

St Albans (no parish)

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St Albans
CITY AND DISTRICT

Site Reference: SA-01-21	Site Address: Plot 19, Ragged Hall Lane
Parish: St Albans (unparished)	Site area (hectares): 0.07
Existing use: Agricultural	
Character of site and surroundings: The site is located in an open field. The A414 is located to the north, with Chiswell Green to the south. Open fields are 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)	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	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: Landowner (Nasser Bishara)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 3

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

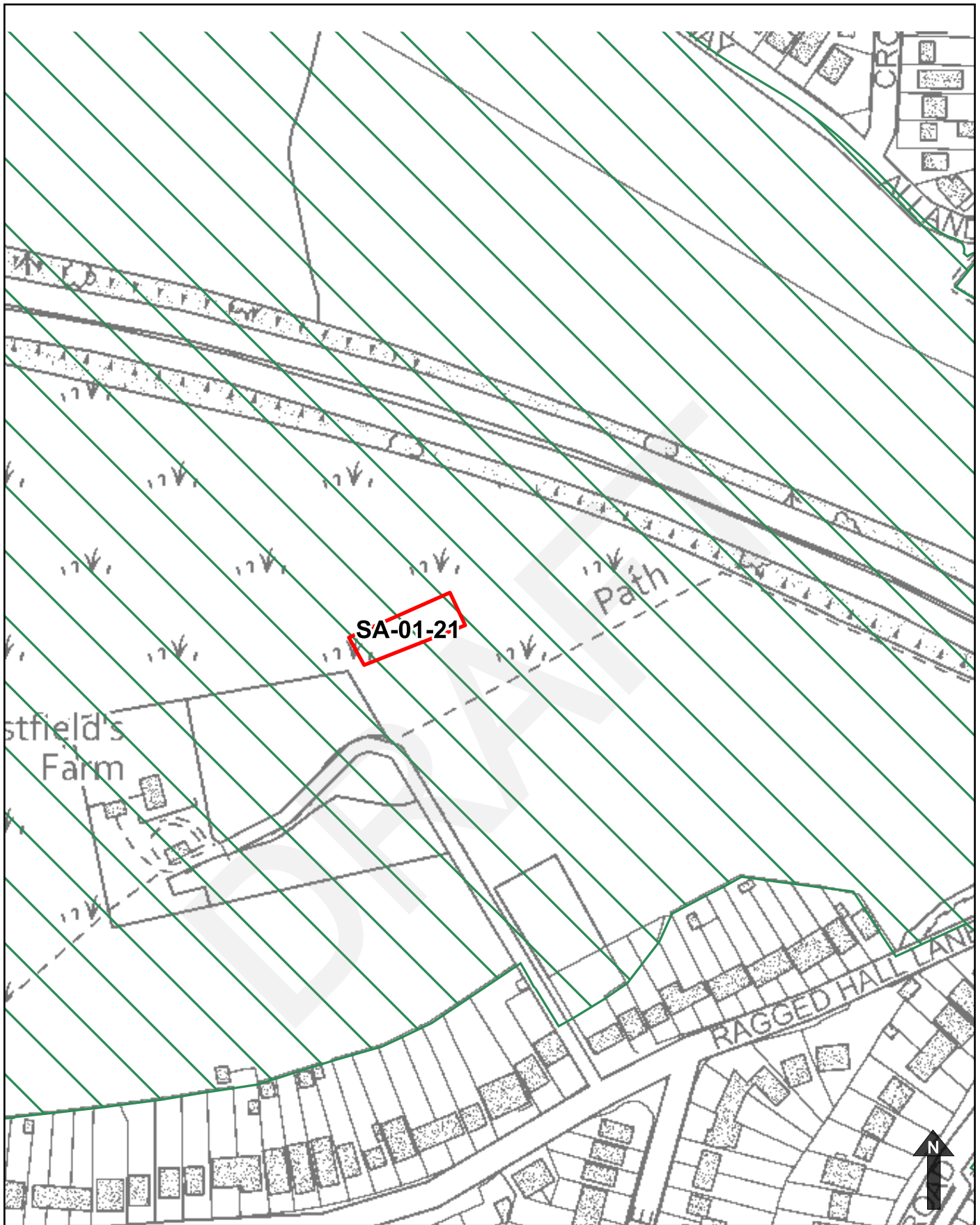
Potential Other Uses - Land Area (in hectares): N/A
















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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Site Reference: SA-02-21	Site Address: Ex Jewson Builders Merchant Branch, Cape Road, St Albans
Parish: St Albans (unparished)	Site area (hectares): 0.44
Existing use: Employment / Vacant	
Character of site and surroundings: The site is located in a primarily residential area. Alban Way cycle path is located directly to the south.	
Relevant Planning History	
<p>5/2021/2195, Demolition and redevelopment of existing builders merchant to provide up to 37 dwellings (Use Class C3) with associated access, parking and amenity space; Decision pending</p> <p>5/1993/1724, Continued use as builders yard (renewal of temporary permission 5/1991/0716); Approved 24/12/1993</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)*	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)	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	Yes	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: Jewsons Saint-Gobain (Roy Collinson)

