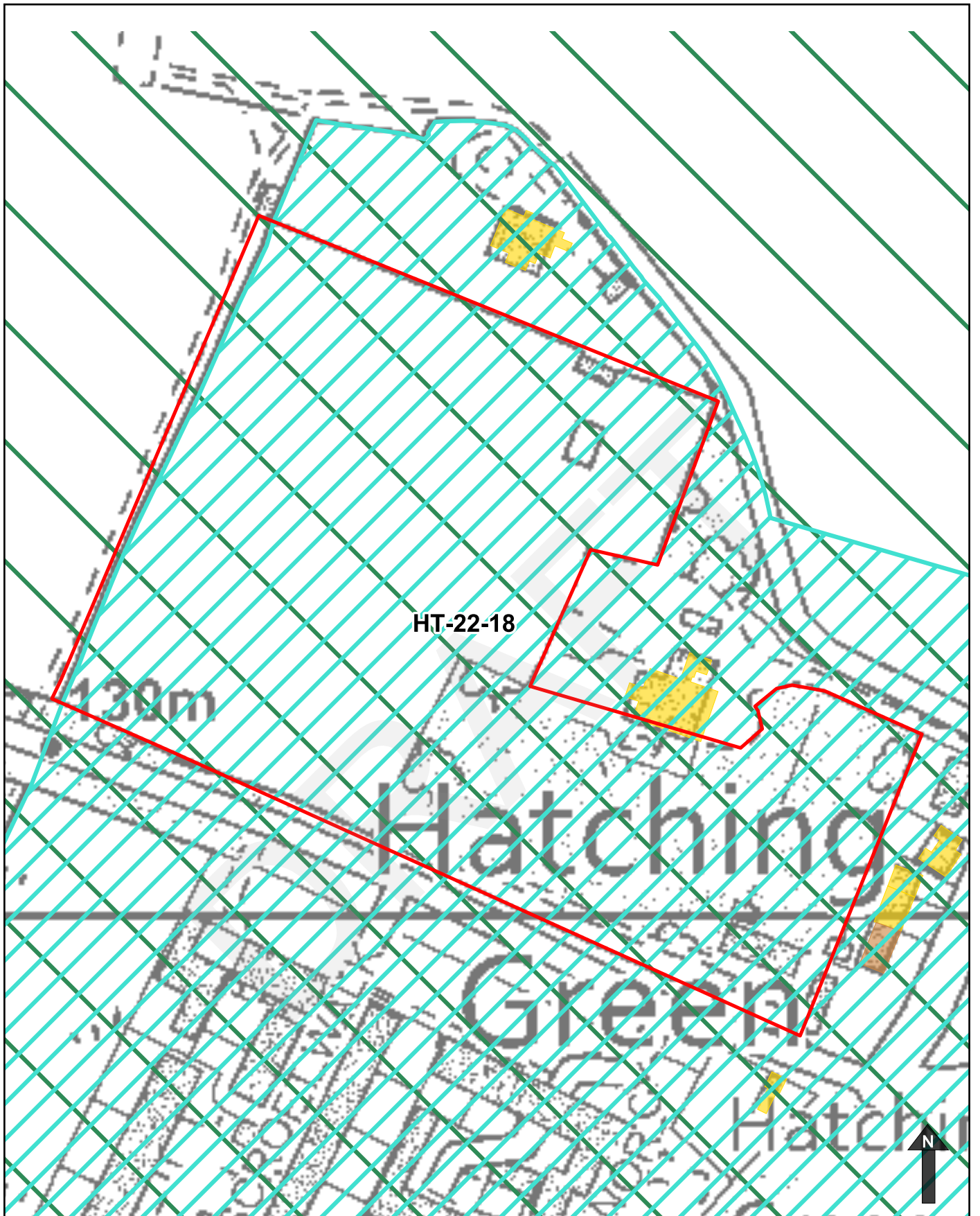
Potential Other Uses - Land Area (in hectares): N/A








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
-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-23-18	Site Address: Clarence House, West Common, Harpenden
Parish: Harpenden Town	Site area (hectares): 0.22
Existing use: Residential	
Character of site and surroundings: Residential is to the north and west of the site. A golf club is located across Harpenden Road to the east, with open fields to the south.	
Relevant Planning History	
5/1990/2045, Replacement of existing bungalow with a two storey dwelling and detached double garage; Approved 11/12/1990	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	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: 2x2 Architects Ltd (John Henden)

