

<b>Site Reference:</b> HTWH-1-18	<b>Site Address:</b> Land at North East Harpenden
<b>Parish:</b> Harpenden Town / Wheathampstead	<b>Site area (hectares):</b> 42.82
<b>Existing use:</b> Agricultural / Equestrian / Telecommunications	
<b>Character of site and surroundings:</b> The site is located to the north east of Harpenden. The south of the site is adjacent to the residential area of Batford, with the west boundary following Lower Luton Road and the River Lea. The east boundary follows Common Lane, with Bowers Heath Lane to the north. The north and east aspects are mainly of open fields.	
<b>Relevant Planning History</b>	
<p>5/2019/2365 Ten new dwellings comprising eight, three bedroom semi-detached houses and two, two bedroom detached bungalows following demolition of 35a and 35b Porters Hill. Single storey rear extension and new opening to 46 Noke Shot following demolition of existing single storey projection. Widening of existing access road, associated parking, landscaping and access. Approved, 12/02/2020</p> <p>5/2018/2594 Demolition of garages and construction of three, four bedroom dwellings with associated landscaping and access. Approved, 11/01/2019</p> <p>5/1987/1509 Erection of 14 dwellings. Approved, 05/11/1987</p> <p>5/1987/0920 Erection of building to be used as indoor horse riding school arena. Approved, 16/07/1987</p> <p>5/1979/1043 Residential development (Outline). Approved, 29/10/1979</p>	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	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)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** Barton Willmore (David Maher)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing

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

**Potential Number Of Homes:** 1030

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

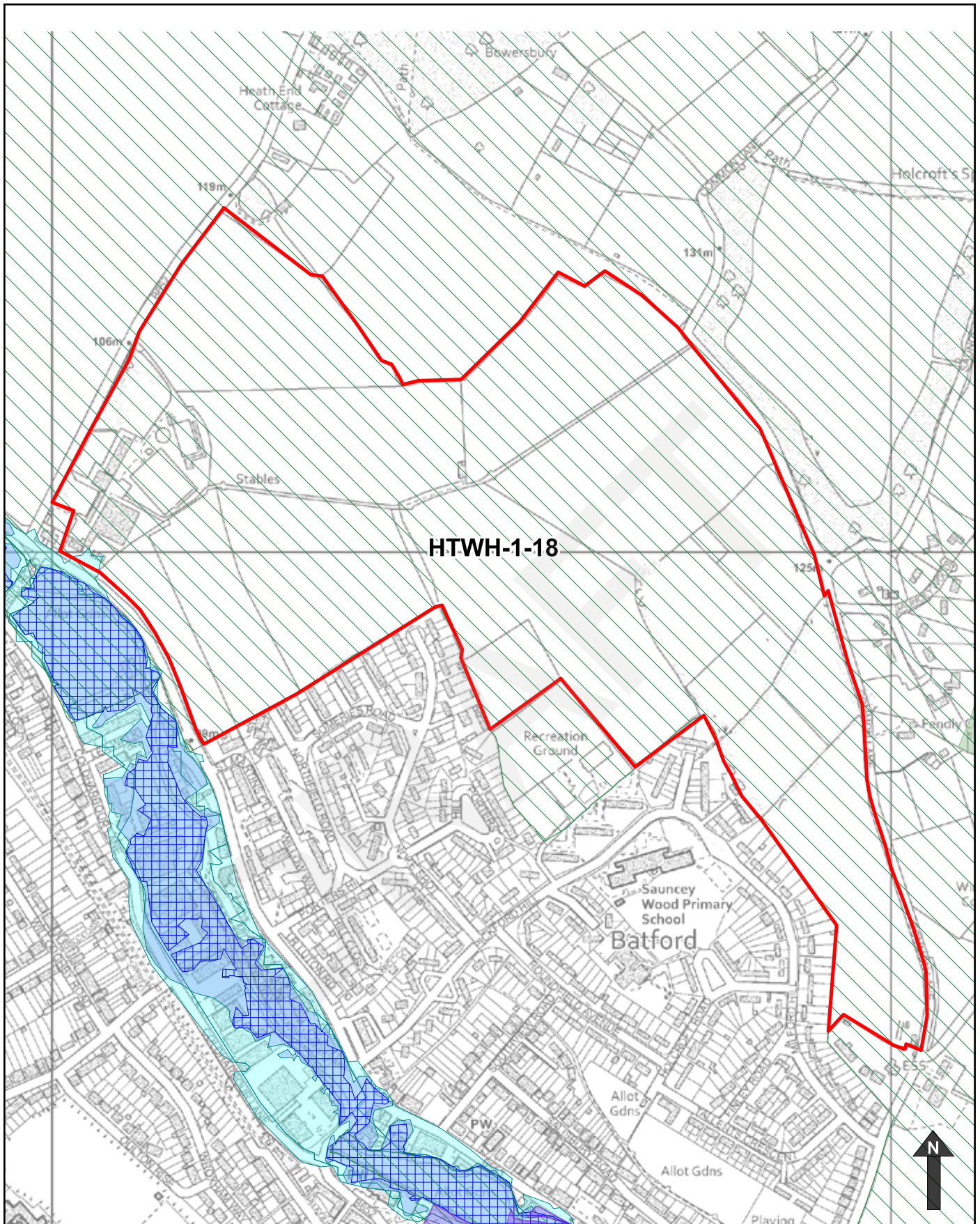
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



HTWH-1-18

-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
- Listed Buildings
  -  Grade I
  -  Grade II
  -  Grade II\*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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