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: 20

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

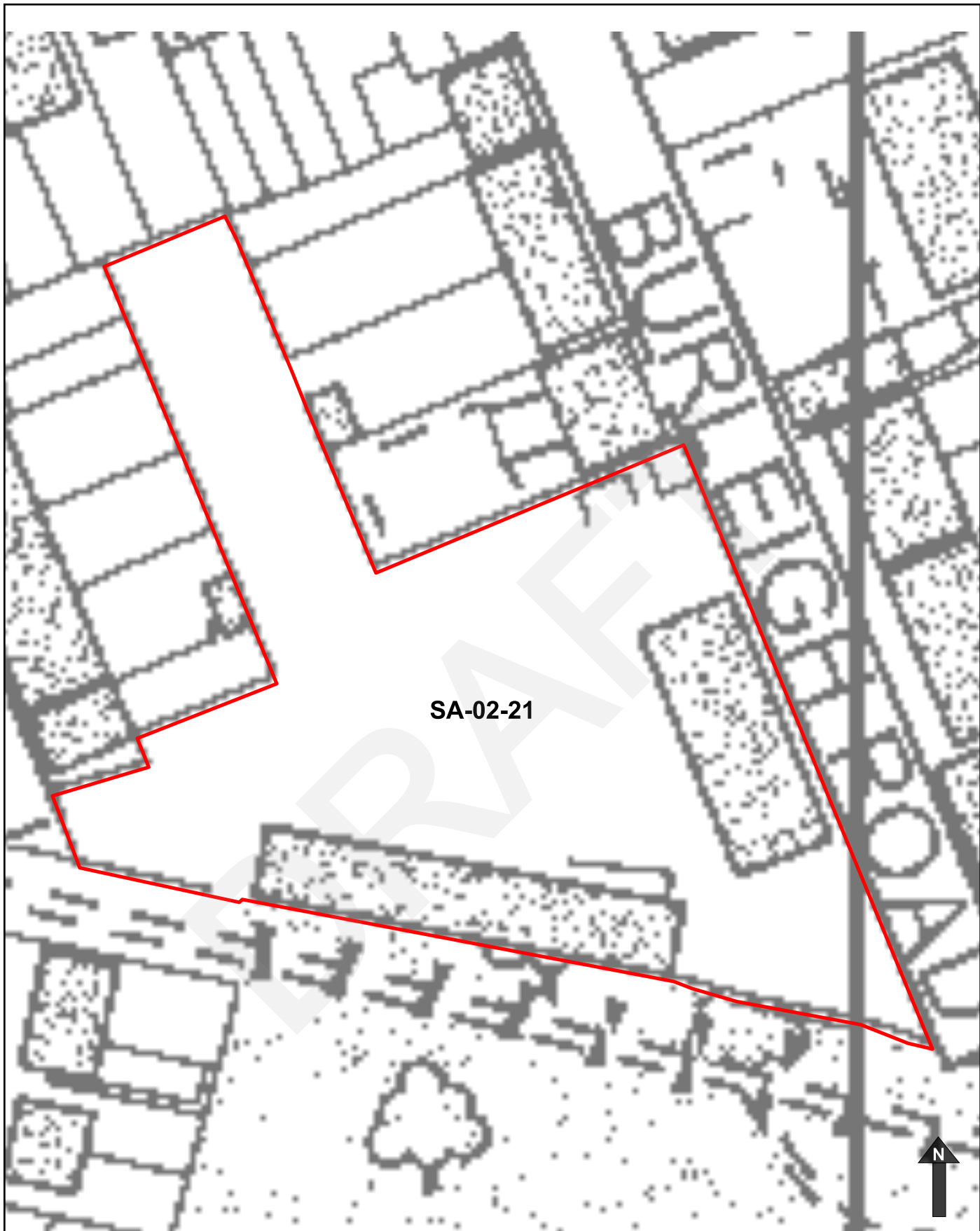
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-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: SA-03-21	Site Address: Former Ariston Works, Harpenden Road
Parish: St Albans (unparished)	Site area (hectares): 2.45
Existing use: Vacant	
Character of site and surroundings: Site is a green space within the built up area of St Albans. Residential properties lie to the east and south. Heathlands School lies to the north and the former Ariston Works site is situated to the west. The site is well screened by existing vegetation, particularly along its south western corner. A wooded area abuts the site's south western boundary.	
Relevant Planning History	
<p>5/2002/0852, Erection of 48 dwellings (approximate) the relocation of St. Albans Judo Club and Pioneer Club and parking (Outline permission); Decision and decision date not available</p> <p>5/1998/0783, Change of use of part of ground floor of house to office; Approved 30/06/1998</p> <p>5/1989/2503, Construction of fire training area; Approved 01/02/1990</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)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	No
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: 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: Other Uses: Primary School

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: N/A

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

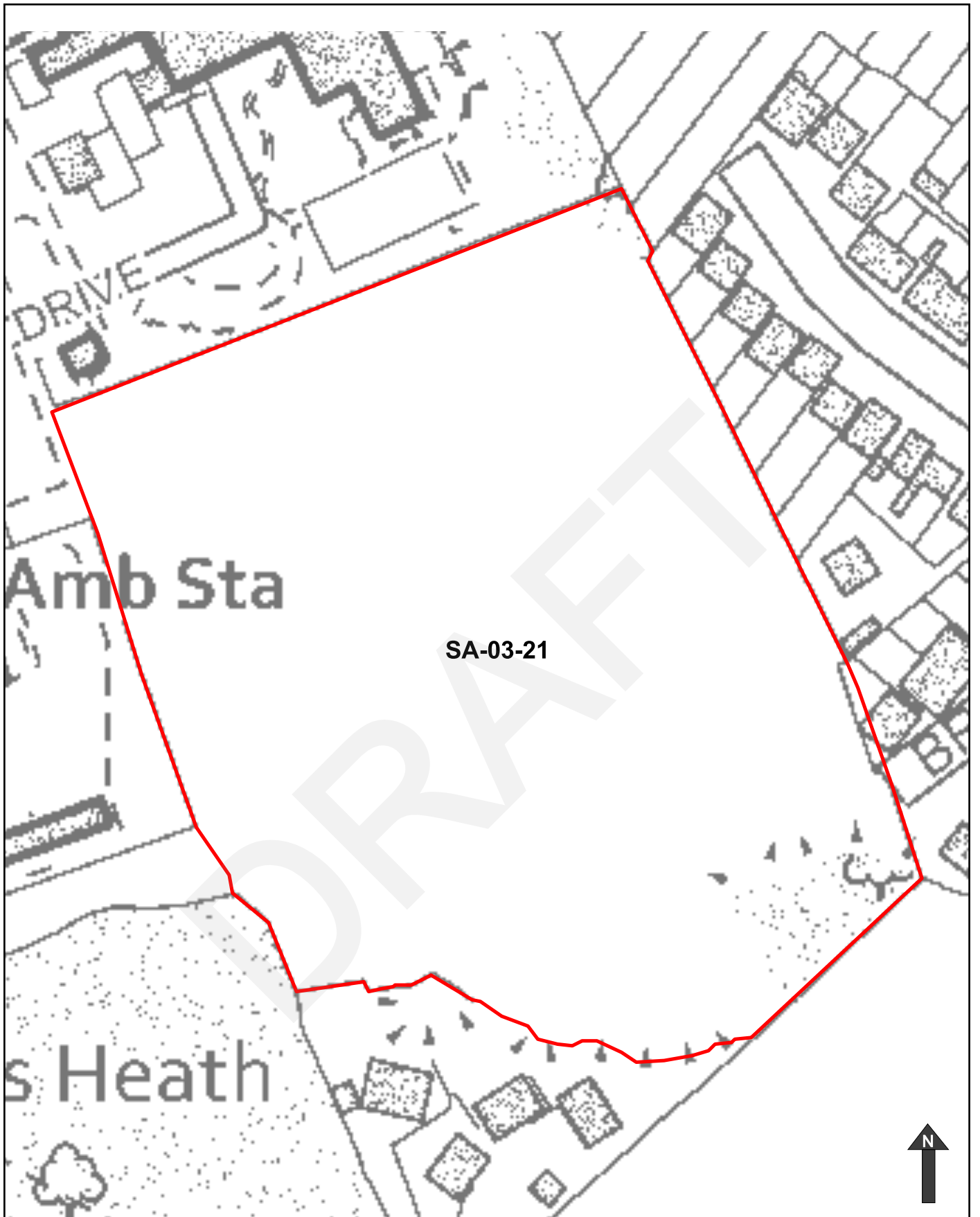
Potential Other Uses - Land Area (in hectares): 2.45
















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: SA-04-18	Site Address: Plot 16, Ragged Hall Lane, Chiswell Green
Parish: St Albans (unparished)	Site area (hectares): 0.09
Existing use: Agricultural	
Character of site and surroundings: The site is located in an open field. The A414 is located to the north, with Chiswell Green to the south. Open fields are 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)	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	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: Landowner (Dr Nada Hanna)