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: 35

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

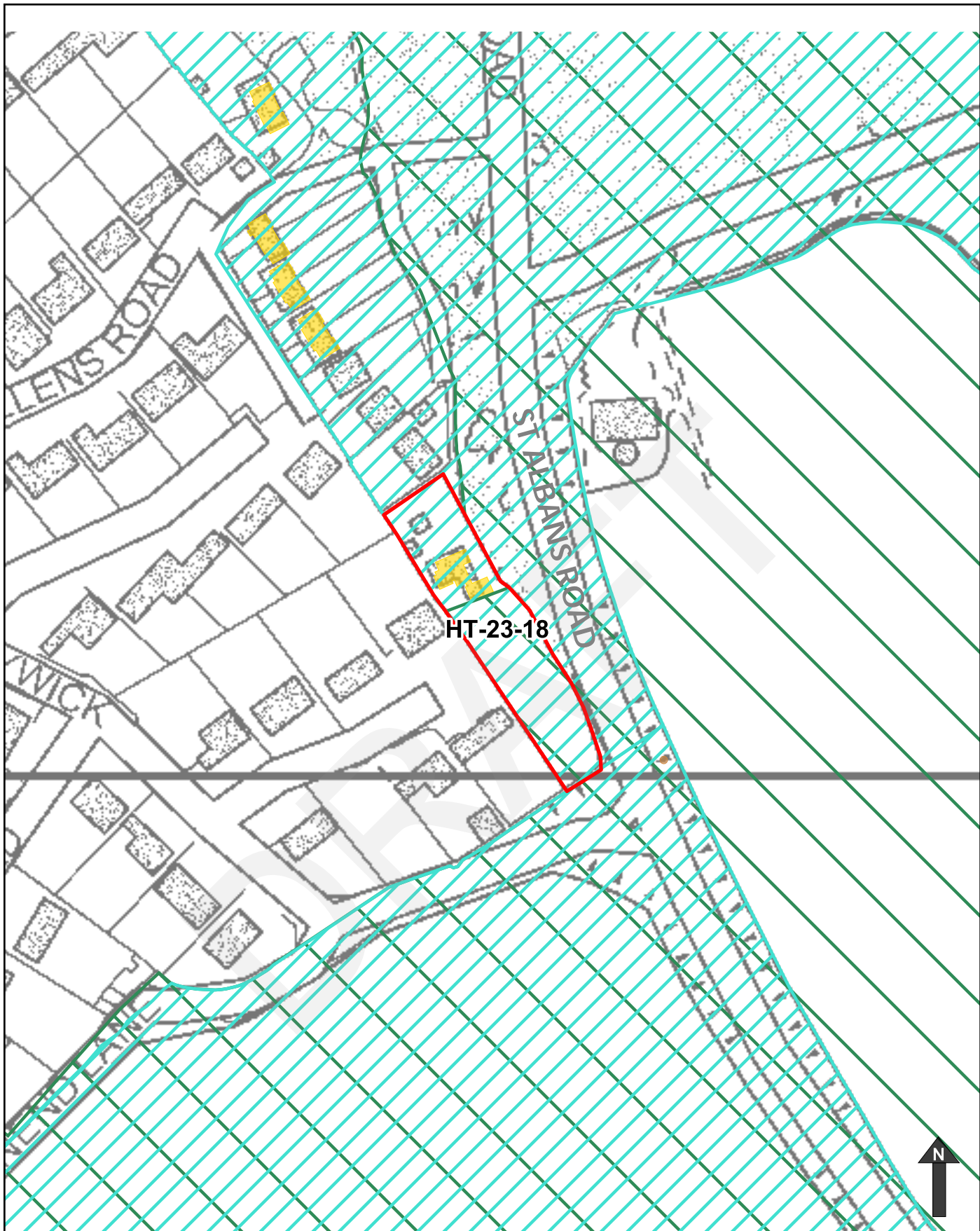
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-24-21	Site Address: Cooters End House
Parish: Harpenden Town	Site area (hectares): 0.97
Existing use: Residential	
Character of site and surroundings: Open fields surround the site, with a school beyond to the north east.	
Relevant Planning History	
5/1990/0020, Listed Building Consent – Alterations of outbuilding to form dwelling and erection of garage; Approved (Listed Building Conditional Consent) 13/03/1990	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	Yes*	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)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
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: Landowner (Dr Andrew Pearce and Gordon Pearce)

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: 15

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

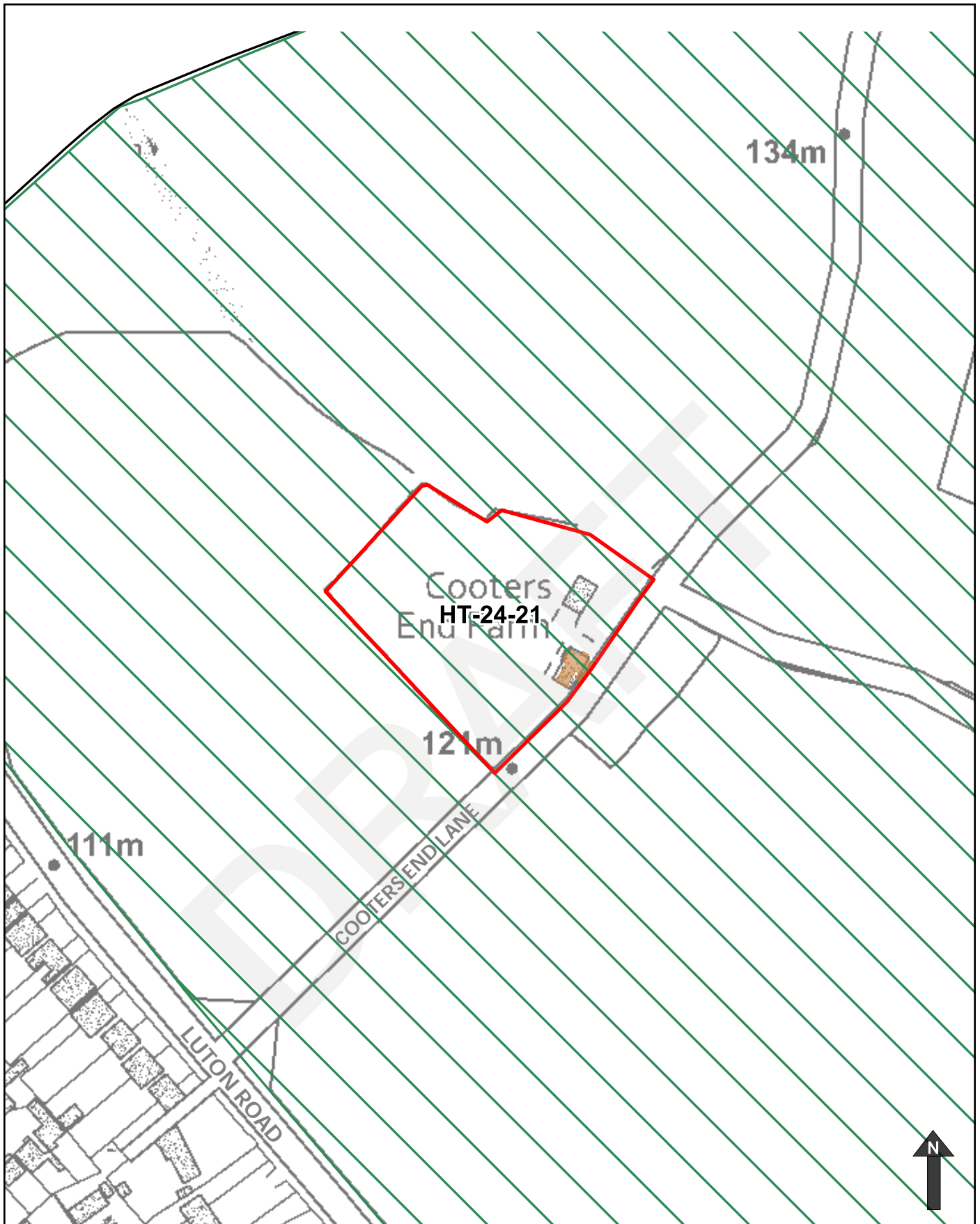
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-25-16	Site Address: Pan Autos and adjacent uses, Dark Lane / Grove Road
Parish: Harpenden Town	Site area (hectares): 0.35
Existing use: Vehicle Repair Garage	
Character of site and surroundings: Mixed local centre – shops, recycling centre, residential, allotments adjacent.	
Relevant Planning History	
<p>5/2018/2000, Outline application (access, layout and scale sought) for demolition of existing and construction of three blocks creating 39 dwellings with associated underground and surface level parking, amenity space and associated works; Approved 04/09/2019</p> <p>5/2009/0406, Change of use of first floor from Class B1 (office) to Class C3 (residential) to provide one, one bedroom and one, three bedroom flats; Approved (appeal allowed) 24/09/2009</p> <p>5/1996/0508, Use of part of forecourt for car sales; Approved 02/07/1996</p> <p>5/1995/0824, Change of use from industrial to repair and servicing of motor vehicles; Approved 25/08/1995</p> <p>5/1983/0242, Change of use of existing building from light engineering to a tyre and exhaust fitting centre; Approved 24/03/1983</p> <p>5/1982/1264, Change of use of existing offices ancillary to Unit 1 to new offices; Approved 18/11/1982</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	No	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)	No
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)	No	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: 5

