

London Colney Parish

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St Albans
CITY AND DISTRICT

Site Reference: LC-01-21	Site Address: Land South of London Colney
Parish: London Colney	Site area (hectares): 32.99
Existing use: Vacant	
Character of site and surroundings: London Colney is located to the north of the site, with the river Colne and local nature reserve in between. Shenley Lane is located to the west of the site, with a commercial premises located along part of this boundary. Open fields are beyond. The district boundary and M25 lies to the south of the site. To the north is Colney Fields retail park.	
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)	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)	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	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: Turley (Steven Kosky)

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, Local Centre, Public Open Space, Green Space

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: 420

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

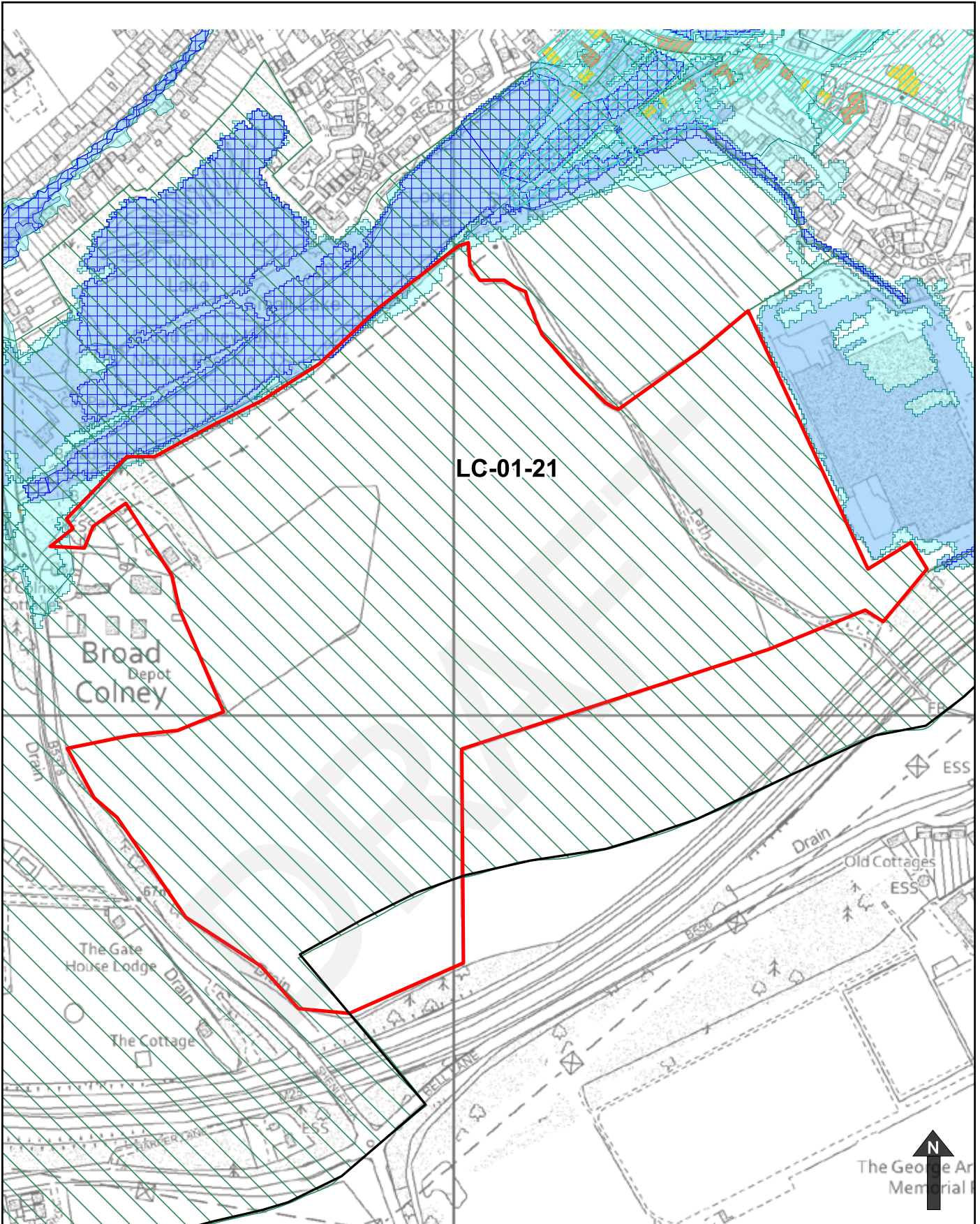
Potential Other Uses - Land Area (in hectares): 13.96

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.



LC-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* | |

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Site Reference: LC-02-21	Site Address: Land west of London Colney
Parish: London Colney	Site area (hectares): 86.40
Existing use: Agricultural	
<p>Character of site and surroundings: The site is located to the west of London Colney, with Shenley Lane in between. To the north of the site is the Napsbury Estate and Historic Park. To the east of the site is the Midlands Mainline, with open fields beyond. To the south part of the boundary is the M25, with the River Colne forming the remaining. Across the river lies open fields and All Saints Chapel.</p>	
Relevant Planning History	
<p>5/2019/0156, Prior Notification - Change of use of building from agricultural use to storage; Approved 18/03/2019</p> <p>5/2017/1938, Approval of Reserved Matters (infrastructure) of outline planning permission 5/2009/0708 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest; Approved 16/05/2018</p> <p>5/2013/0336, Change of use of building No 3 to storage of non-mechanical equipment, plant and scaffolding (retrospective) (resubmission following invalid application 5/2012/3087); Approved 09/04/2013</p>	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	Yes
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*	Yes	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	Yes	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)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	Yes	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	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: 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, Education: 6-8 FE Secondary School, 2FE Primary School, Public Open Space, Country Park

Estimated Delivery Timescale (housing): 6-25 years

Potential Number Of Homes: 1005

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

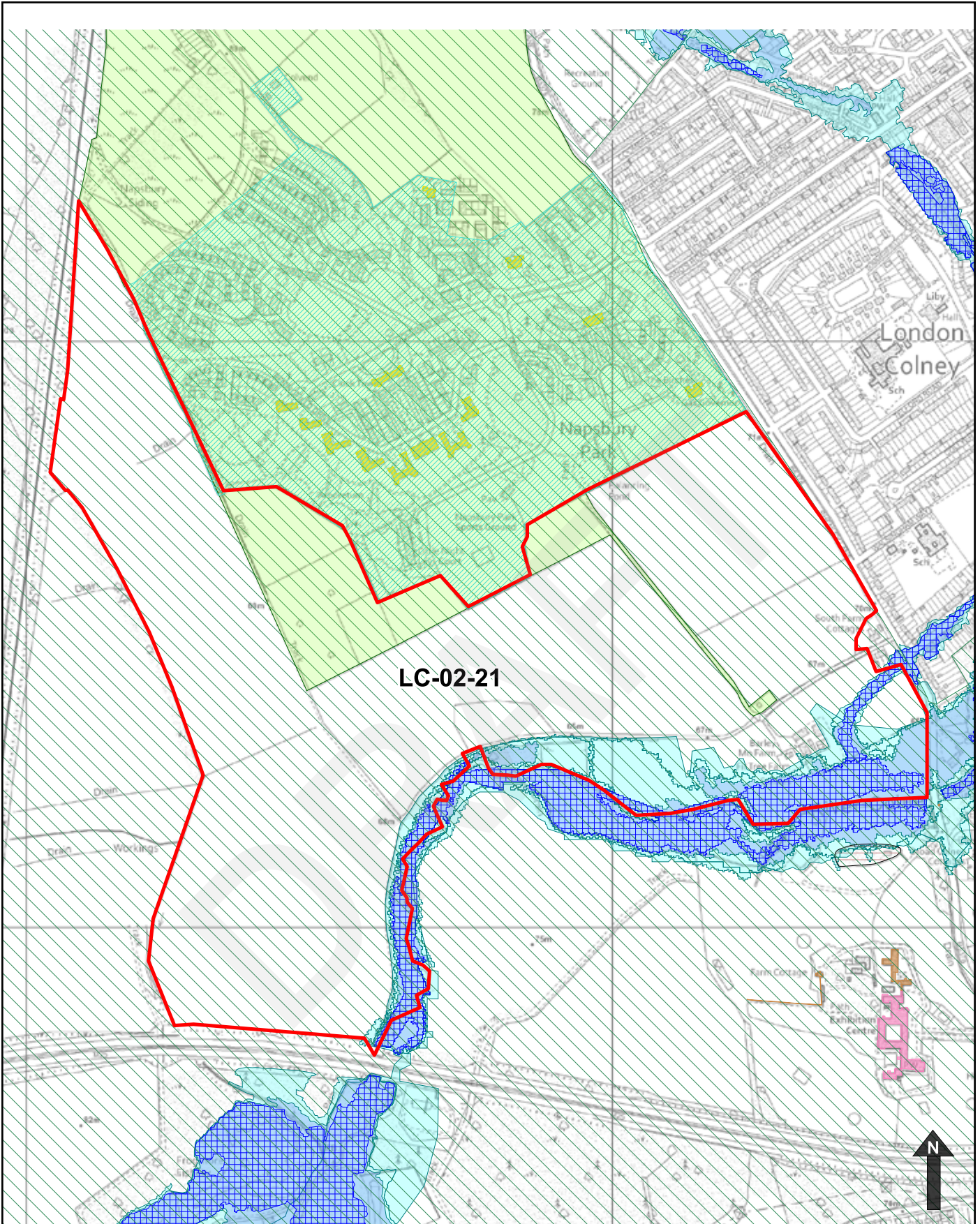
Potential Other Uses - Land Area (in hectares): 35.09

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.