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

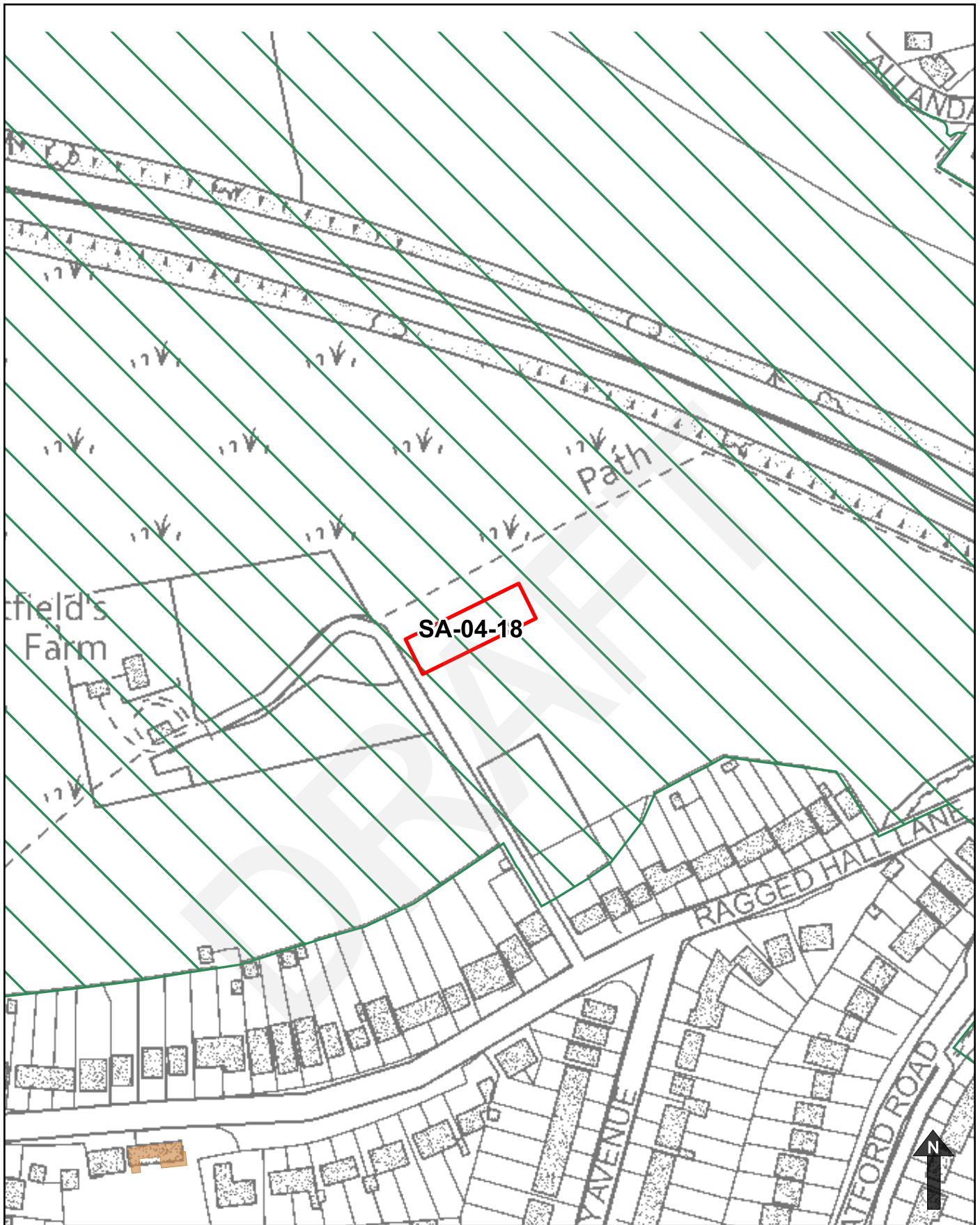
Potential Other Uses - Land Area (in hectares): N/A








Achievability Conclusions:








N/A

Overall Conclusions

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



-  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: SA-05-16	Site Address: Verulam Golf Club, London Road
Parish: St Albans (unparished)	Site area (hectares): 2.09
Existing use: Vacant	
Character of site and surroundings: Orient Close is located to the north of the site, with commercial units adjoining the site. London Road and the Midlands Mainline is located to the east of the site, with a Golf Course 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*	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)	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)	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: DLA Town Planning (Sue Broadhead)

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: 55

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

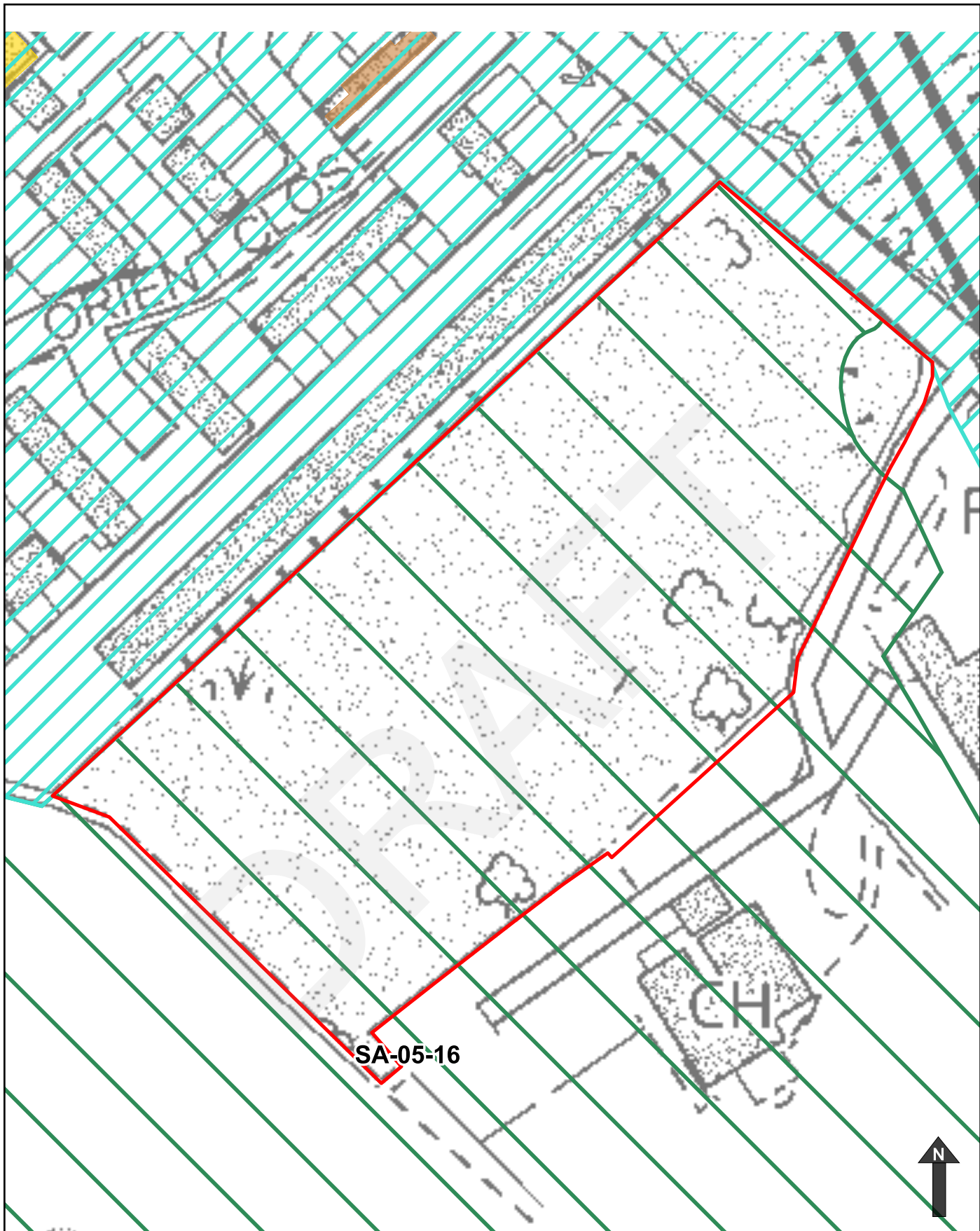
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-05-16