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

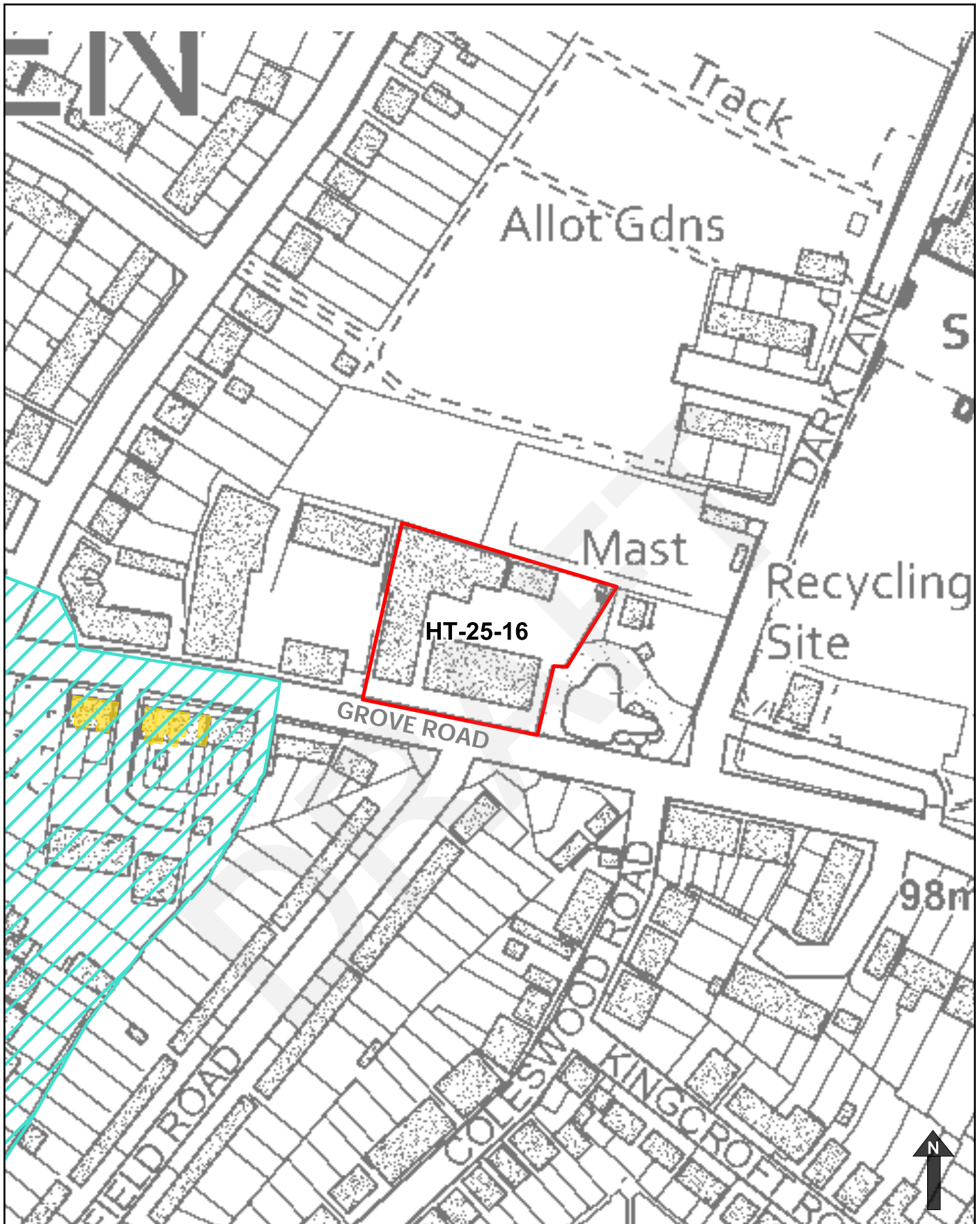
Potential Other Uses - Land Area (in hectares): N/A















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-26-21	Site Address: Plots 3 and 4 Lower Luton Road Harpenden
Parish: Harpenden Town	Site area (hectares): 0.13
Existing use: Agricultural	
Character of site and surroundings: Residential properties are located to the west of the site. To the north, across Lower Luton Road is a school. Open fields and the river Lea is located to the south of the site, with open fields also to the east.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	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)	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 (Pradeep Sharma)

