

<b>Site Reference:</b> RH-01-16	<b>Site Address:</b> Redbourn Golf Club, Kinsbourne Green Lane
<b>Parish:</b> Redbourn / Harpenden Rural	<b>Site area (hectares):</b> 70.46
<b>Existing use:</b> Golf Club	
<b>Character of site and surroundings:</b> The site is located to the east of Luton Lane / Kinsbourne Green Lane, and forms Redbourn Golf Course. The Dunstable Road is located to the south of the site. Open fields surround the site.	
<b>Relevant Planning History</b>	
<p>5/2021/2400, Change of use and conversion of motor vehicle repair workshop to Class C3 dwelling; Decision pending</p> <p>5/2021/1367, Certificate of Lawfulness (proposed) - Confirmation that planning consent 5/1992/0617 that was begun in 1992 can be completed through meeting the planning conditions; Decision pending</p> <p>5/2018/0455, Demolition of existing motor vehicle repair workshop and construction of detached three bedroom dwelling with associated parking and landscaping; Approved 23/04/2018</p> <p>5/2015/3082, Creation of irrigation reservoir and associated works; Approved 12/01/2017</p> <p>5/2014/3645, Listed Building consent - Change of use of Tithe Barn and outbuildings from Class B1(a) office to Class C3 (residential); Approved 11/07/2016</p> <p>5/2014/3006, Change of use of Tithe Barn and outbuildings from Class B1(a) office to Class C3 (residential); Approved 11/07/2016</p> <p>5/2012/2498, Temporary change of use from Class B1 (offices) to Class D1 (non-residential institutions) for the duration of two years and erection of associated temporary fencing (resubmission following invalid application 5/2012/1849); 23/10/2012</p> <p>5/2004/1498, Conversion of existing stables into three bed dwelling; Approved 31/08/2004</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>5/1993/1182, Irrigation pump house; Approved 27/09/1993</p> <p>5/1992/0617, Change of use of land to touring caravan park; Approved 14/07/1992</p> <p>5/1988/2483, Pipeline construction (Humberside to Buncefield); Approved 24/01/1989</p> <p>5/1983/1018, Conversion of disused railway line to footpath land cycleway; Approved 12/08/1983</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	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)	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:** Carter Jonas (Kieron Gregson)

**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:** 1565

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

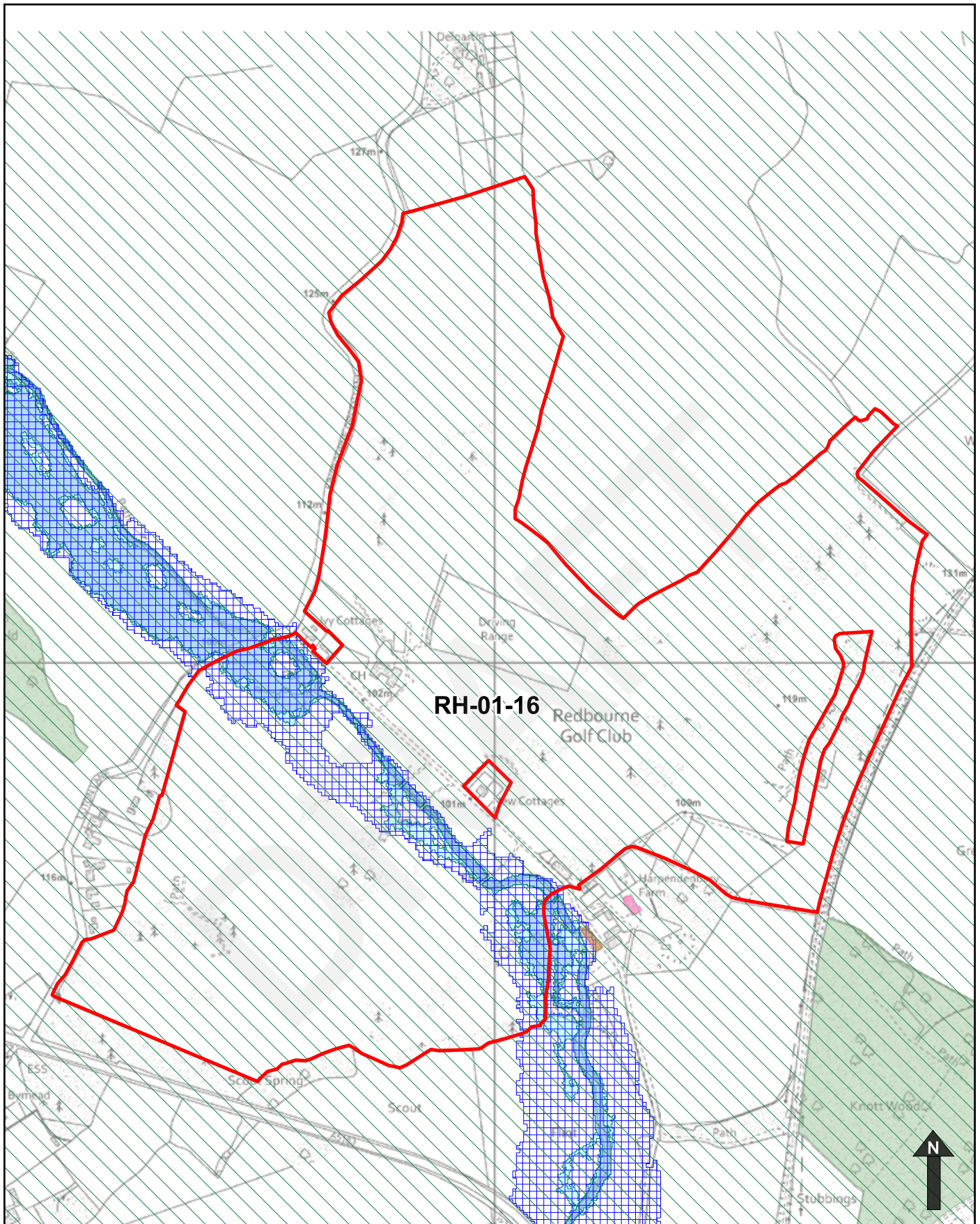
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



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

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