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

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Site Reference: SA-05-18	Site Address: Land to the north of Verulam Golf Club, London Road, St Albans
Parish: St Albans (Unparished)	Site area (hectares): 2.24
Existing use: Vacant	
Character of site and surroundings: Orient Close is located to the north of the site, with commercial units adjoining the site. London Road and the Midlands Mainline is located to the east of the site, with a Golf Course 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*	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)	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)	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: DLA Town Planning (Sue Broadhead)

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: 55

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

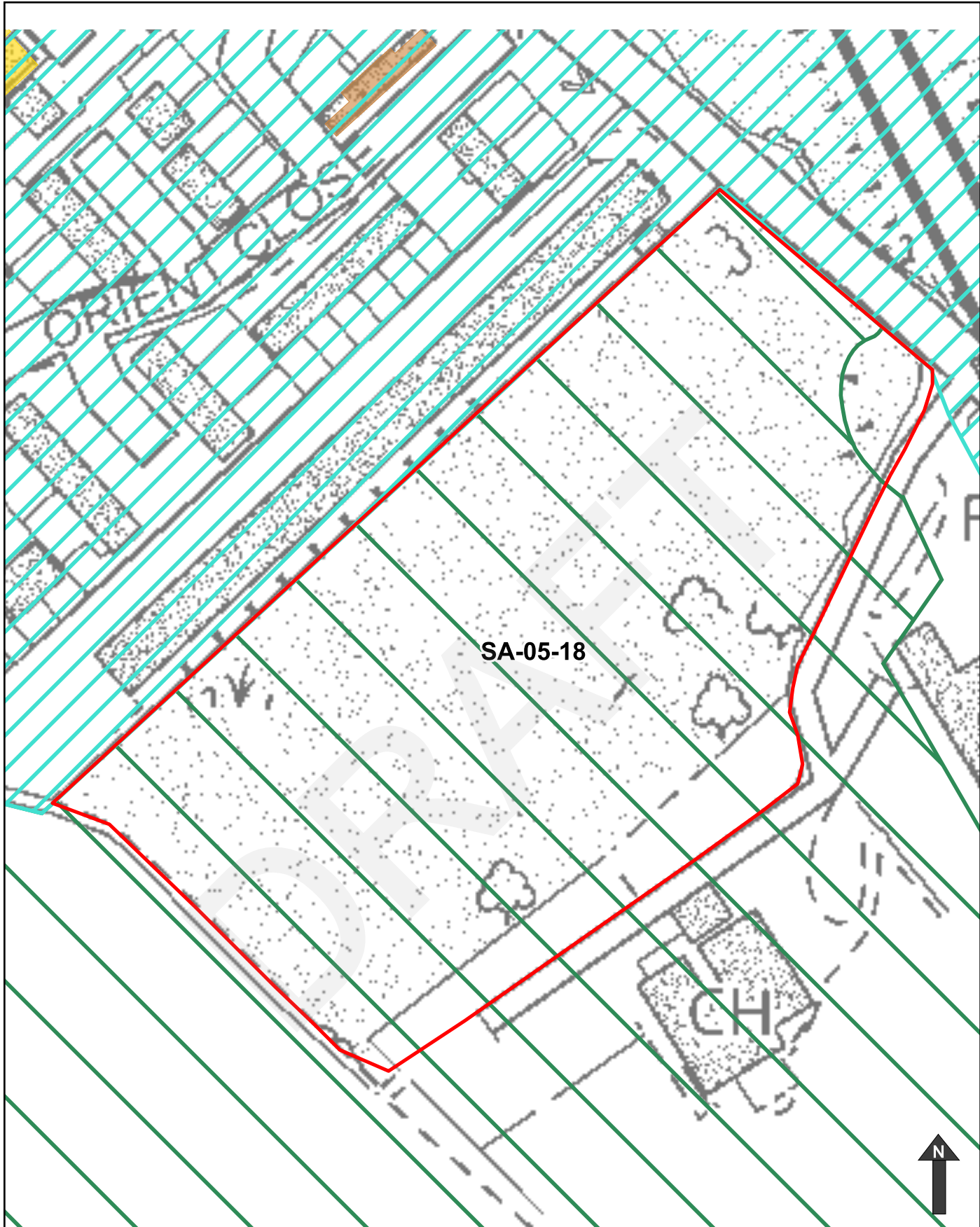
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-05-18



- | | |
|--|---|
|  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: SA-06-21	Site Address: Salisbury Tennis Club
Parish: St Albans (unparished)	Site area (hectares): 0.21
Existing use: Tennis Club	
Character of site and surroundings: The site is located in a primarily residential area.	
Relevant Planning History	
<p>5/2002/2416, Replacement clubhouse; Approved 24/01/2003</p> <p>5/1980/1442, Application to extend temporary planning permission for sports pavilion; Approved 07/01/1981</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: Local Resident (Neil Telkman)

Availability Conclusions:

No. The site is not available. The landowner has not indicated that the site is available.

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

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 not being progressed as it is not considered to be available.