LC-02-21

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

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Site Reference: LC-03-21	Site Address: Land South of Wellington Road, London Colney
Parish: London Colney	Site area (hectares): 0.33
Existing use: Employment	
Character of site and surroundings: A mix of Suburban residential developments and existing employment uses on all sides.	
Relevant Planning History	
<p>5/2013/1382, Application for Prior Approval - Change of Use Class B1 premises to 10 residential flats Class C3; Approved 31/07/2013</p> <p>5/2012/2667, Change of Use from B1a (offices) to Class D1(Medical Establishment) to create day care surgery unit including first floor rear extension, additional dormer windows to roof, infilling of part of the ground floor, a lift shaft projecting above roof and alterations to openings; Approved 21/12/2012</p> <p>5/1978/0588, Change of use from bonded stores to offices in existing warehouse; Approved 12/07/1978</p> <p>5/1977/0698, Offices and warehouses (storage only); Approved 11/08/1977</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)	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)	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	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: The Collective Planning (John Ferguson)

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

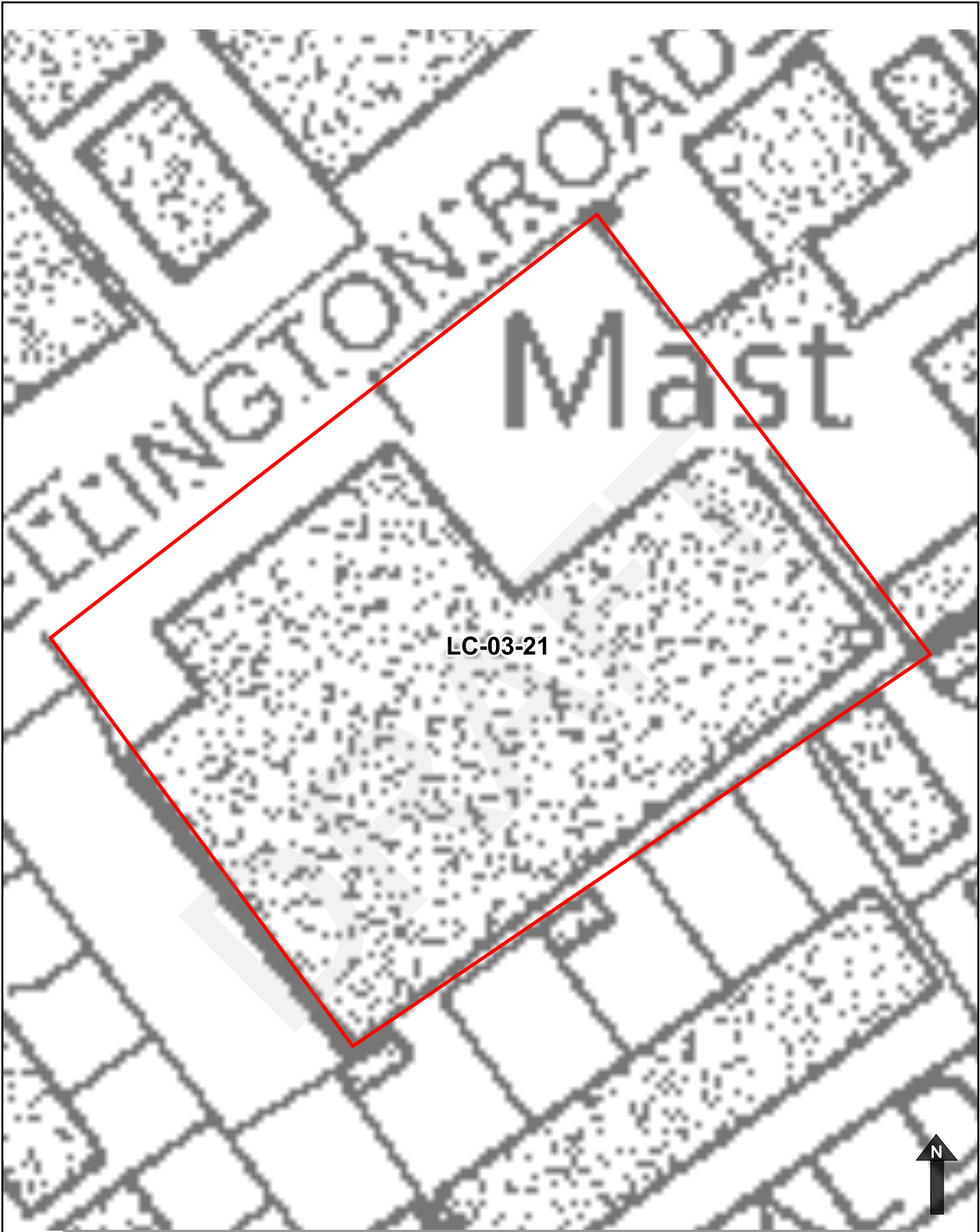
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-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* | |

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Site Reference: LC-04-16	Site Address: All Saints Pastoral Centre, Shenley Lane
Parish: London Colney	Site area (hectares): 20.75
Existing use: Vacant	
Character of site and surroundings: The M25 lies to the north of the site. To the east is the River Colne, with a farm and open fields beyond. To the east of the site is Shenley Lane, with a commercial premises and open fields beyond. The west of the site are open fields.	
Relevant Planning History	
5/1996/1210, Listed Building Consent – Alterations to form retreat/conference centre; Approved 30/12/1996	
5/1996/1209; Alterations to form retreat centre; Approved (Decision date not available)	

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*	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	Yes	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	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: Daniel Watney LLP (Charles Mills)

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): 6-20 years

Potential Number Of Homes: 500

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

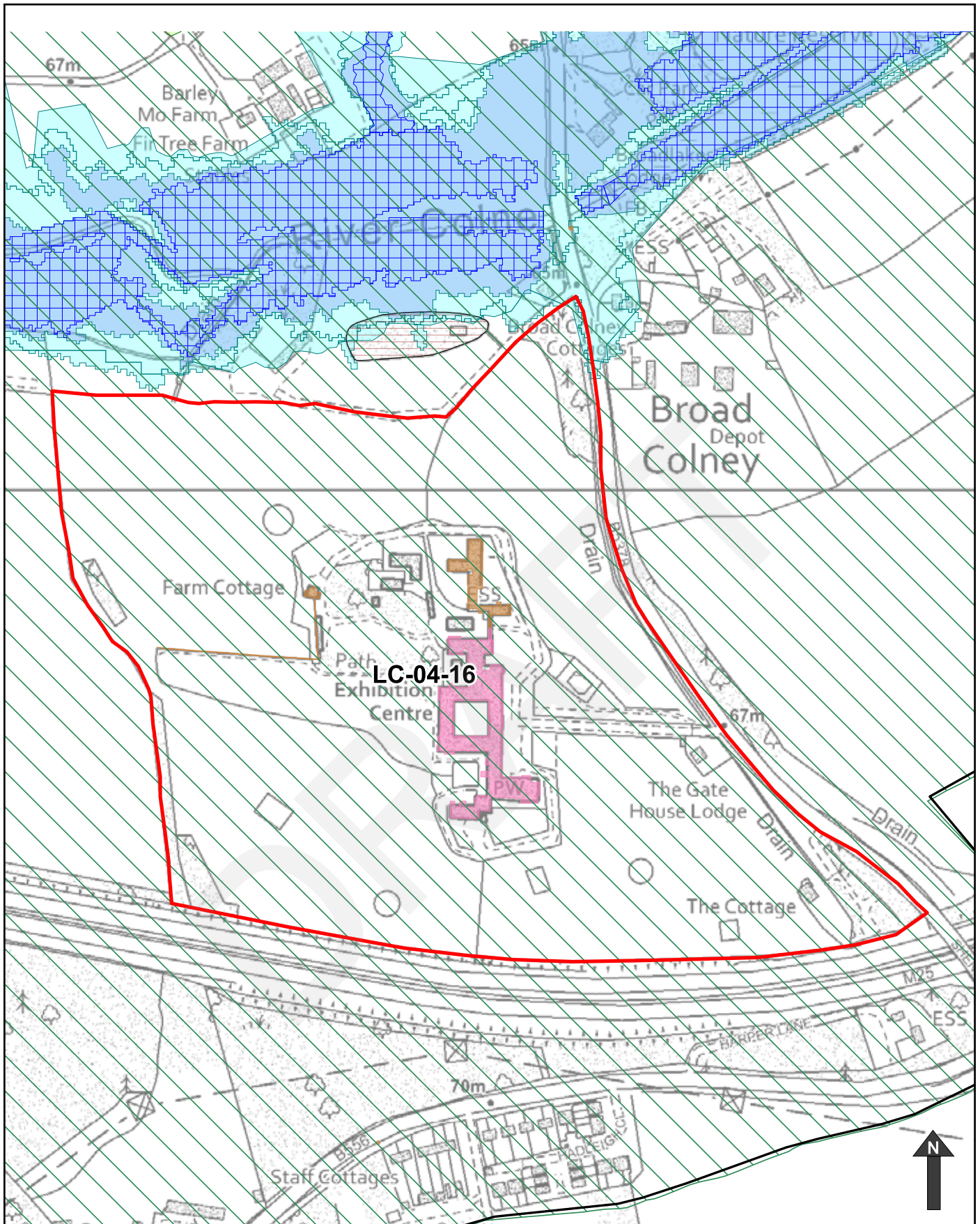
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-04-16

- 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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Site Reference: LC-05-18	Site Address: Land adjacent 4 South Farm Cottages, London Colney
Parish: London Colney	Site area (hectares): 0.08
Existing use: Scrubland	
Character of site and surroundings: London Colney is located directly to the east of the site, with Shenley Lane in between. The site is accessible from an access road to Barley Mo Farm, with two dwellings located opposite and open fields beyond. To the west of the site are a further two dwellings, before open fields. Open fields are located 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*	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)	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)	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:

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: Sanders Laing (Richard F Sanders)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 2

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

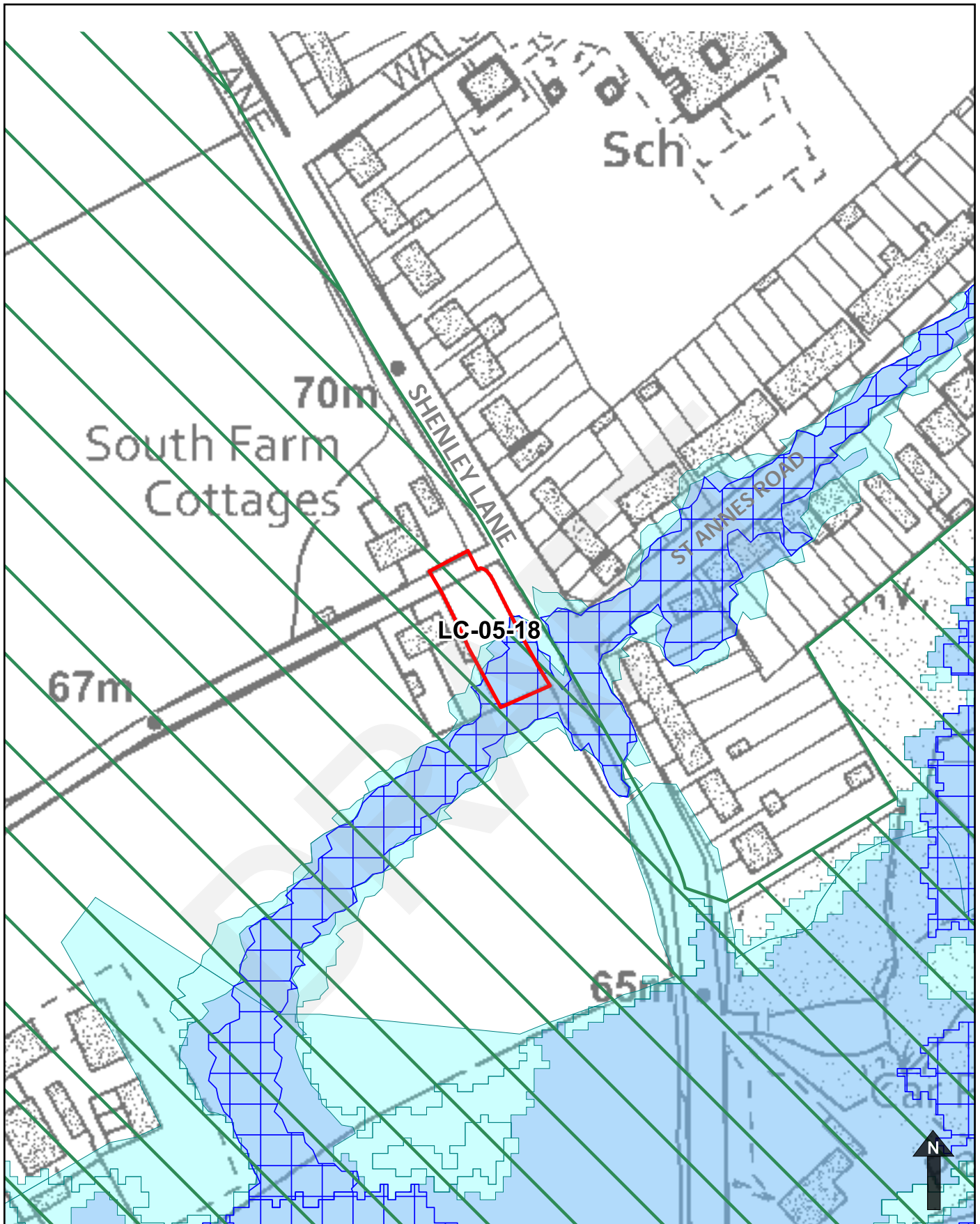
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