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: 80

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

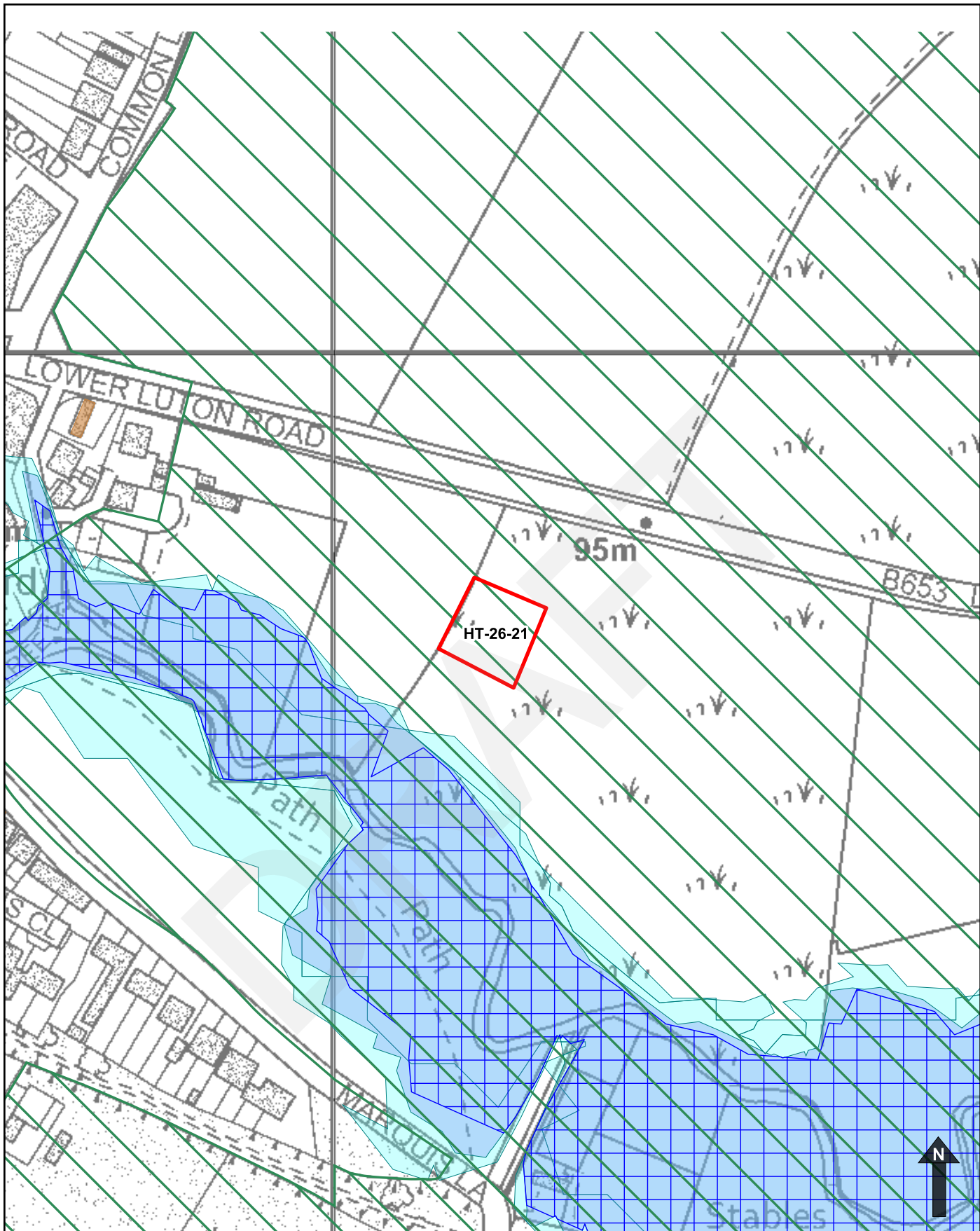
Potential Other Uses - Land Area (in hectares): N/A

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
- 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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-27-21	Site Address: Land North East of Harpenden
Parish: Harpenden Town	Site area (hectares): 3.16
Existing use: Agricultural	
Character of site and surroundings: Sloping site which is rural in character. Riding stables to the north west. The edge of the built up residential area of Batford lies to the south east of the site. The Lower Luton Road runs along the western edge of the site. Open fields to the north and east.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	No
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: Wallace Land Investment and Management Limited (Lewis Brown)

