

<b>Site Reference:</b> SANCH-01-18	<b>Site Address:</b> Oaklands College, Smallford
<b>Parish:</b> Sandridge / Colney Heath	<b>Site area (hectares):</b> 143.48
<b>Existing use:</b> Residential / Agricultural / Educational	
<b>Character of site and surroundings:</b> Sandpit Lane, partly with residential areas beyond and partly with open fields beyond, to the north. Mostly open fields to the east. Hatfield Road, partly with residential areas and partly with a Business Park beyond. Partly school playing fields and partly small fields to the rear of Beaumont School, to the west.	
<b>Relevant Planning History</b>	
<p>5/2014/1145 Change of use of land and construction of school playing fields, including grass sports pitches, floodlit all-weather playing pitch and hard surfaced play area, alteration to site levels, construction of ancillary shelters, means of enclosure, access from existing school site, temporary construction access road and access from Hatfield Road, landscaping, drainage and related works to Beaumont School. Approved, 31/07/2014</p> <p>5/2014/0940 Outline application (means of access sought) for mixed use development (up to a maximum of 75 dwellings including 2 and 2.5 storey dwellings), 6.17ha sports pitches including a hard surfaced area and all weather pitch, 0.74ha woodland, new school parking area, new classrooms and sports hall for the school and new vehicular access and access road from Hatfield Road to serve school and proposed residential development. Approved, 07/08/2014</p> <p>5/2010/2486 Two / three storey building comprising new teaching block and sports hall with roof plant, five grass and three synthetic turf sports pitches, single storey detached substation building, 70 space car park with associated access and landscaping; following demolition of existing buildings and ancillary development. Approved, 23/05/2011</p> <p>5/2008/0620 Erection of new college building for Oaklands (partially three storey) and associated educational buildings to provide total of 31930 sq m of educational floorspace and erection of 62 flats and houses (8330 sq m). Approved, 13/07/2009</p> <p>5/2006/0956 Proposed residential home. Approved, 02/08/2006</p> <p>5/2004/2213 Residential development (outline) (renewal of planning permission 5/00/0138 dated 28/03/2000). Approved, 23/12/2004</p> <p>5/2004/2038 Proposed new childrens home (outline). Approved, 24/11/2005</p> <p>5/2002/0586 Education development to provide a new construction, technology and recreation centre, student housing, car parking, access and re-modelling and extension to existing accommodation. Outline Approved, 19/01/2004</p> <p>5/1999/1675 Change of use of storage building to assessment centre. Approved, 02/11/1999</p> <p>5/1998/1877 Erection of 64 dwellings with associated roads, footpaths and landscaping. Approved, 01/12/1998</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	Yes	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	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*	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	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:** Private

**Site Promoter:** Lambert Smith Hampton (Vincent Gabbe)

**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:** 2950

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

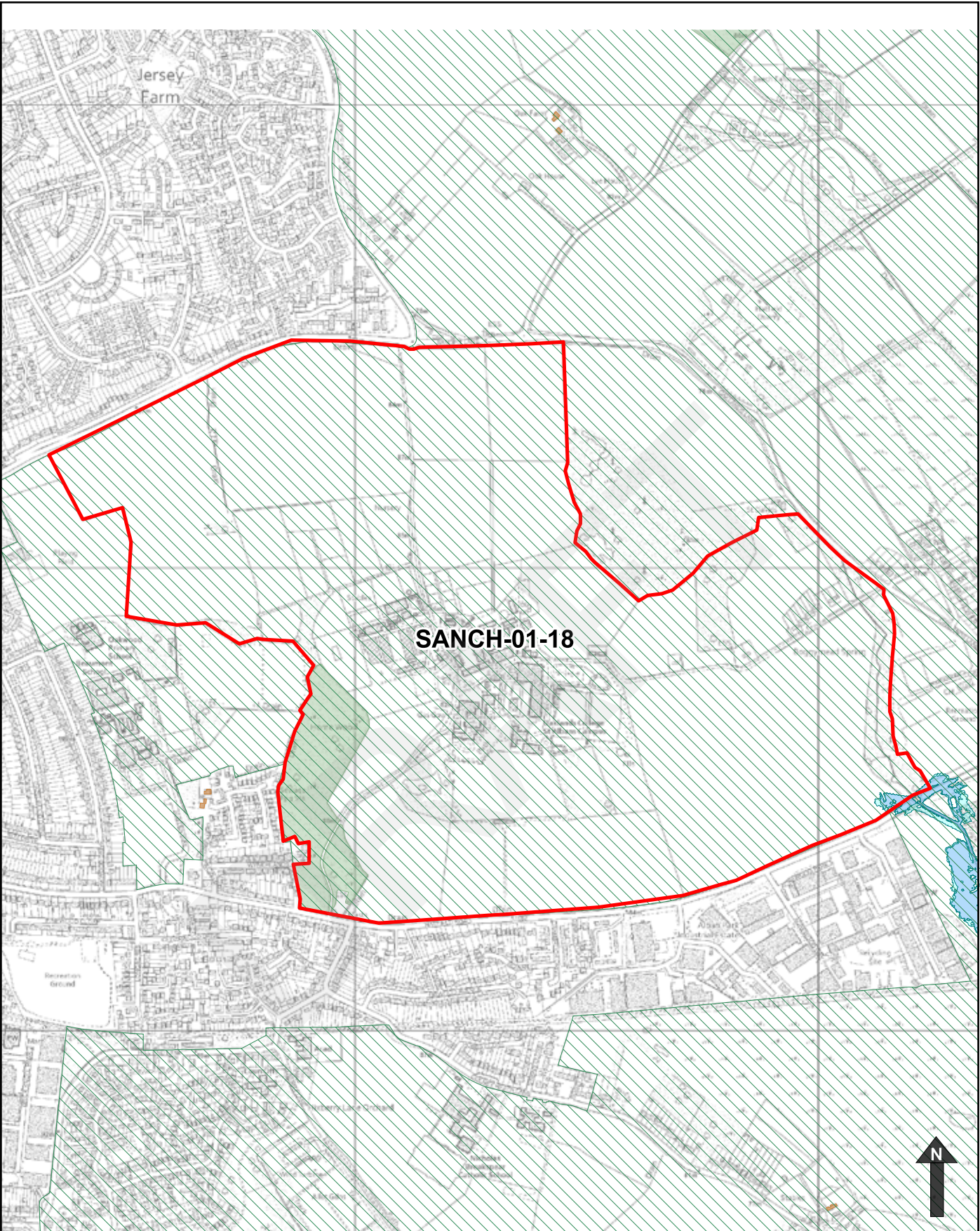
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



**SANCH-01-18**



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

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