N/A

Overall Conclusions

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



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

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Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	Yes (Not Suitable)
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	Yes	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)	Yes	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:

The site is not suitable. The site is located entirely within a Registered Park and Garden.

Availability

Landowner: Private

Site Promoter: PJB Planning (Peter Biggs)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing: Market, Older Persons; Doctors Surgery, Open Space

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 115

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

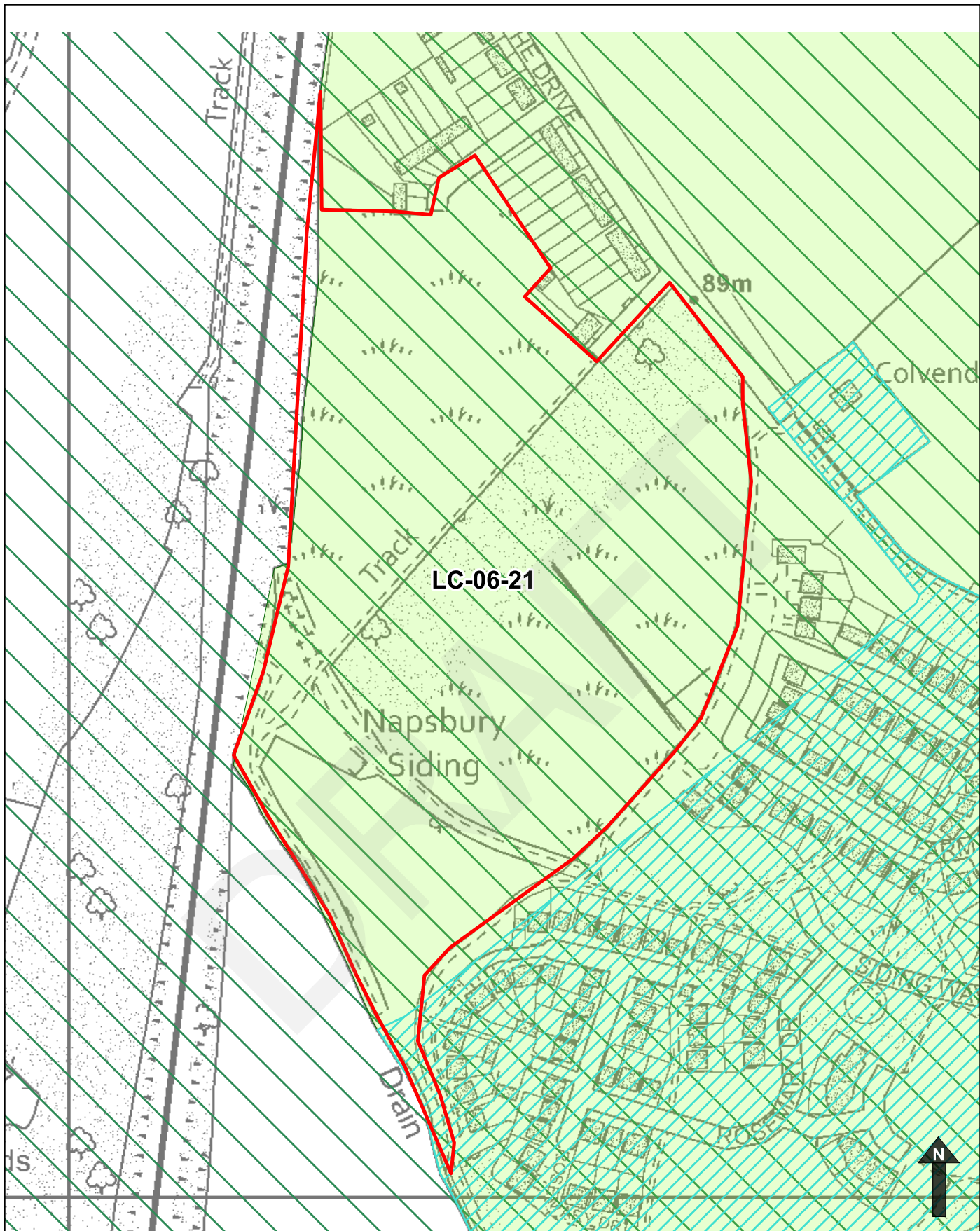
Potential Other Uses - Land Area (in hectares): 3.90

Achievability Conclusions:

N/A

Overall Conclusions

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



LC-06-21








89m

Colvend

Napsbury Siding

Drain



-  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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Site Reference: LC-07-18	Site Address: Land to the rear of North Cottages, Napsbury, London Colney
Parish: London Colney	Site area (hectares): 0.32
Existing use: Vacant	
Character of site and surroundings: The site is triangle is shape. To the west is the Midlands Mainline, with open fields beyond. To the north east and south of the site, are rows of properties known as North Cottages.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	Yes (Not Suitable)
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)	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	Yes		

* Constraints shown on constraints map

Suitability Conclusions:

The site is not suitable. The site is located entirely within a Registered Park and Garden.

Availability

Landowner: Private

Site Promoter: Nicholas Taylor + Associates (Mandip Singh Sahota)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 15

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

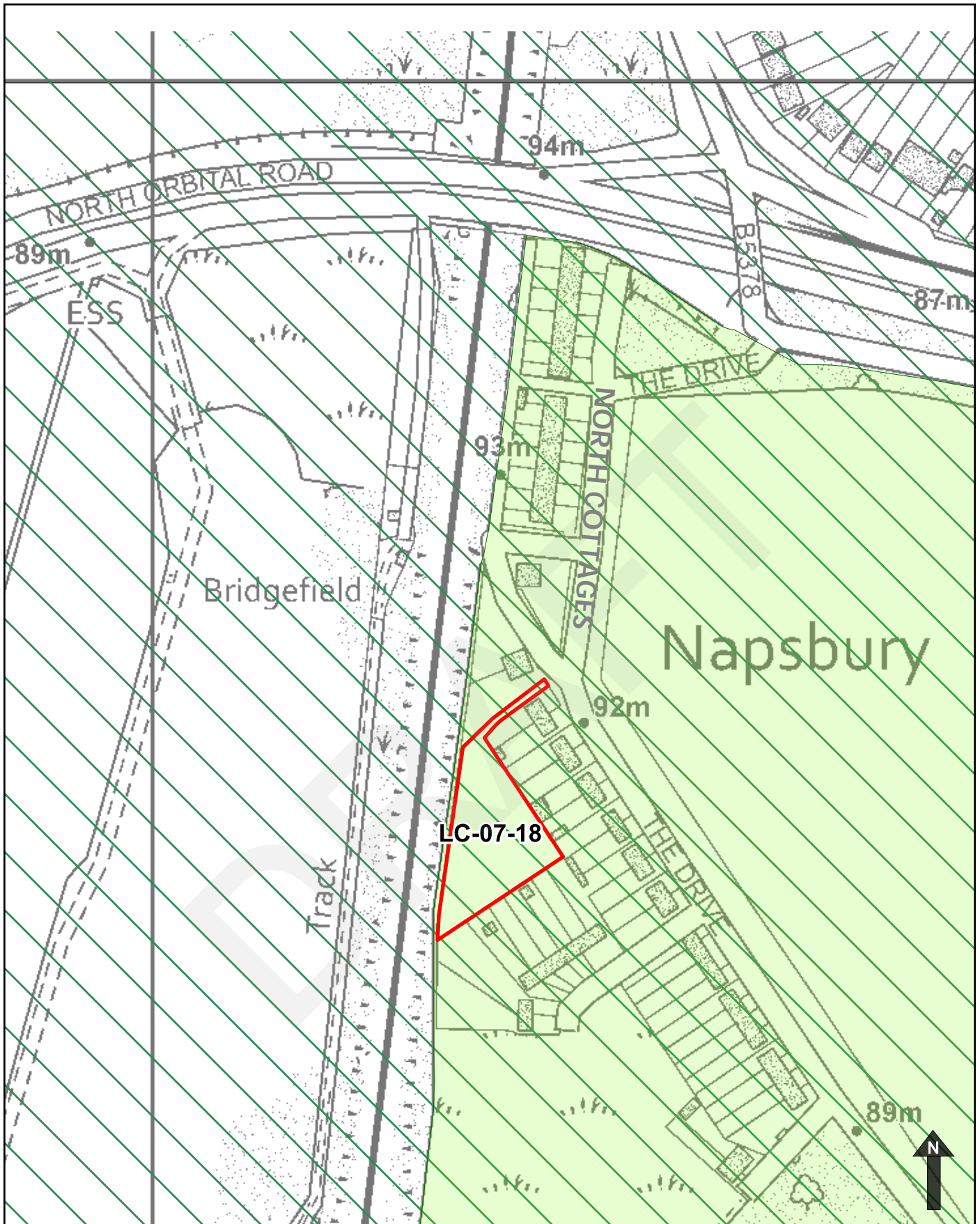
Potential Other Uses - Land Area (in hectares): N/A








Achievability Conclusions:








N/A

Overall Conclusions

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



-  Flood Zone 2
-  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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Site Reference: LC-08-21	Site Address: Rural Estate land north of Napsbury
Parish: London Colney	Site area (hectares): 26.97
Existing use: Agricultural	
Character of site and surroundings: The Napsbury Estate is located to the south of the site. To the west are a row of properties known as North Cottages, with the Midlands Mainline beyond. The north and east of the site is bordered by Shenley Lane, with the A414 and then playing pitches / recreation ground beyond.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	Yes (Not Suitable)
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)	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	Yes		

* Constraints shown on constraints map

Suitability Conclusions:

The site is not suitable. The site is located entirely within a Registered Park and Garden.