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: 30

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

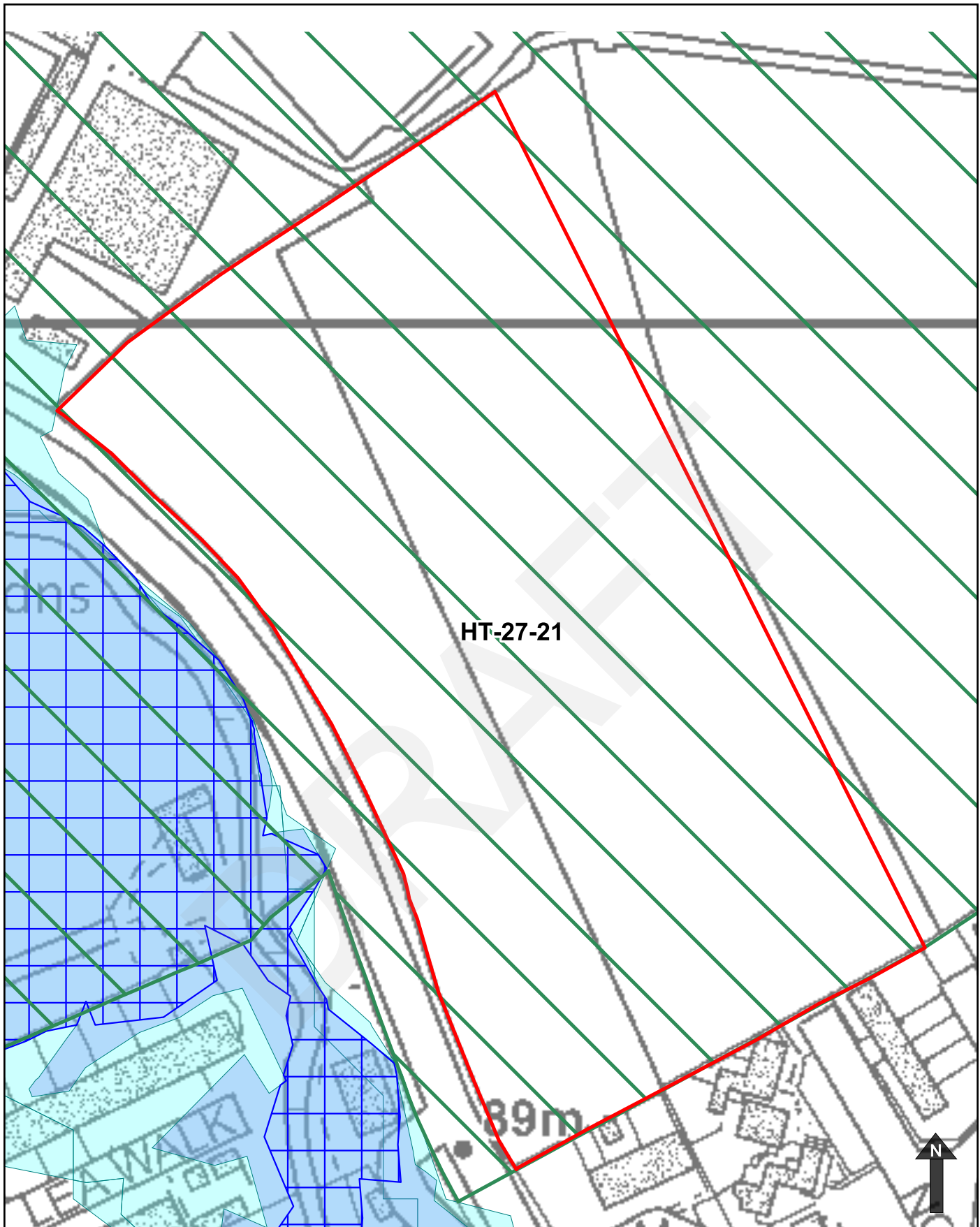
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-27-21

39m



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-28-21	Site Address: Site A and C Common Lane
Parish: Harpenden Town	Site area (hectares): 0.83
Existing use: Vacant	
Character of site and surroundings: Residential properties are located to the west of the site across Common Lane. To the south and east of the site is a school and associated access, with open fields to the north.	
Relevant Planning History	
<p>5/2019/1421, CONSULTATION ONLY - Section 73 application to vary condition 14 (provision of vehicular and pedestrian access), 17 (proposed crossing/capacity improvements), 18 (highway improvements) and 24 (highway works) of planning permission 5/2733-17 with regard to the construction of new 6 FE school buildings, vehicular access/egress onto the Lower Luton Road, vehicular access onto Common Lane, two pedestrian accesses/egresses onto Common Lane and other associated development; Approved (No objection) 04/07/2019</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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)	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)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

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: Bidwells (Derek Bromley)

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

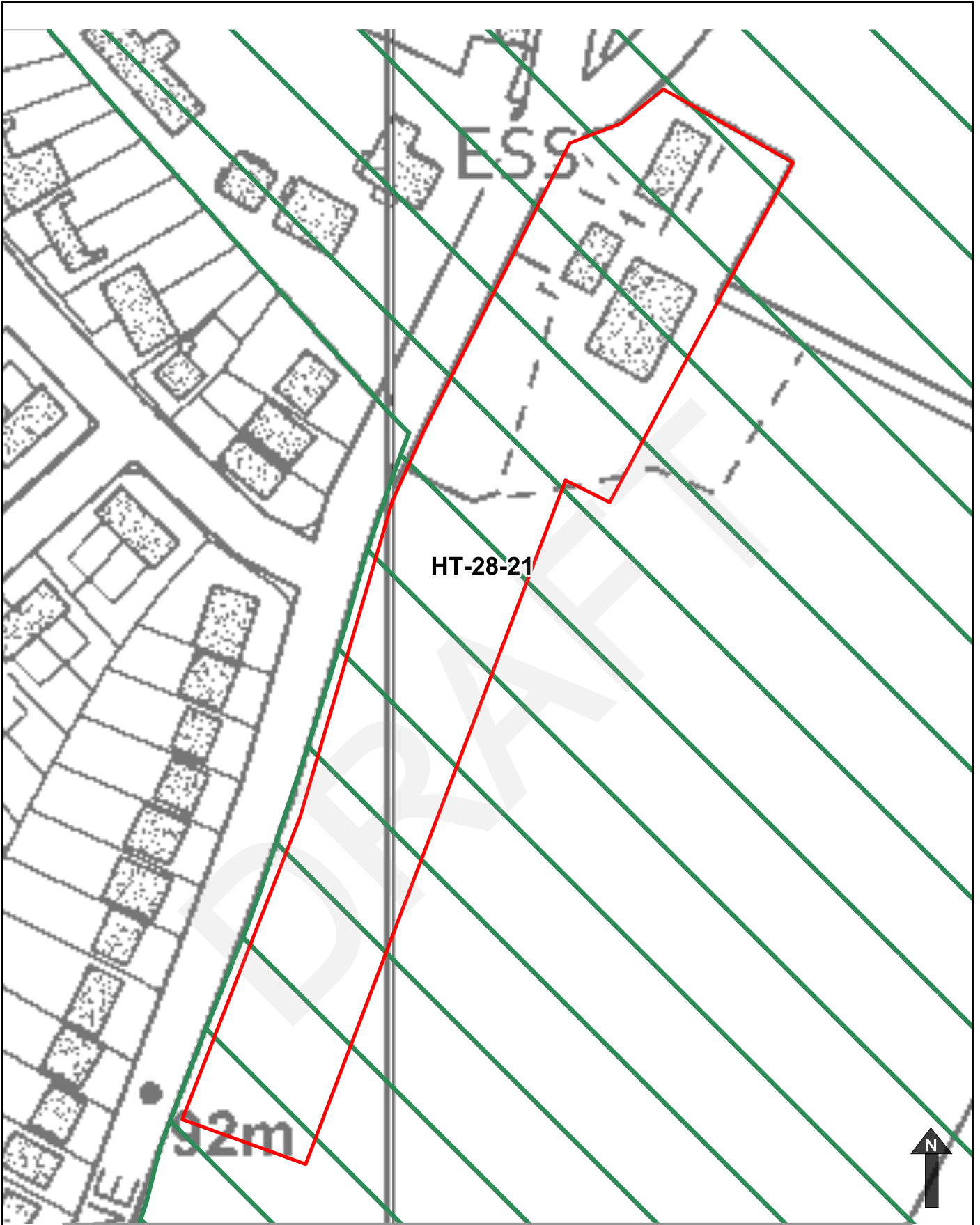
Potential Other Uses - Land Area (in hectares): N/A

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.