SA-06-21

- | | |
|--|---|
|  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: SA-07-21	Site Address: Land at Verulam Golf Club London Road St Albans
Parish: St Albans (unparished)	Site area (hectares): 3.19
Existing use: Vacant / Golf Club	
Character of site and surroundings: Orient Close is located to the north of the site, with commercial units adjoining the site. London Road and the Midlands Mainline is located to the east of the site, with a Golf Course to the south and west. An employment area is located to the south 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*	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)	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)	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: 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: 80

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

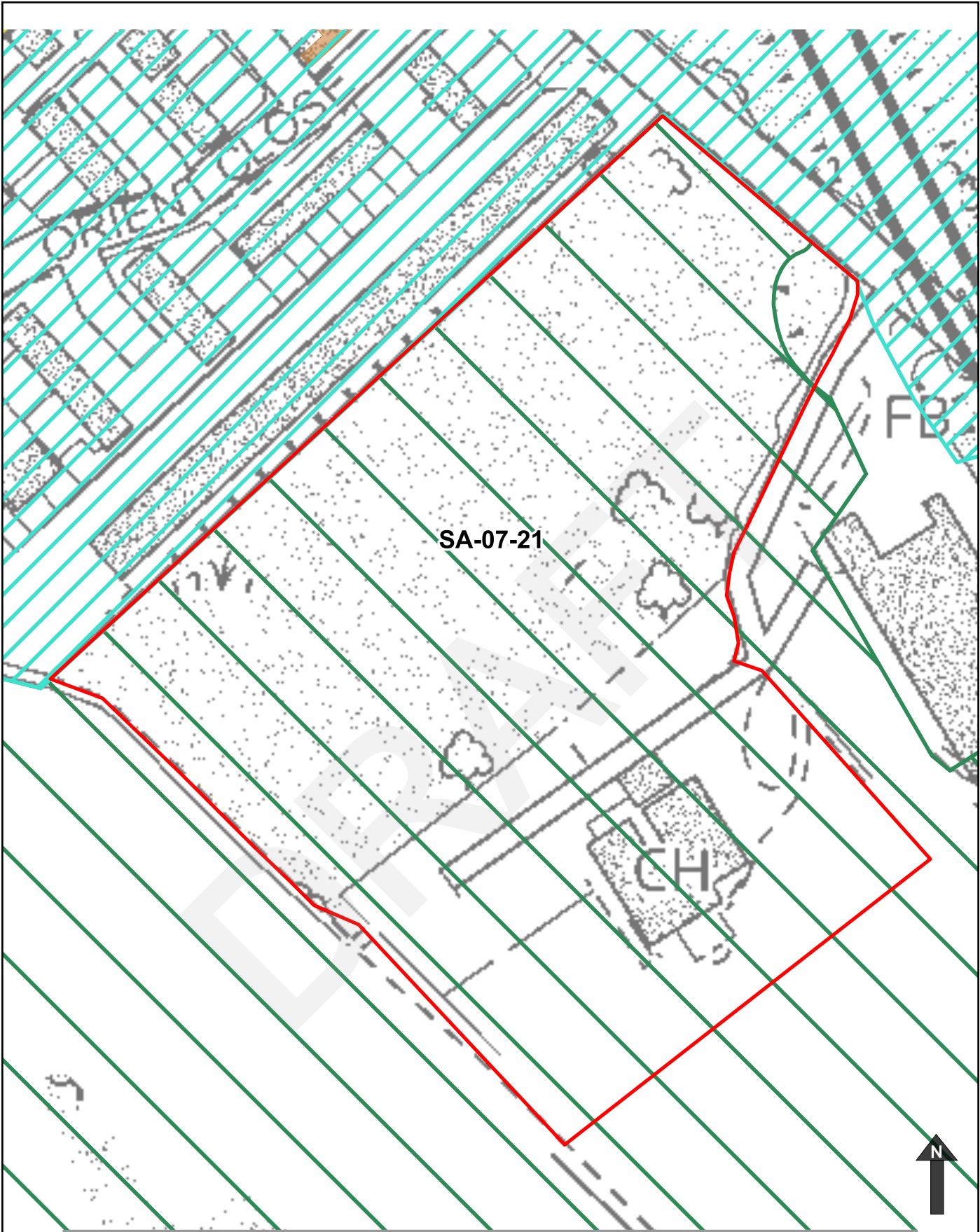
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-07-21

- | | |
|--|---|
|  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: SA-08-16	Site Address: r/o 57 Fishpool Street
Parish: St Albans (unparished)	Site area (hectares): 0.58
Existing use: Residential	
Character of site and surroundings: The rear of residential properties on Fishpool Street, to the north. Residential housing on Fishpool Street, and Aquis Court office block, to the east. Aquis Court and green space to its rear, to the south. Public footpath with Verulamium Park lake, 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)*	Yes	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	Yes	Source Protection Inner Zone (SPZ1)	Yes
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)	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	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: 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: 15

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

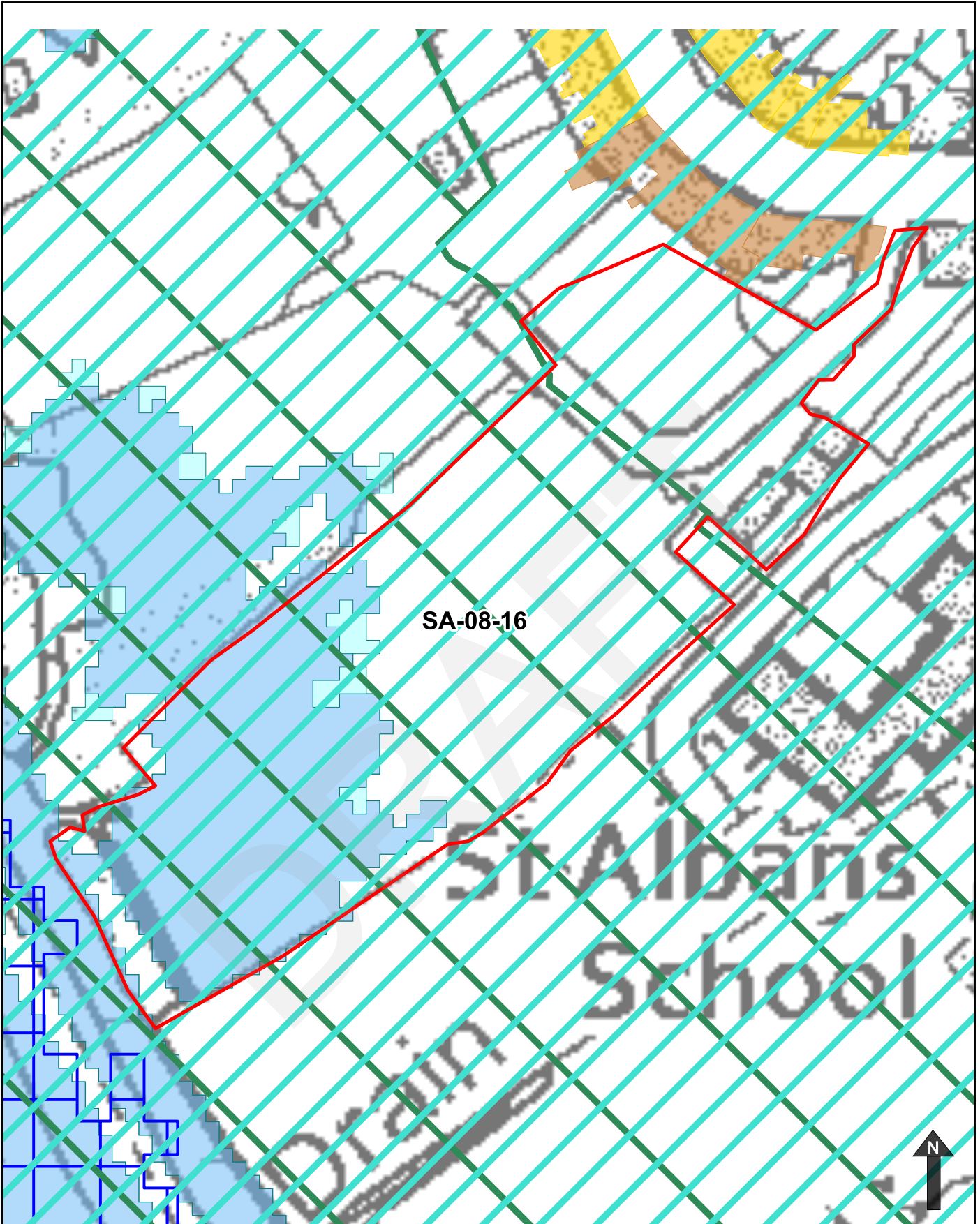
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-08-16