Availability

Landowner: Public

Site Promoter: Hertfordshire County Council

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing, Education: 2FE Primary School

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 650

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

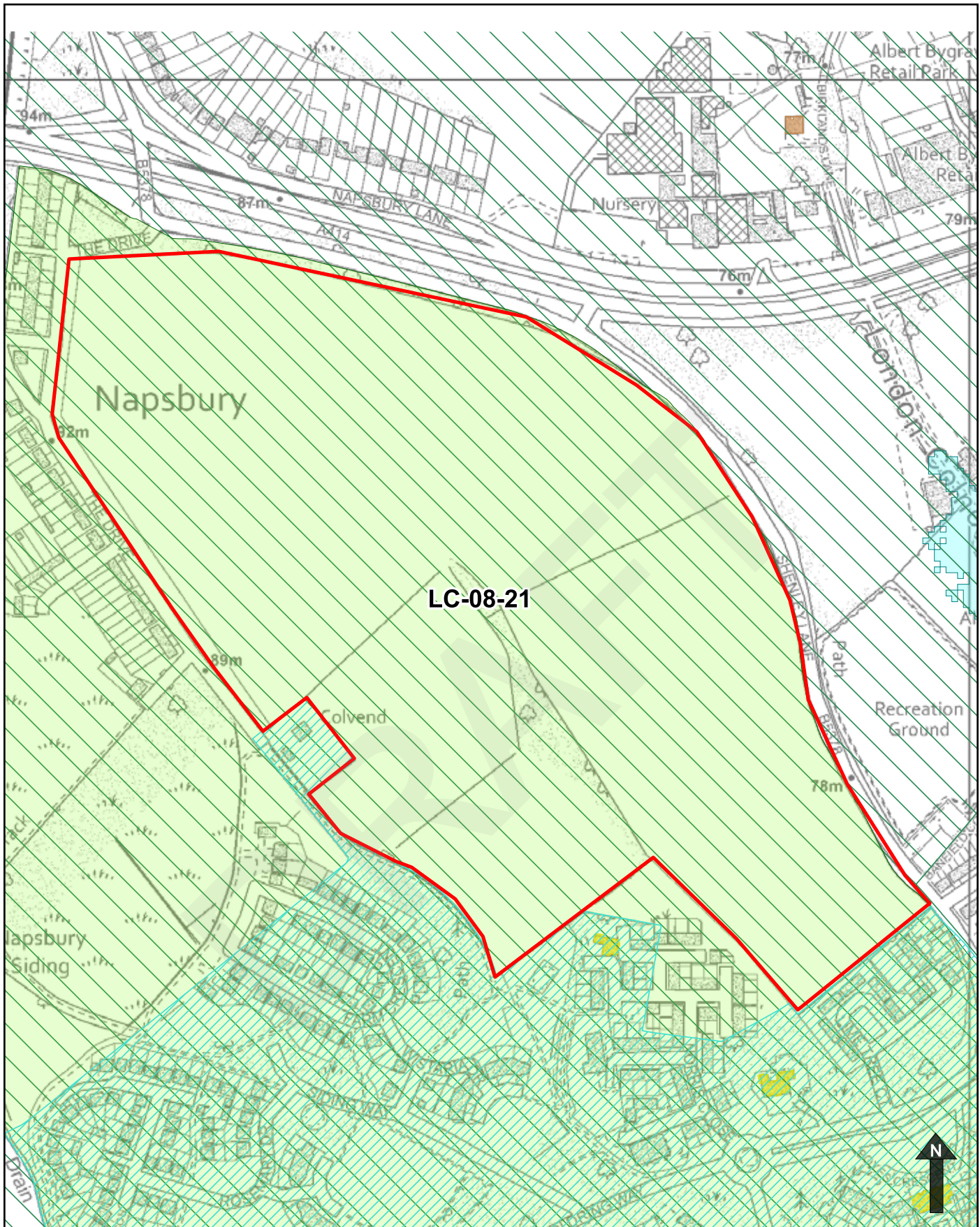
Potential Other Uses - Land Area (in hectares): Not specified
















Achievability Conclusions:

N/A

Overall Conclusions

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



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

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Site Reference: LC-09-21	Site Address: Land adjacent to 98 Harper Lane, Radlett
Parish: London Colney	Site area (hectares): 2.03
Existing use: Vacant	
Character of site and surroundings: The site is triangle in shaped. To the north is the M25, with open fields located beyond. To the west of the site is mainly open fields, with a small number of dwellings to the south west. To the south of the site is Harper Lane, with a small residential estate and some open fields located opposite.	
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)	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	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: Aitchison Raffety (Hayden Todd)

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: 50

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

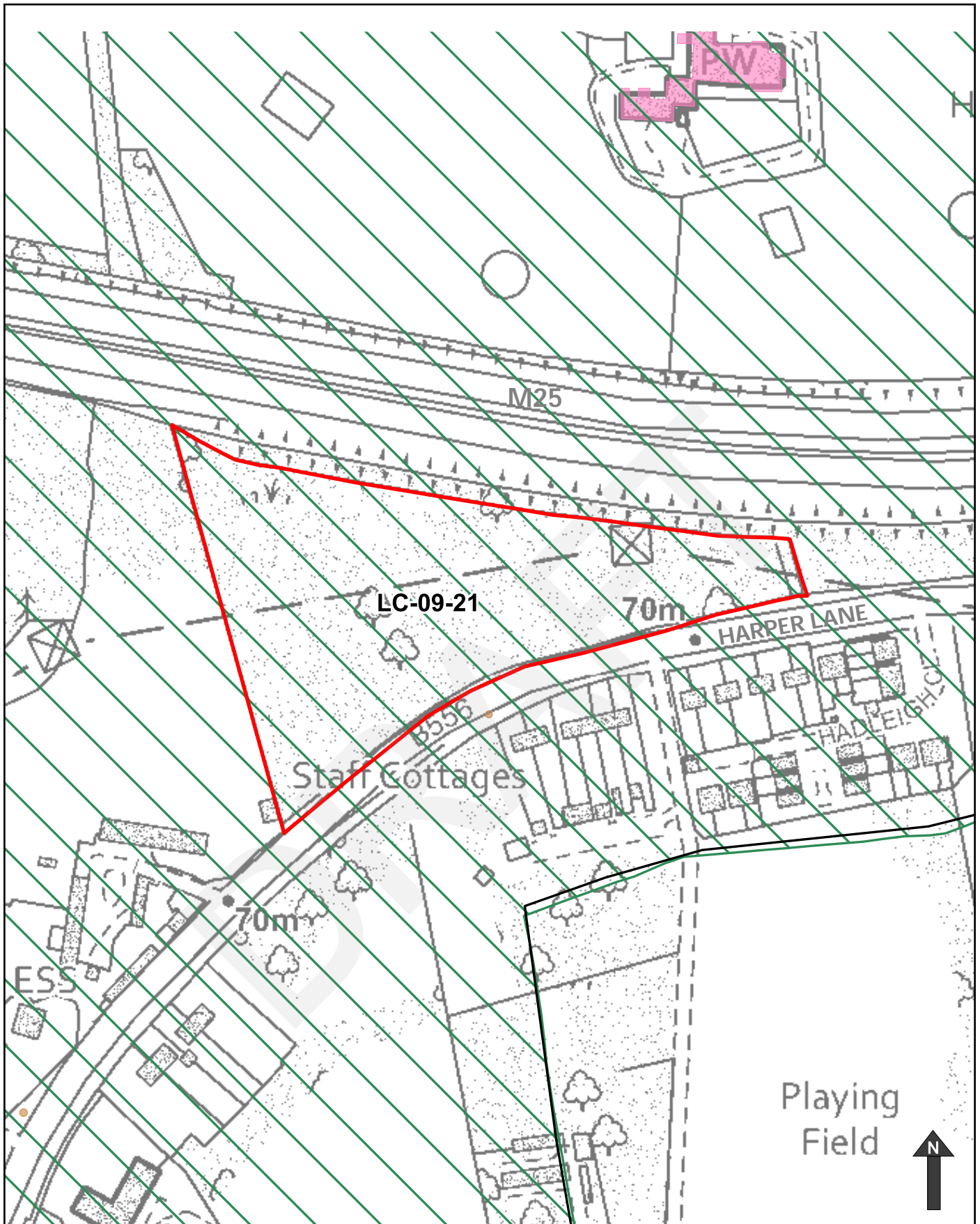
Potential Other Uses - Land Area (in hectares): N/A















Achievability Conclusions:

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

Overall Conclusions

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



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

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Site Reference: LC-10-17	Site Address: Land at the Corner of A1081 and Coursers Road, London Colney
Parish: London Colney	Site area (hectares): 8.15
Existing use: Agricultural	
Character of site and surroundings: The A1081 form the south west boundary, with a roundabout linking with junction 22 of the M25, and Barnet Road towards London Colney and Colney Fields, located to the south of the site. Residential dwellings are located beyond. Coursers Road forms the south east boundary, with a landfill located beyond. To the north are open fields and an activity farm.	
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)	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	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: RPS (Jon Waite)