HT-28-21

32m



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-29-16	Site Address: Former Harpenden House Hotel
Parish: Harpenden Town	Site area (hectares): 1.15
Existing use: Vacant Hotel	
Character of site and surroundings: A school is located to the south of the site, Harpenden Railway Station is located to the west, with residential to the north of the site. To the west is Harpenden Common.	
Relevant Planning History	
<p>5/2016/0669, Demolition of existing outbuildings and creation of 37 dwelling units comprising of refurbishment and conversion of existing listed building, new pedestrian gate to boundary wall, ancillary parking and associated landscaping (resubmission following withdrawal of 5/2015/3433); Approved 21/09/2016</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	Yes*	Flood Zone 2*	No
Locally Listed Building(s)*	No	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)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	No	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)	No
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)	No	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:

The site is not suitable. The site is of insufficient size to provide a capacity for five or more dwellings.

Availability

Landowner: Private

Site Promoter: Fairview Homes (Faye Wilders)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 0

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

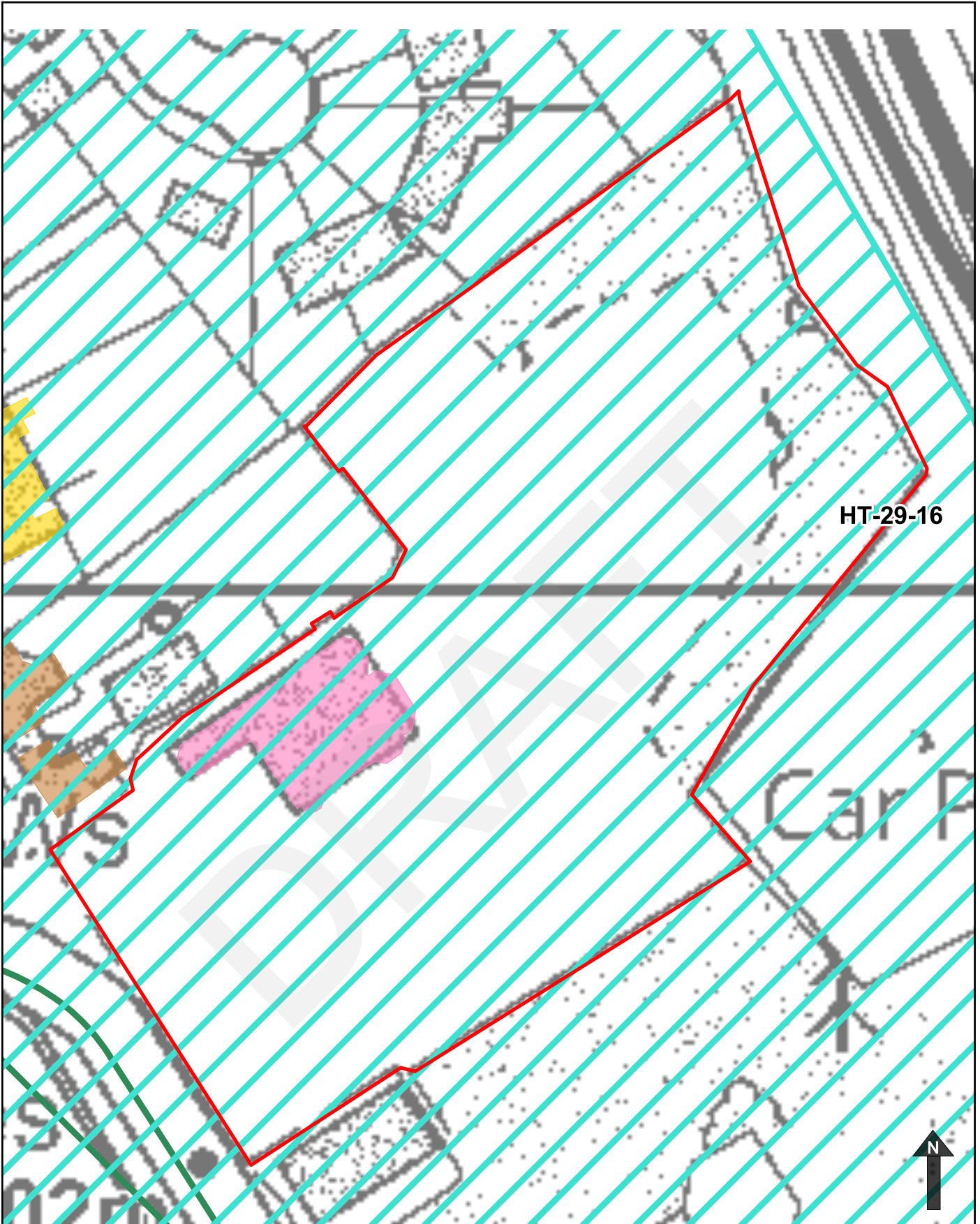
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