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

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Site Reference: SA-09-18	Site Address: Land to the west of St Albans between Bedmond Lane and the A4147, Hemel Hempstead Road
Parish: St Albans (unparished)	Site area (hectares): 7.07
Existing use: Agricultural	
Character of site and surroundings: Hemel Hempstead Road is located to the north of the site, with woodland located beyond, to the east is Bedmond Lane, with a field and then the Verulam Estate beyond. To the south is 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	Yes	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	Yes	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:

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 (Adam Davies)

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: 170

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

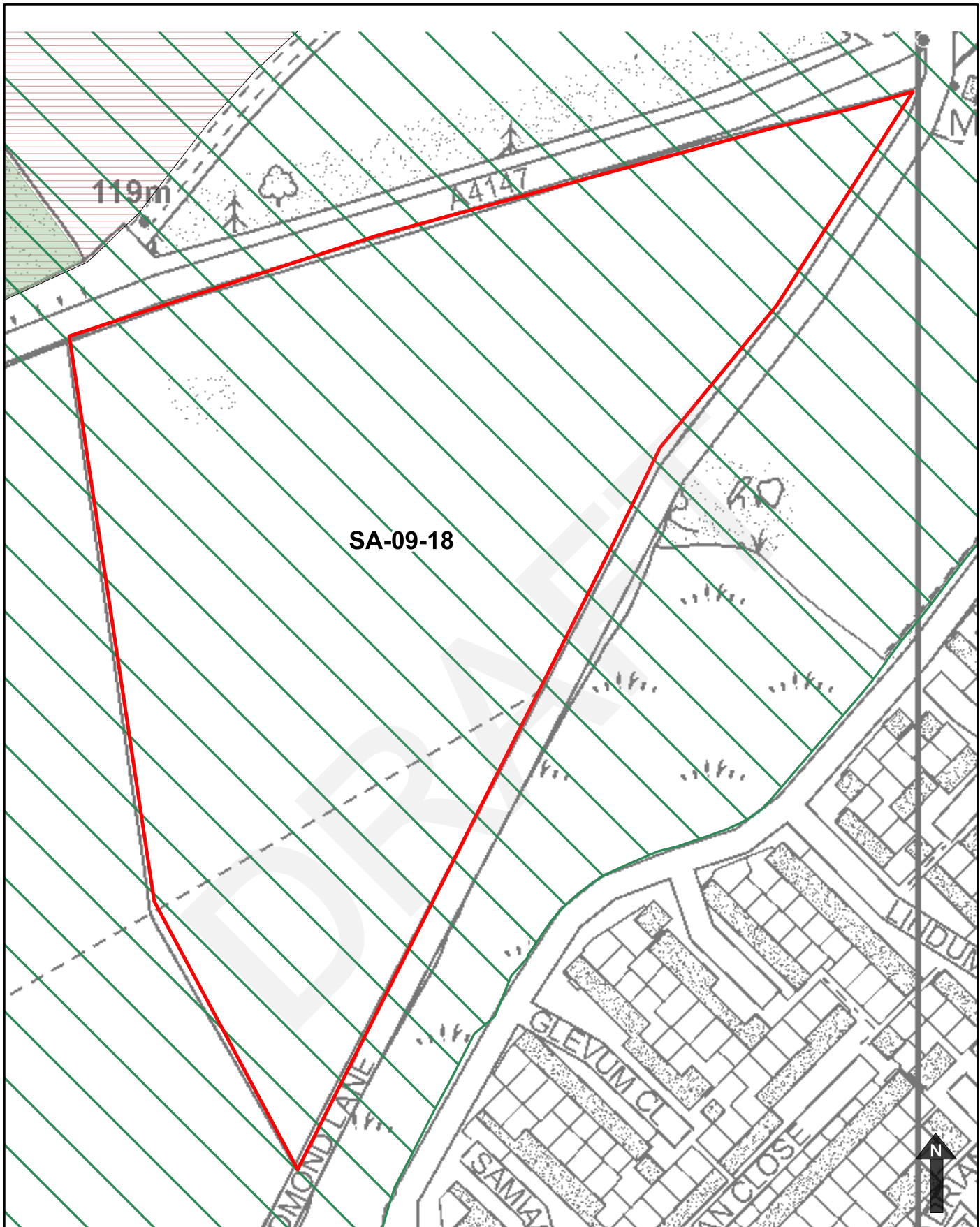
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-09-18

119m

A4147

- | | |
|--|---|
|  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: SA-10-16	Site Address: Land north of St Albans, R/O St Albans Girls School
Parish: St Albans (unparished)	Site area (hectares): 39.39
Existing use: Agricultural	
Character of site and surroundings: St Albans is located to the south of the site, with St Albans Girls School, woodland and an employment area abutting the boundary. To the east is Midlands Mainline, with open fields beyond, and to the north are playing pitches. To the west is an open field, beyond which are residential properties fronting Harpenden Road.	
Relevant Planning History	
<p>5/2019/1187, Environmental Impact Assessment Scoping Opinion - Mixed use development to include approximately 1000 new dwellings, at least one C3 use home (minimum 50 beds), at least one C3 flexi care scheme (minimum 50 beds) and 12 units to provide special needs accommodation, on site community facilities including health care, primary school and neighbourhood centre, public open space and recreation space, pedestrian, transport and access routes; Approved (Environmental Statement required) 21/06/2019</p>	

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)	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)	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: Barton Wilmore (Robin Shepard)