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: 145

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

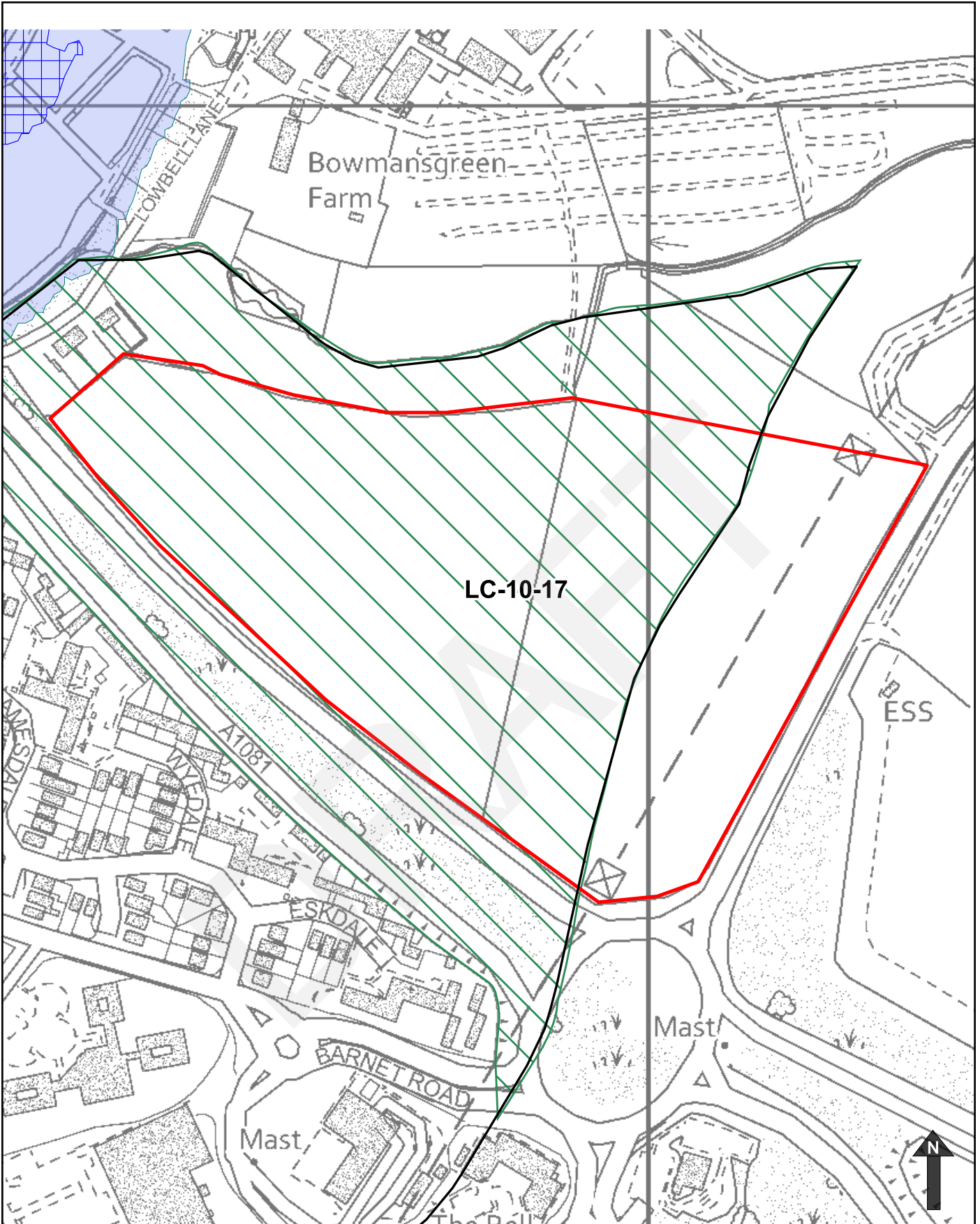
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

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

Overall Conclusions

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



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

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Site Reference: LC-11-18	Site Address: Land south west of Willowside
Parish: London Colney	Site area (hectares): 4.65
Existing use: Scrubland	
Character of site and surroundings: Children's play area and suburban residential housing to the east. Colney Fields Retail Park and open fields to the south. Open fields to the west. Part residential and part small open area leading to Broad Colney Lakes 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*	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)	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	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: Indigo Planning (Sarah Pyne)

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: 95

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

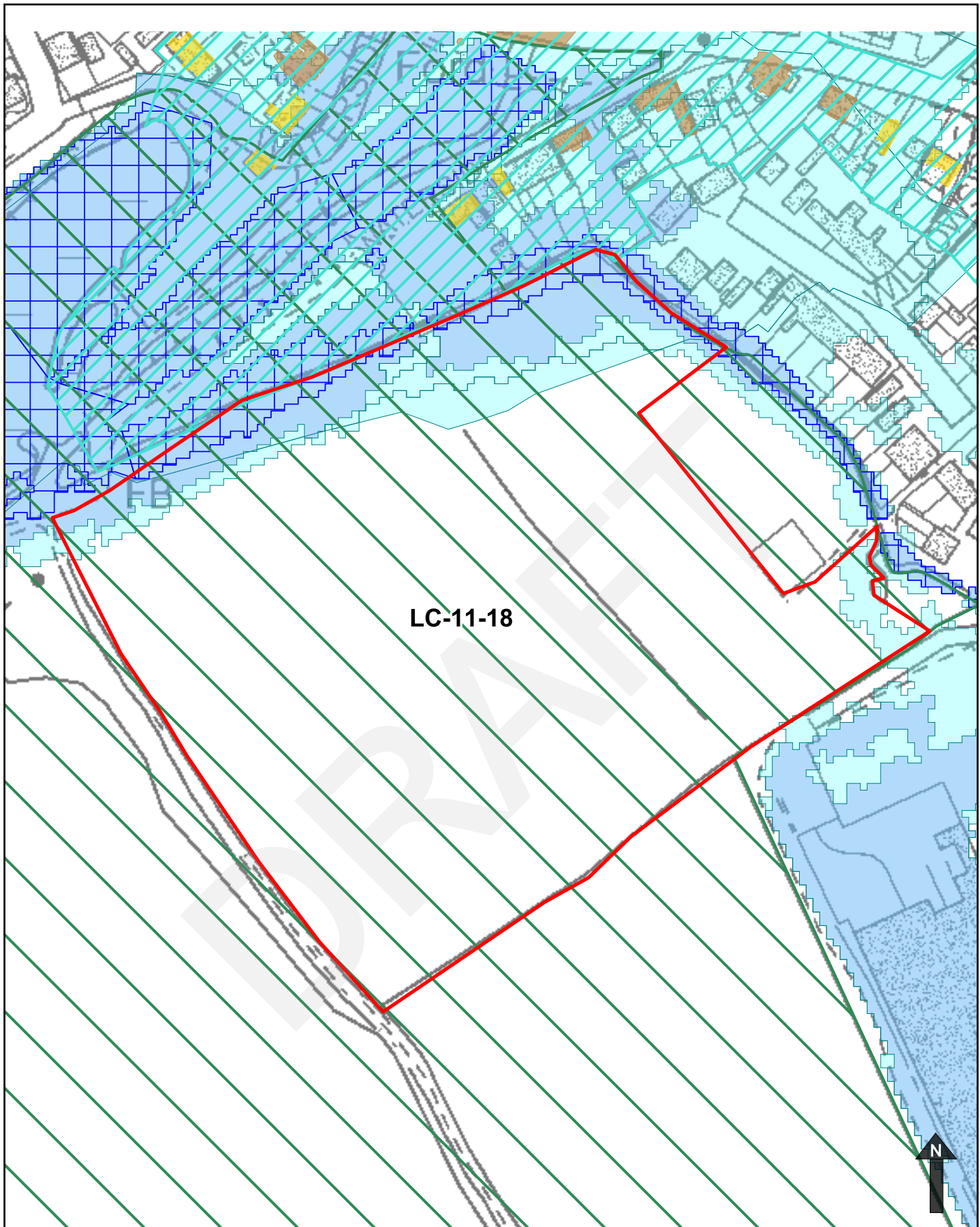
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-11-18

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

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Site Reference: LC-12-21-1	Site Address: Land South West of London Colney Allotments
Parish: London Colney	Site area (hectares): 0.66
Existing use: Allotments	
Character of site and surroundings: Large warehouses of Riverside Industrial Estate to east and south. Part suburban residential and part light industrial/office units to the west. Tennis courts and public playing 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*	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*	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)	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: Bidwells (Suzi Green)

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: 25

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

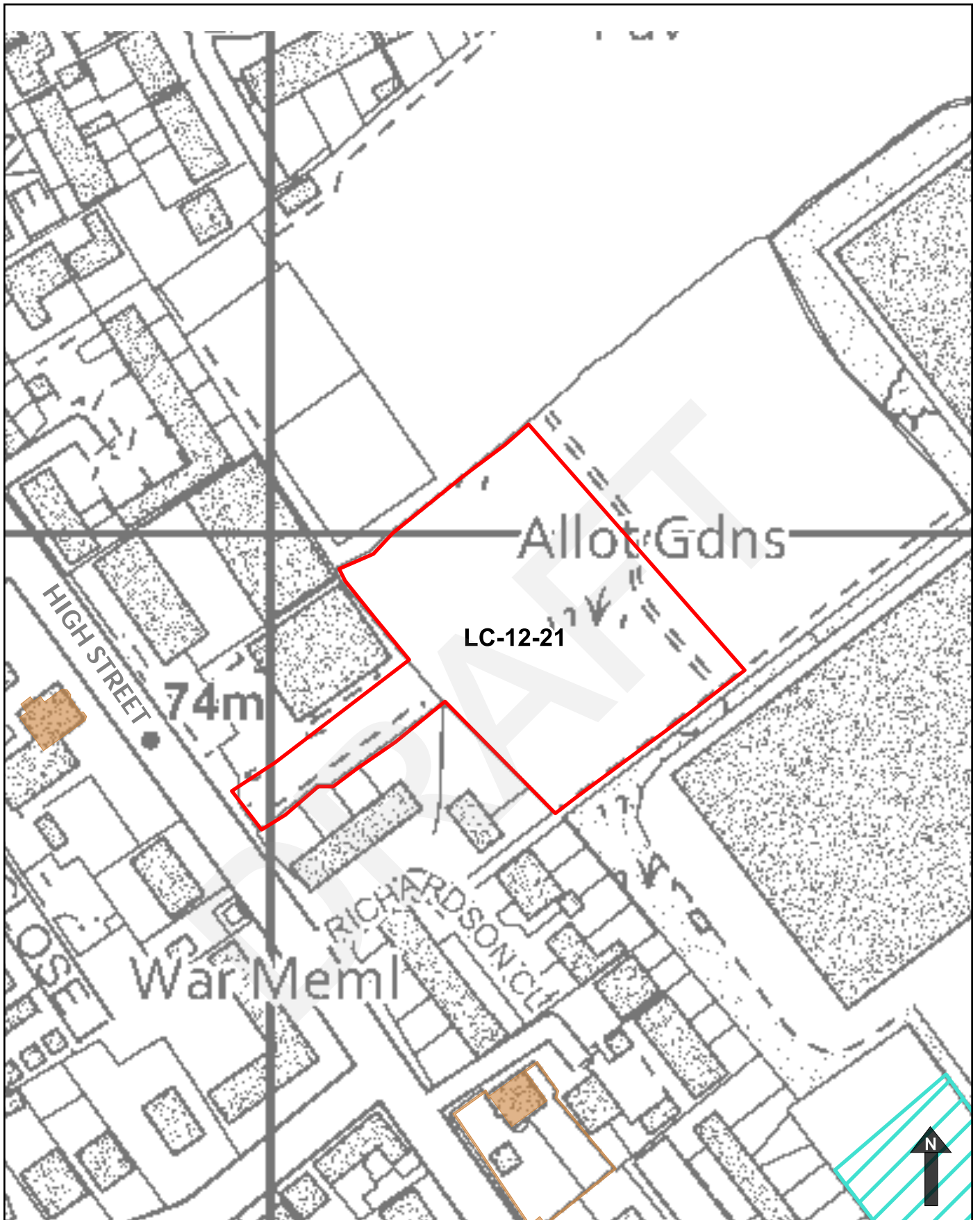
Potential Other Uses - Land Area (in hectares): N/A
