N/A
















Overall Conclusions

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



HT-29-16



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-30-18	Site Address: Southdown Industrial Estate, Southdown Road
Parish: Harpenden Town	Site area (hectares): 2.38
Existing use: Employment	
Character of site and surroundings: Residential properties along Meadow Walk and Gordon's Walk to the north and east respectively. Railway line runs along the western boundary of the site. Vehicular access from Southdown Road.	
Relevant Planning History	
<p>5/2021/2376, Demolition of existing buildings and the construction of eight new units totalling 5947 sqm for use within Class E, B2 and B8, builders merchant, trade counter (Sui Generis), HGV parking, landscaping, hard surfacing, associated engineering works and facilities and services (resubmission following withdrawal of 5/2020/1928); Decision pending</p> <p>5/2013/1389, Change of use of Collingham House from Class C3 (dwellings) to Class B1 (business), two storey front extension to Collingham House and Littleport House, single storey rear extension to all three properties and associated landscaping and parking; Approved 20/08/2013</p> <p>5/2007/1039, Change of use from Class B1 (office) to Class B8 (storage/distribution) with ancillary Class B1 (offices); Approved 27/07/2007</p> <p>5/2005/1448, Change of use from offices (B1) to gym (D2); Approved 31/08/2005</p> <p>5/2004/1727, Change of use from industrial building Class B1 (light industrial) to childrens indoor activity centre (Class D2); Approved 23/09/2004</p> <p>5/2004/0359, Demolition of existing Class B2 building and erection of replacement building for Class B1 (light industrial) and/or Class B2 (storage and distribution use); Approved (decision date not available)</p> <p>5/2003/2491, Use of Unit 9 as a Warehouse Distribution and Showroom facility; Approved 20/01/2004</p> <p>5/2002/1423, Change of use from residential to Class B1 (offices) (resubmission following refusal of 5/2001/1856); Approved (Appeal allowed) 30/06/2003</p> <p>5/2000/2329, Change of use from Class B8 (warehouse & distribution) to Class B2 (general industry); Approved 01/02/2001</p> <p>5/1999/0486, Certificate of Lawfulness (existing) - Residential dwelling house; Approved 11/05/1999</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	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)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	No	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)	No
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)	No	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	Yes		

* 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: Gerald Eve LLP (Gerald Eve)

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

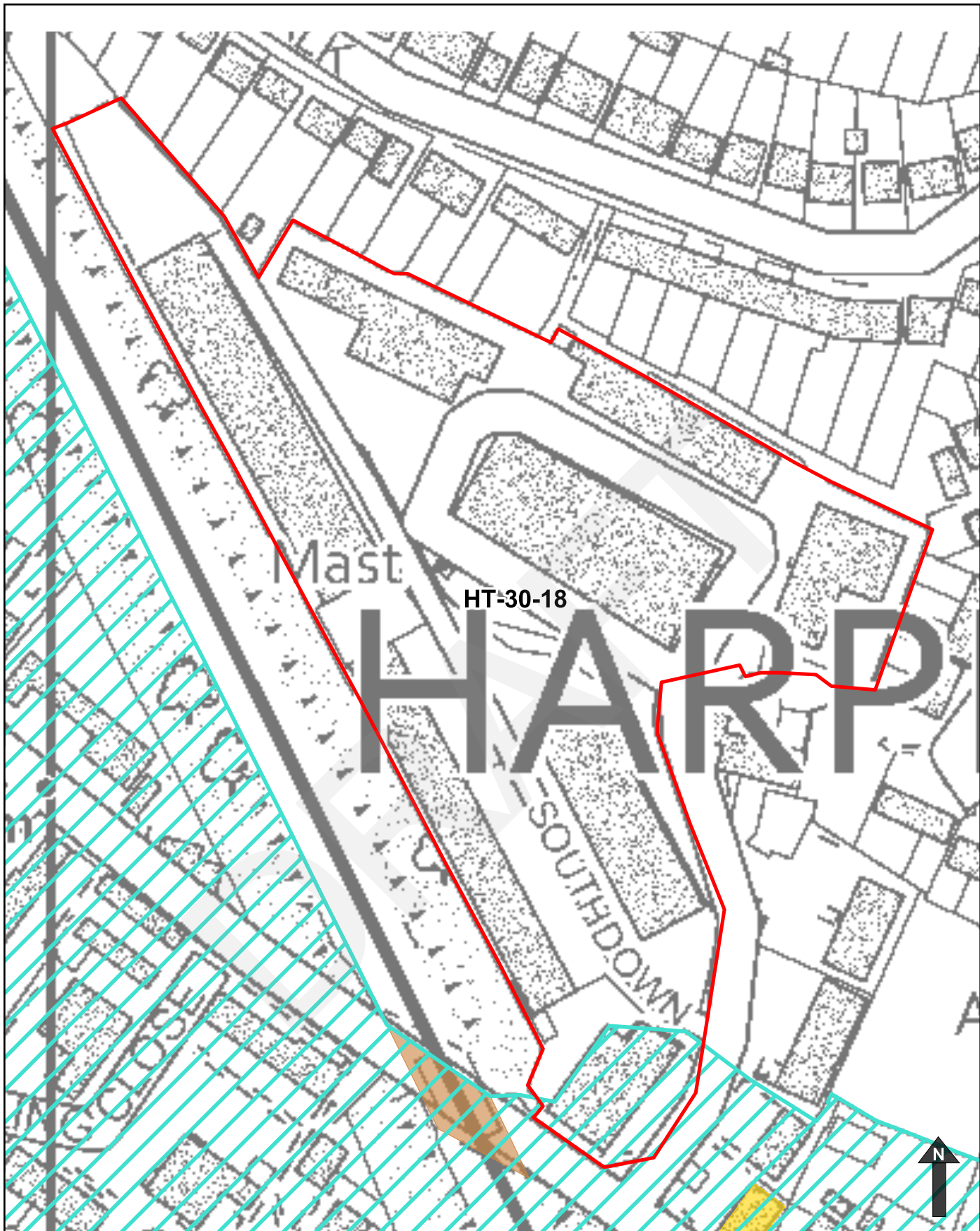
Potential Other Uses - Land Area (in hectares): N/A
