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: 950

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

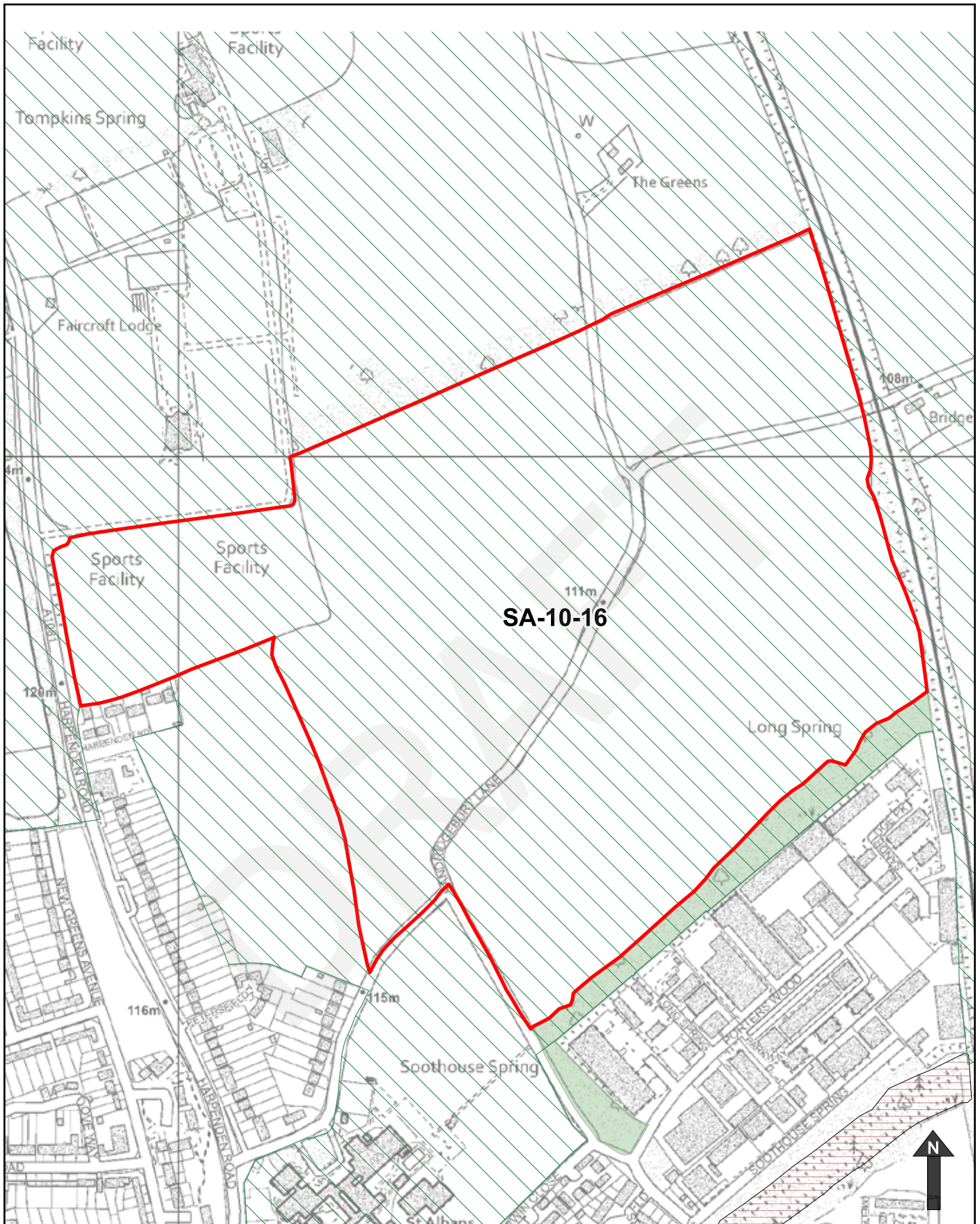
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-10-16

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

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Site Reference: SA-10-18	Site Address: North St Albans
Parish: St Albans (unparished)	Site area (hectares): 44.70
Existing use: Agricultural	
Character of site and surroundings: St Albans is located to the south of the site, with St Albans Girls School, woodland and an employment area abutting the boundary. To the east is Midlands Mainline, with open fields beyond, and to the north are playing pitches. To the west is a row of residential properties fronting Harpenden Road.	
Relevant Planning History	
<p>5/2021/0423, ADDITIONAL INFORMATION - Outline application (access sought) – Residential development of up to 150 dwellings together with all associated works (resubmission following invalid application 5/2020/3096); Decision Pending</p>	

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)	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)	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: 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): 6-25 years

Potential Number Of Homes: 1070

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

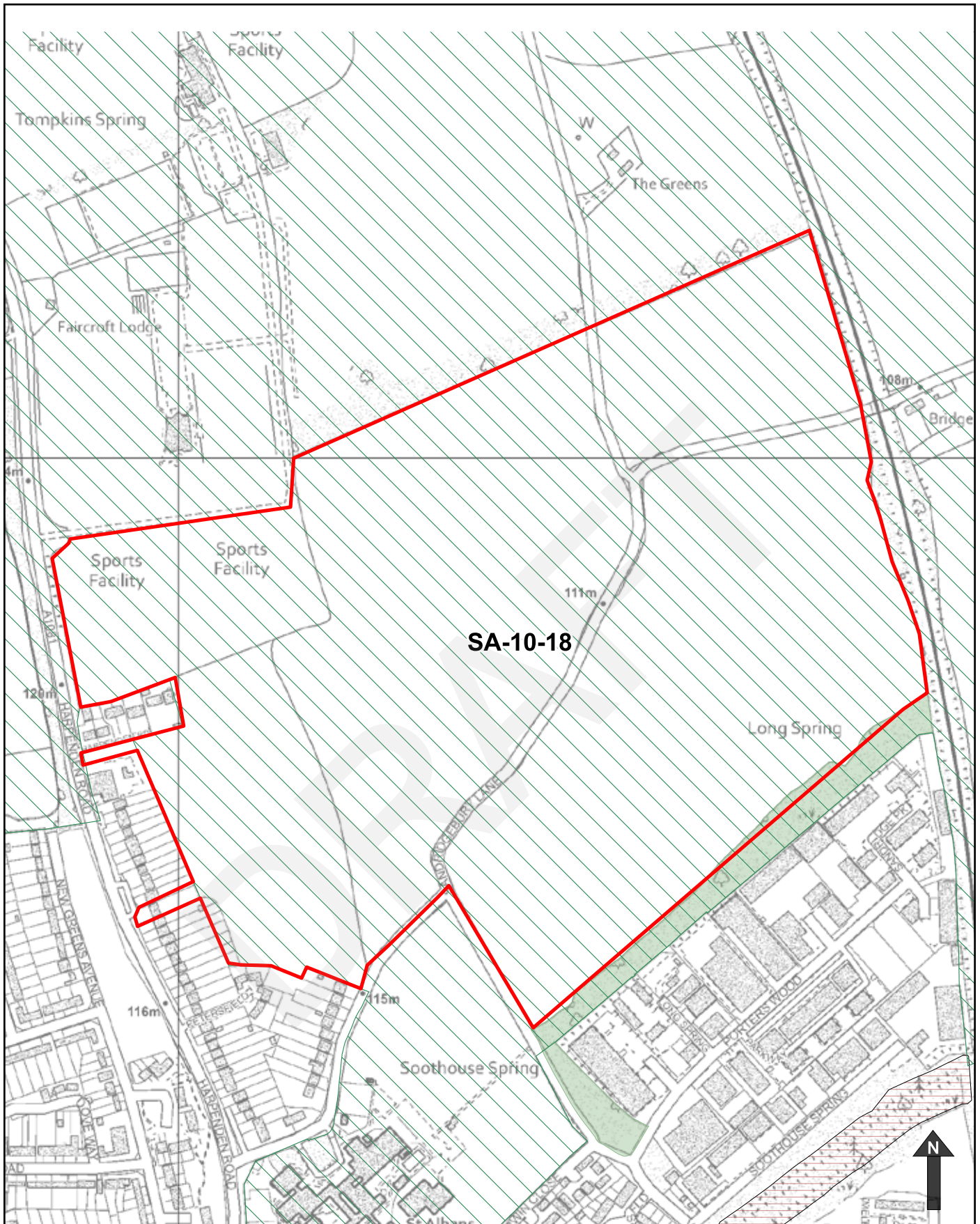
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-10-18