Achievability Conclusions:

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

Overall Conclusions

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



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

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Site Reference: LC-12-21-2	Site Address: Land South West of London Colney Allotments
Parish: London Colney	Site area (hectares): 0.66
Existing use: Allotments	
Character of site and surroundings: Large warehouses of Riverside Industrial Estate to east and south. Part suburban residential and part light industrial/office units to the west. Tennis courts and public playing 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*	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*	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)	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: Bidwells (Suzi Green)

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): 0.66

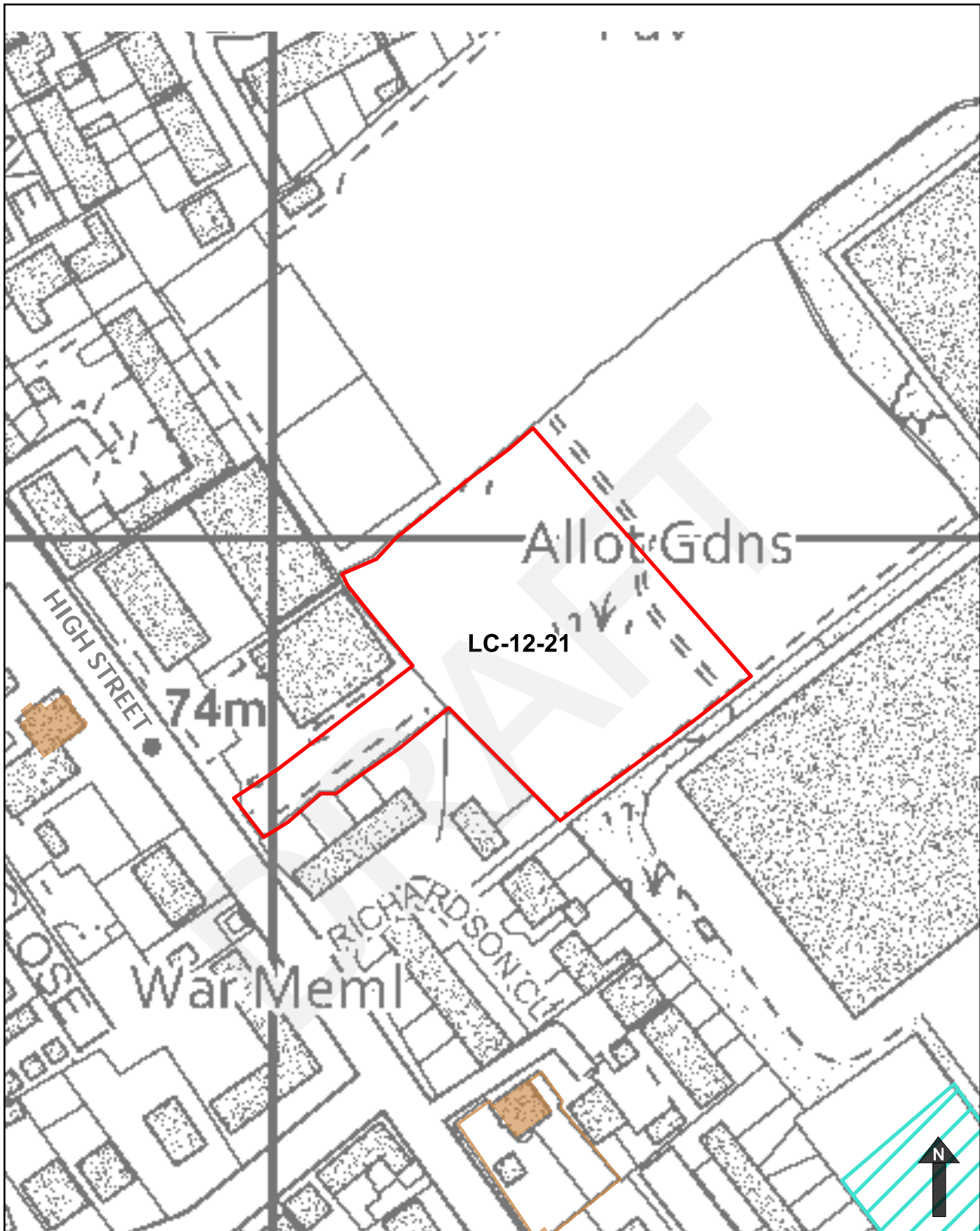
Potential Other Uses - Land Area (in hectares): N/A








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

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Site Reference: LC-13-17	Site Address: London Colney Recreation Centre
Parish: London Colney	Site area (hectares): 0.80
Existing use: Vacant Buildings	
Character of site and surroundings: London Colney Primary School over Perham Way to the north. Suburban residential developments to the east and south. Office / light industrial units of Herts Business Centre to the west.	
Relevant Planning History	
<p>5/2021/0611, Reserved Matters for 45 dwellings and associated infrastructure following outline planning permission 5/2019/1799 for Outline (access sought) - Demolition of existing buildings and development of the site for residential, with associated access, parking and open space; Approved 31/08/2021</p> <p>5/2019/1799, Outline (access sought) - Demolition of existing buildings and development of the site for residential, with associated access, parking and open space; Approved 12/05/2020</p> <p>5/1986/1922, Change of use of school to small industrial units (reserved matters); Approved 21/05/1987</p> <p>5/1985/1123, Change of use of school to community purposes under Regulations 5(2) and 6(2) of the Town and Country Planning General Regulations 1976; Approved (deemed consent) 09/12/1985</p> <p>5/1985/0918, Outline application for residential development of part of former school playing fields (deemed planning permission); Approved 09/12/1985</p> <p>5/1985/0910, Conversion of part of former school buildings to business centre/small workshop uses (deemed planning permission); Approved 09/12/1985</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)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	No
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	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: 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): 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

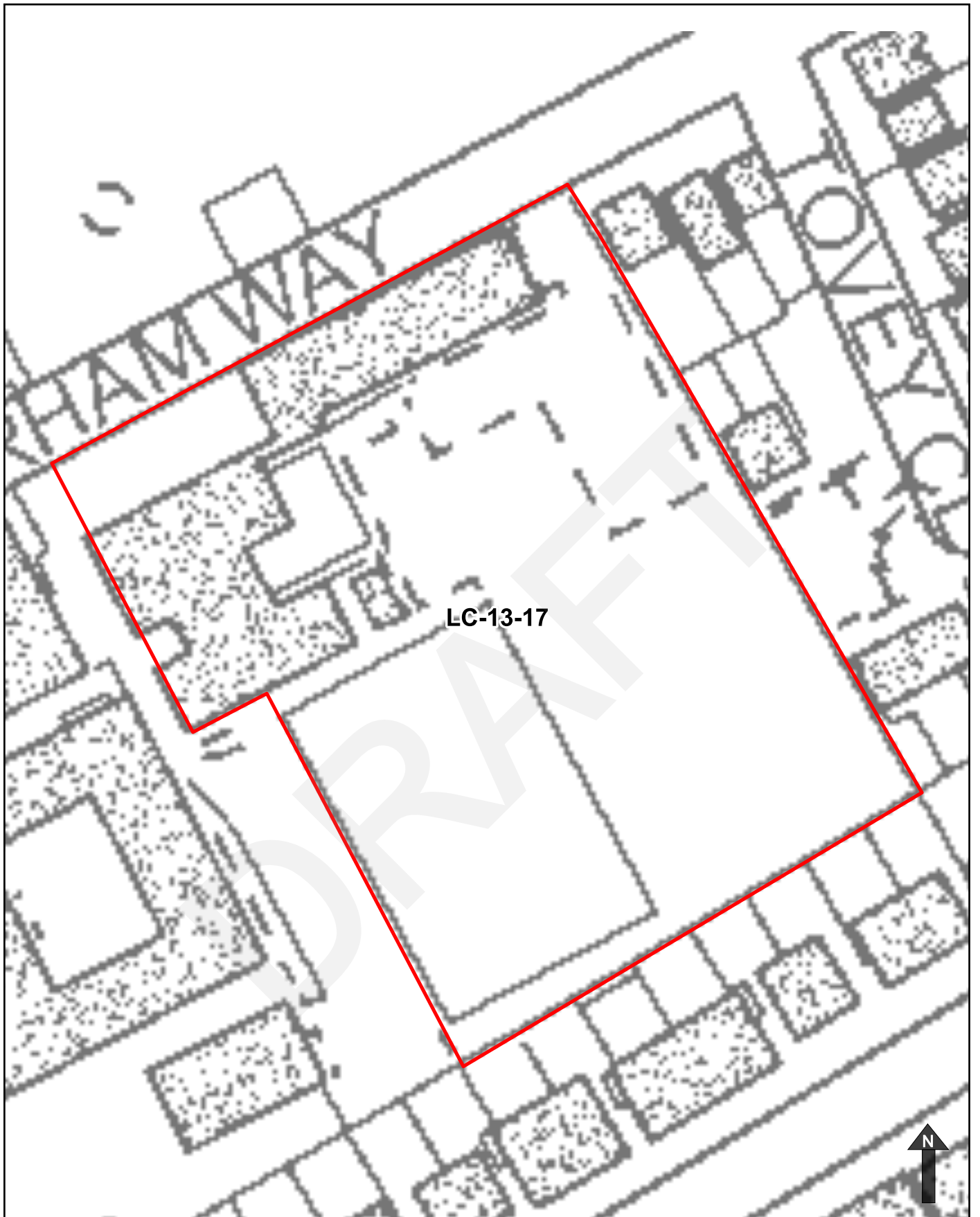
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-13-17



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

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Site Reference: LC-14-17	Site Address: East of A414 London Colney, South of A414, North of A1081
Parish: London Colney	Site area (hectares): 12.82
Existing use: Agricultural	
Character of site and surroundings: A414 North Orbital Road to the north, with open fields beyond. White Horse Lane with open fields and woods beyond, to the east. White Horse Lane with open fields beyond, to the south. To the west, predominantly the A10181 London Colney Bypass, with the main residential part of London Colney beyond and partly isolated residential houses and gardens.	
Relevant Planning History	
<p>No Relevant Planning History.</p> <p style="text-align: center; opacity: 0.2; font-size: 48px; transform: rotate(-30deg);">DRAFT</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)	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	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: RPS (Nick Laister)