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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-32-17	Site Address: Batford Mill Industrial Estate, Lower Luton Road
Parish: Harpenden Town	Site area (hectares): 0.95
Existing use: Employment	
Character of site and surroundings: The site itself as a whole is broadly rural in nature, though it abuts the residential edge of Harpenden to the north and east. Open fields extend to the west and over Beesonend Lane and a narrow strip of Green Belt development to the south.	
Relevant Planning History	
<p>5/2019/2656, Demolition of existing industrial unit and provision of 140sq m of Class A1 retail and Class D2 assembly and leisure space and 14 new dwellings, New cycle storage and transformer Housing, Associated parking and landscaping (amended flood risk and archaeological information received); Approved 15/09/2021</p> <p>5/2017/3230, Change of use to Sui Generis for use as a canine creche facility (resubmission following withdrawal of 5/2017/2418); Approved 15/01/2018</p> <p>5/2016/0907, Change of use from Class B1(business) to Sui Generis (vehicle repair garage and sales office); Approved 16/05/2016</p> <p>5/2015/1073, Change of use from Class B2 (general industrial) to Sui Generis (vehicle repair garage and MOT centre); Approved 17/07/2015</p> <p>5/2014/0584, Certificate of Lawfulness (proposed) - Change of use from Class B1 (light industrial) to Class B8 (storage and distribution); Approved 30/04/2014</p> <p>5/1981/0603, Light industrial units with requisite car parking and ancillary works; Approved 12/06/1981</p> <p>5/1978/0274, Proposed alterations to provide for division of existing factory into 9 light industrial units; Approved 03/08/1978</p>	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
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	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)	No
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
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:

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: Bidwells (Richard Butler)

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: 35

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.

HT-32-17

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

Contains public sector information licensed under the Open Government Licence v3.0
© Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: HT-33-17	Site Address: r/o Harpenden Fire Station, Leyton Road
Parish: Harpenden Town	Site area (hectares): 0.21
Existing use: Fire Station	
Character of site and surroundings: Site lies behind the existing Harpenden Fire Station. Trees/dense vegetation screen the site from all sides. Rothamsted Park lies to the west. Residential properties are situated to the south east and north east.	
Relevant Planning History	
5/1990/1761, Fire Station and ancillary works; Approved 21/11/1990	

Suitability

Absolute Constraints			
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		
Non-Absolute Constraints			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	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)	No
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)	No
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)	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: Public

Site Promoter: Hertfordshire County Council

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): 6-25 years

Potential Number Of Homes: 1030

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

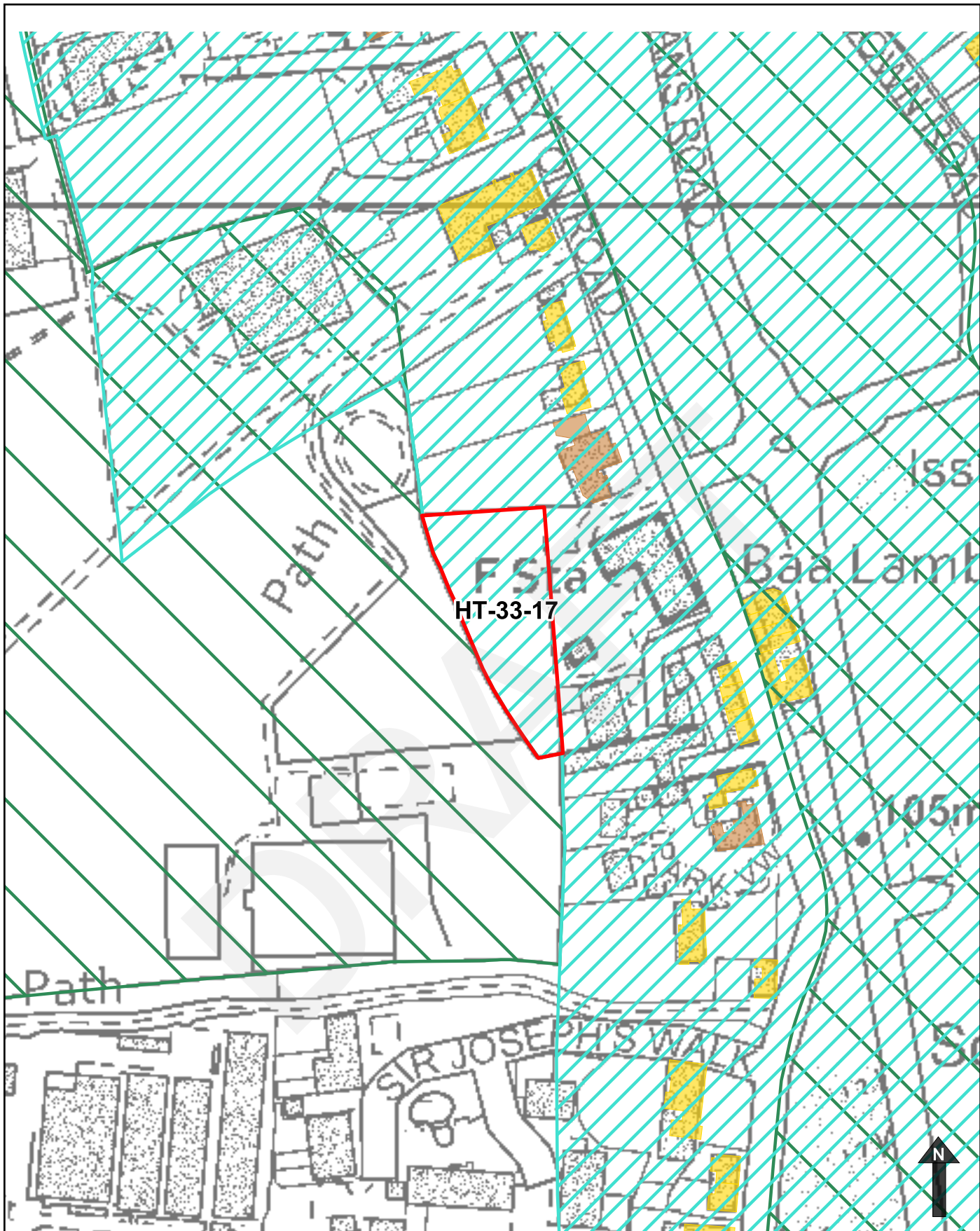
Potential Other Uses - Land Area (in hectares): N/A















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.