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: 310

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

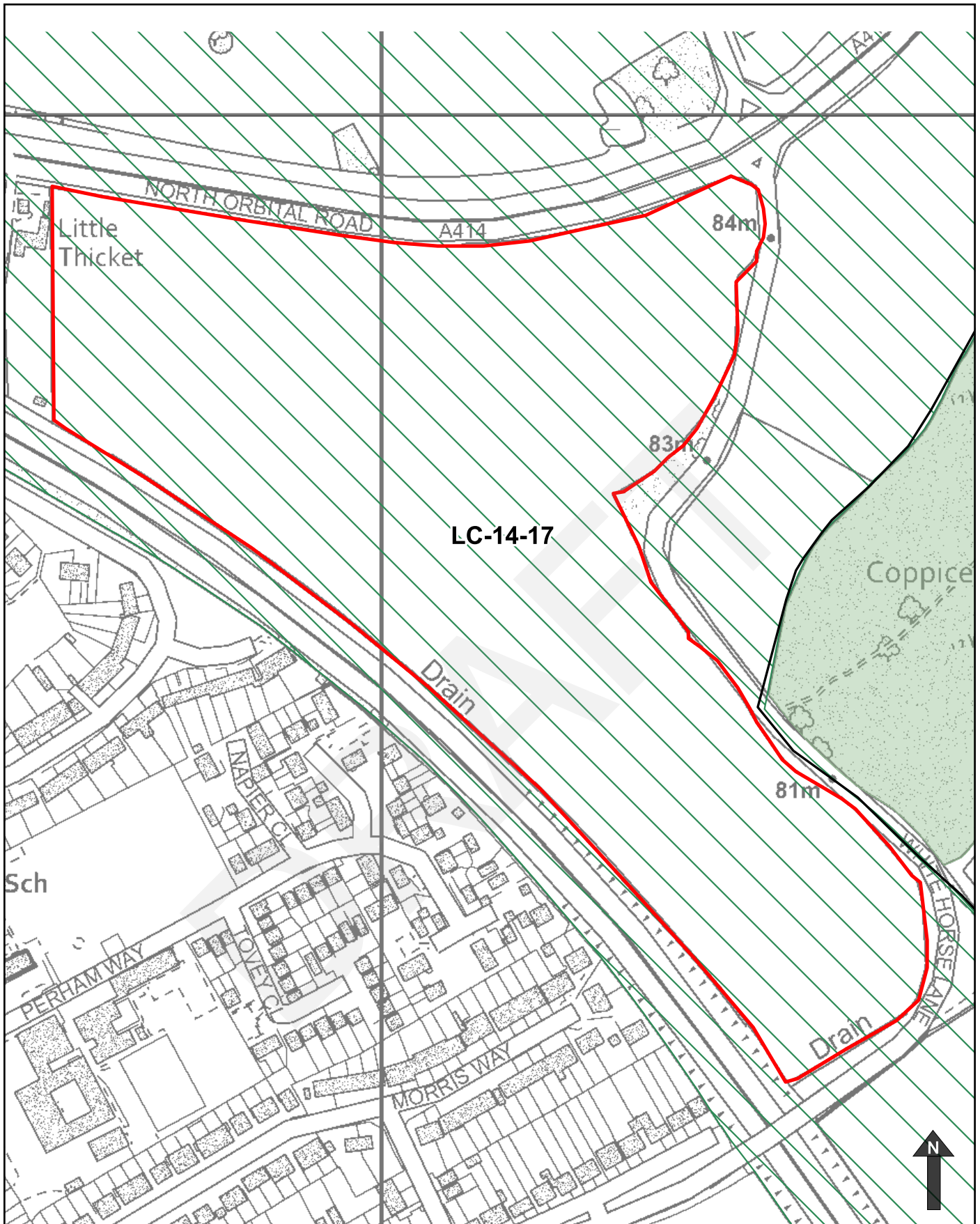
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-14-17

-  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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Site Reference: LC-15-17	Site Address: North east of London Colney, South of A414
Parish: London Colney	Site area (hectares): 6.84
Existing use: Agricultural	
Character of site and surroundings: A414 North Orbital Road to the north, with open fields beyond. White Horse Lane with open fields and woods beyond, to the west. Coppice and open fields to the east. Coppice Wood and nominal Playing Field (that appears to be grown to trees and scrub) to the south.	
Relevant Planning History	
5/2015/1598, Environmental Impact Assessment Screening Opinion - Solar Park; Approved (Environmental Statement Not required) 24/06/2015	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	Yes	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)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	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: RPS (Nick Laister)

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: 165

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

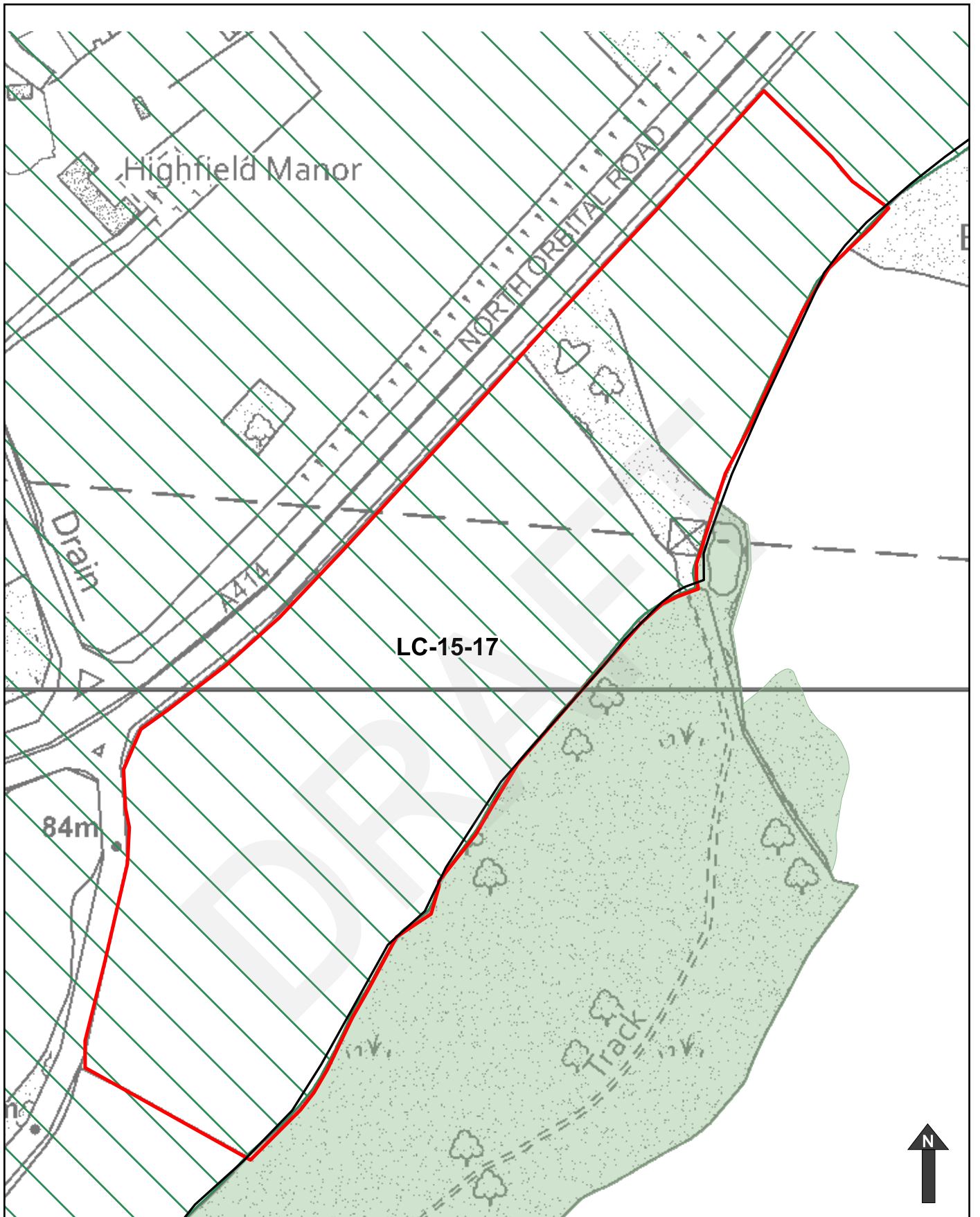
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-15-17

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

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Site Reference: LC-16-17	Site Address: South of A414, North of London Colney Bypass
Parish: London Colney	Site area (hectares): 8.38
Existing use: Agricultural	
Character of site and surroundings: Open fields to north and open fields and lake to the east. A10181 London Colney bypass abuts site to the west / south west, with open space and large employment/warehousing units beyond.	
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*	No
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)	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)	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: RPS (Nick Laister)

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: 200

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

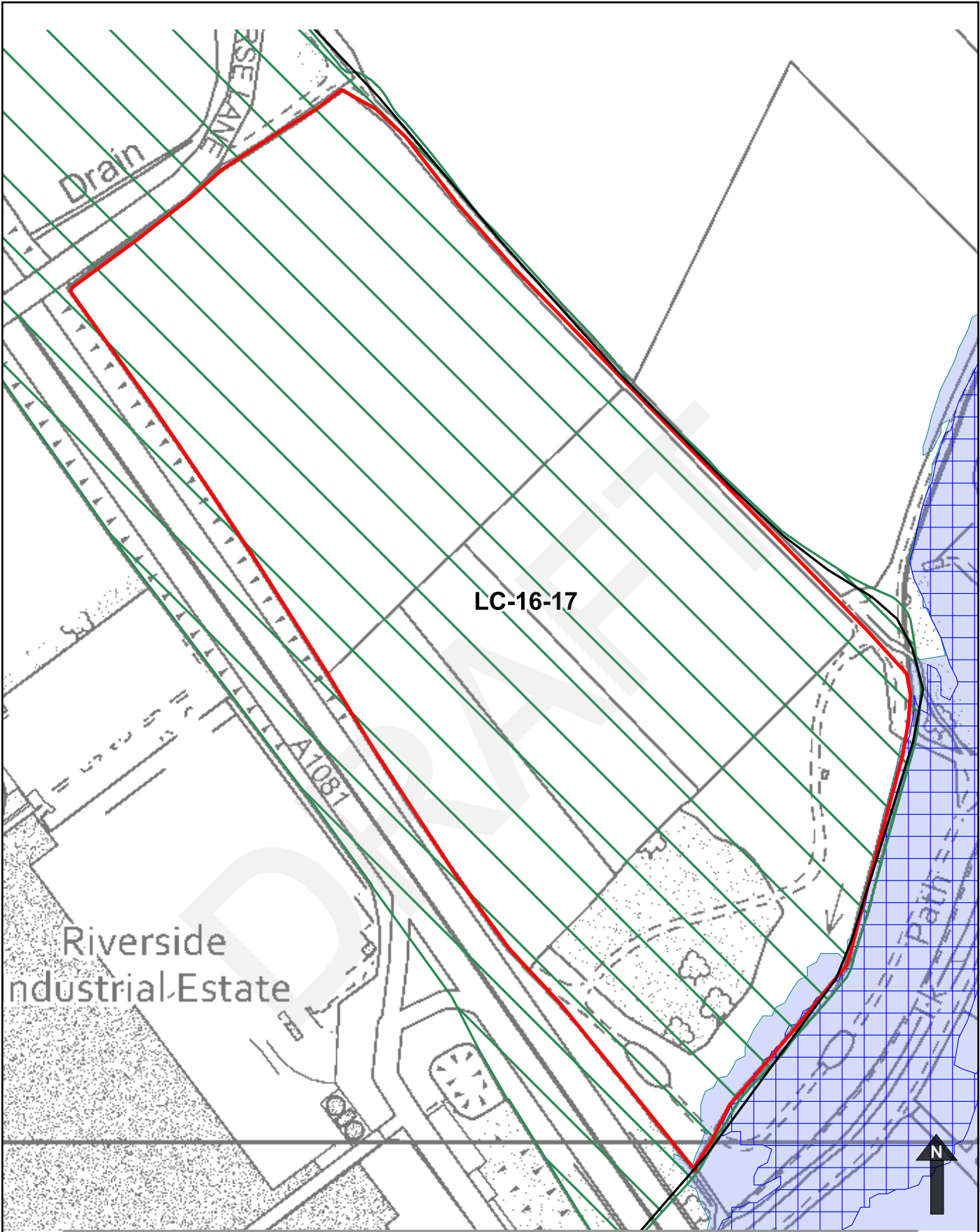
Potential Other Uses - Land Area (in hectares): N/A

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.



LC-16-17

Riverside Industrial Estate

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

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Site Reference: LC-17-18	Site Address: West of Morris Recreation Ground, adjacent to A1081 and White Horse Lane
Parish: London Colney	Site area (hectares): 1.32
Existing use: Scrubland	
Character of site and surroundings: Residential part of London Colney to the north, over White Horse Lane. A1081 London Colney Bypass to the east. Car parking area of large warehousing units to the south. Playing fields to the 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)	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)	Yes	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)	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: Turley (Steven Kosky)

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: 45

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

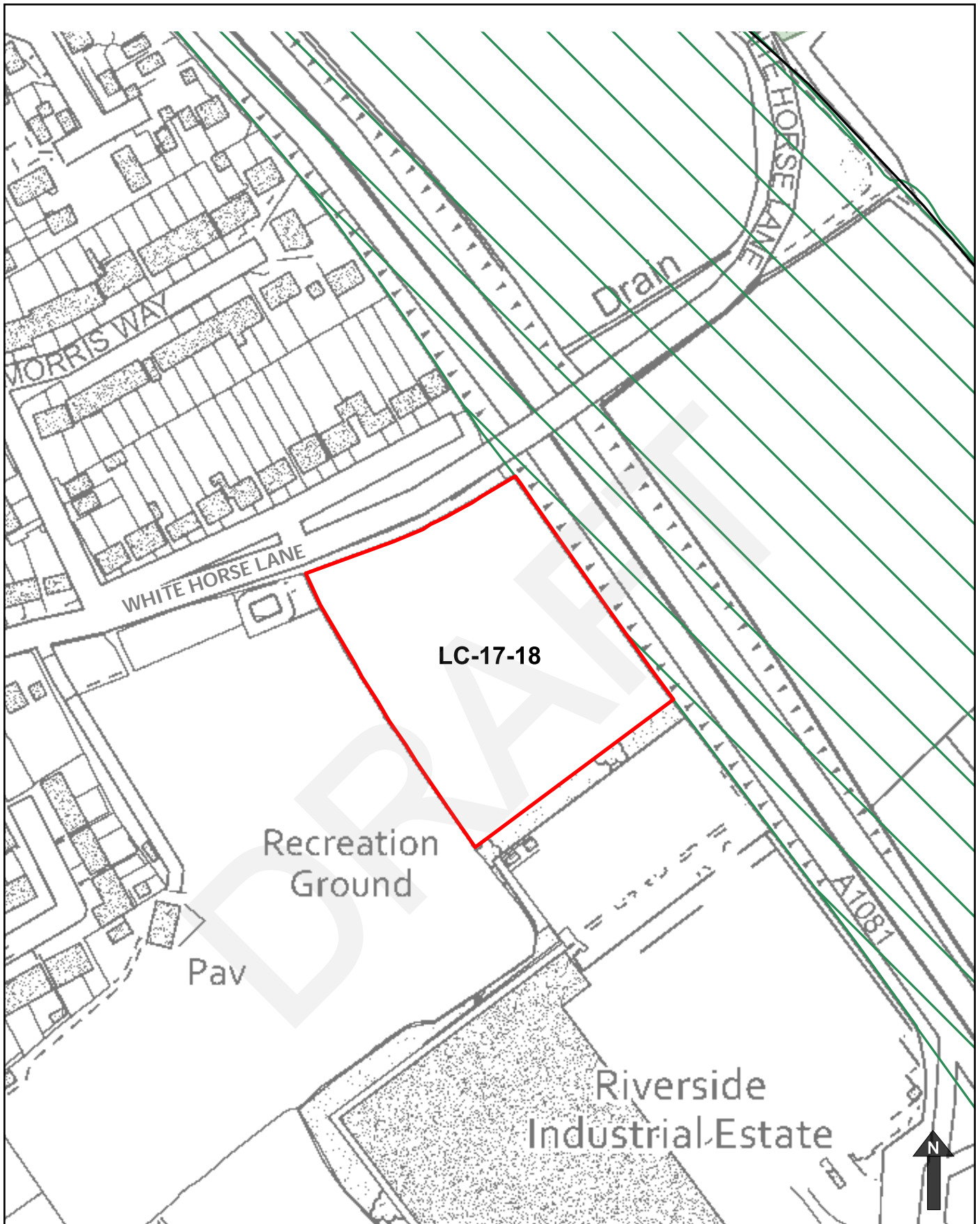
Potential Other Uses - Land Area (in hectares): N/A















Achievability Conclusions:

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

Overall Conclusions

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



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

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Site Reference: RF-01b-21	Site Address: SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 8)
Parish: London Colney	Site area (hectares): 27.38
Existing use: Scrubland / Agricultural	
Character of site and surroundings: The river Colne, a wildlife reserve and London Colney are to the north of the site. To the west is a commercial unit and open fields. To the south is the M25, with an open field, and Colney Fields Retail part to the east.	
Relevant Planning History	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm; Appeal Allowed 14/07/14</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	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)	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	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: Public / Private

Site Promoter: Helioslough, RPS (Chelsea Johnston)

Availability Conclusions:

Uncertain at this point in time as landowner has put it forward for alternative use.

Achievability

Proposed Use: Other Uses: Wildlife Habitat Enhancement, Managed Grassland

Estimated Delivery Timescale (housing): 6-20 years

Potential Number Of Homes: N/A

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

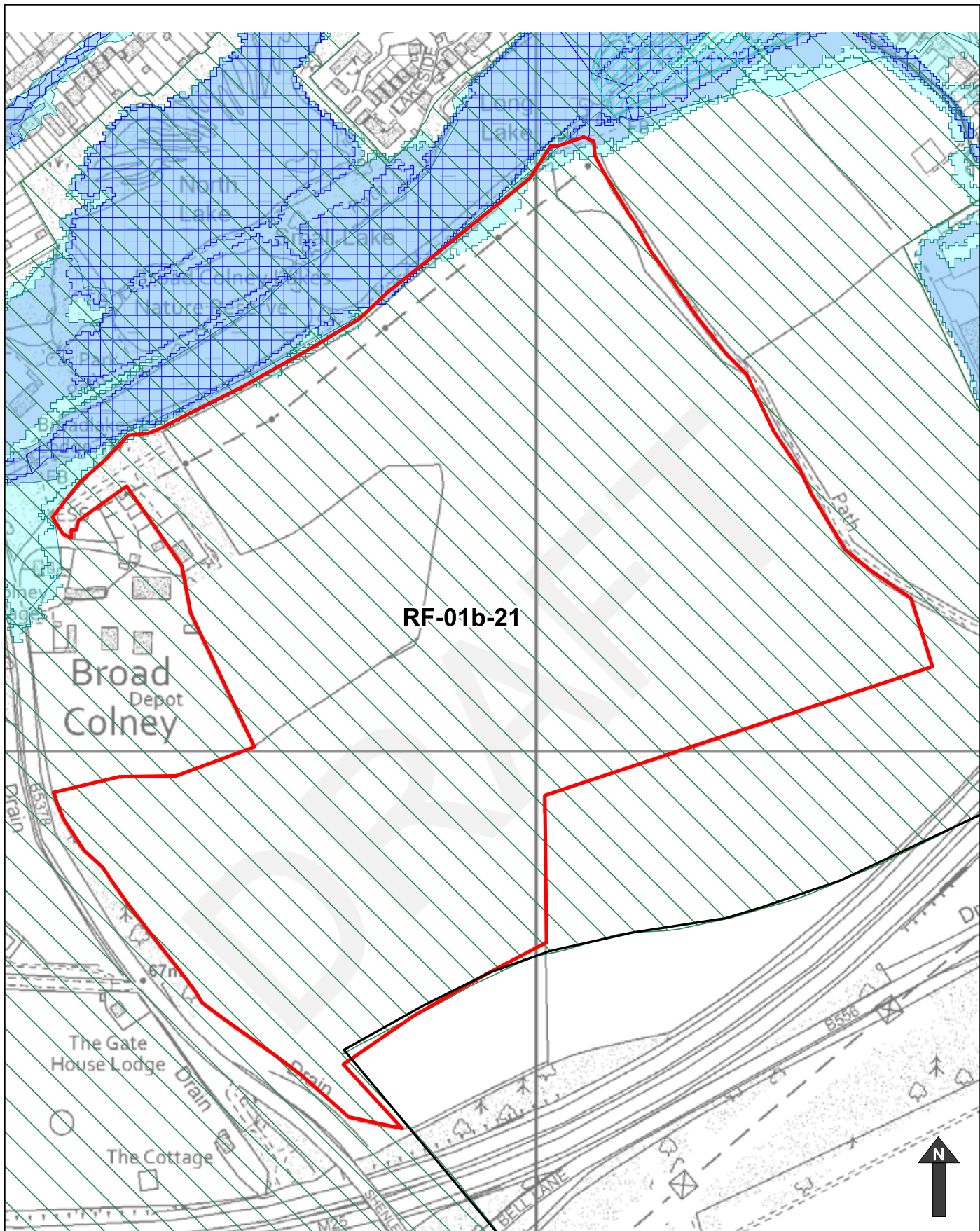
Potential Other Uses - Land Area (in hectares): 27.38

Achievability Conclusions:

Yes. Planning permission granted for proposed use.

Overall Conclusions

The site is considered be potentially suitable and achievable subject to further assessment as part of the site selection process. To deliver permission 5/2009/0708 all three land owners would been to make the land available.



RF-01b-21

Broad
Depot
Colney

The Gate
House Lodge

The Cottage



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

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