- | | |
|--|---|
|  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: SA-10-21	Site Address: Land at North St Albans
Parish: St Albans (unparished)	Site area (hectares): 49.21
Existing use: Agricultural	
Character of site and surroundings: St Albans is located to the south of the site, with St Albans Girls School, woodland and an employment area abutting the boundary. To the east is Midlands Mainline, with open fields beyond, and to the north are playing pitches. To the west is an open field, beyond which are residential properties fronting Harpenden Road.	
Relevant Planning History	
<p>5/2019/1187, Environmental Impact Assessment Scoping Opinion - Mixed use development to include approximately 1000 new dwellings, at least one C3 use home (minimum 50 beds), at least one C3 flexi care scheme (minimum 50 beds) and 12 units to provide special needs accommodation, on site community facilities including health care, primary school and neighbourhood centre, public open space and recreation space, pedestrian, transport and access routes; Approved (Environmental Statement required) 21/06/2019</p>	

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)	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)	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: LRM Planning (Owen Jones)

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: Market, Care Home; Education: Primary School; Employment: Offices; Neighbourhood Centre

Estimated Delivery Timescale (housing): 6-25 years

Potential Number Of Homes: 1145

Potential Employment - Land Area (in hectares): Not specified

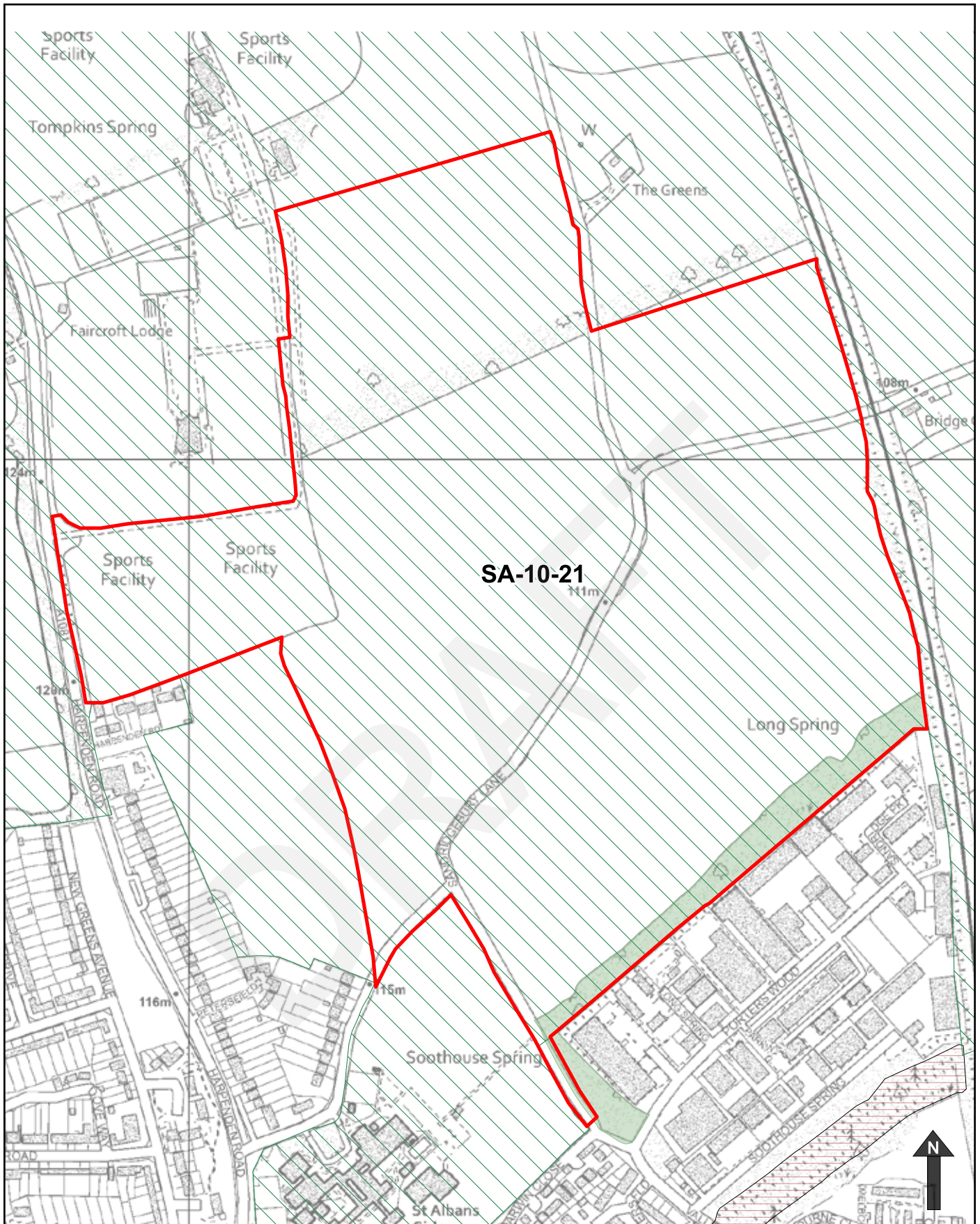
Potential Other Uses - Land Area (in hectares): Not specified

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.



SA-10-21

-  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

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Site Reference: SA-11-21	Site Address: 1 Watford Road, St Albans
Parish: St Albans (unparished)	Site area (hectares): 0.11
Existing use: Residential	
Character of site and surroundings: The site is located in a primarily residential area	
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	Yes	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)	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 of insufficient size to provide a capacity for five or more dwellings.

Availability

Landowner: Private

Site Promoter: Newgate Homes (Gary Bell)

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.



- | | |
|--|---|
|  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: SA-12-18	Site Address: Land at Watford Road, Chiswell Green
Parish: St Albans (unparished)	Site area (hectares): 0.83
Existing use: Vacant	
Character of site and surroundings: The A414 is located to the north of the site. Chiswell Green is to the south, with open fields to the west. Watford Road is 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)	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	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: Hunston Planning Limited (Jonathan Shreeves)

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

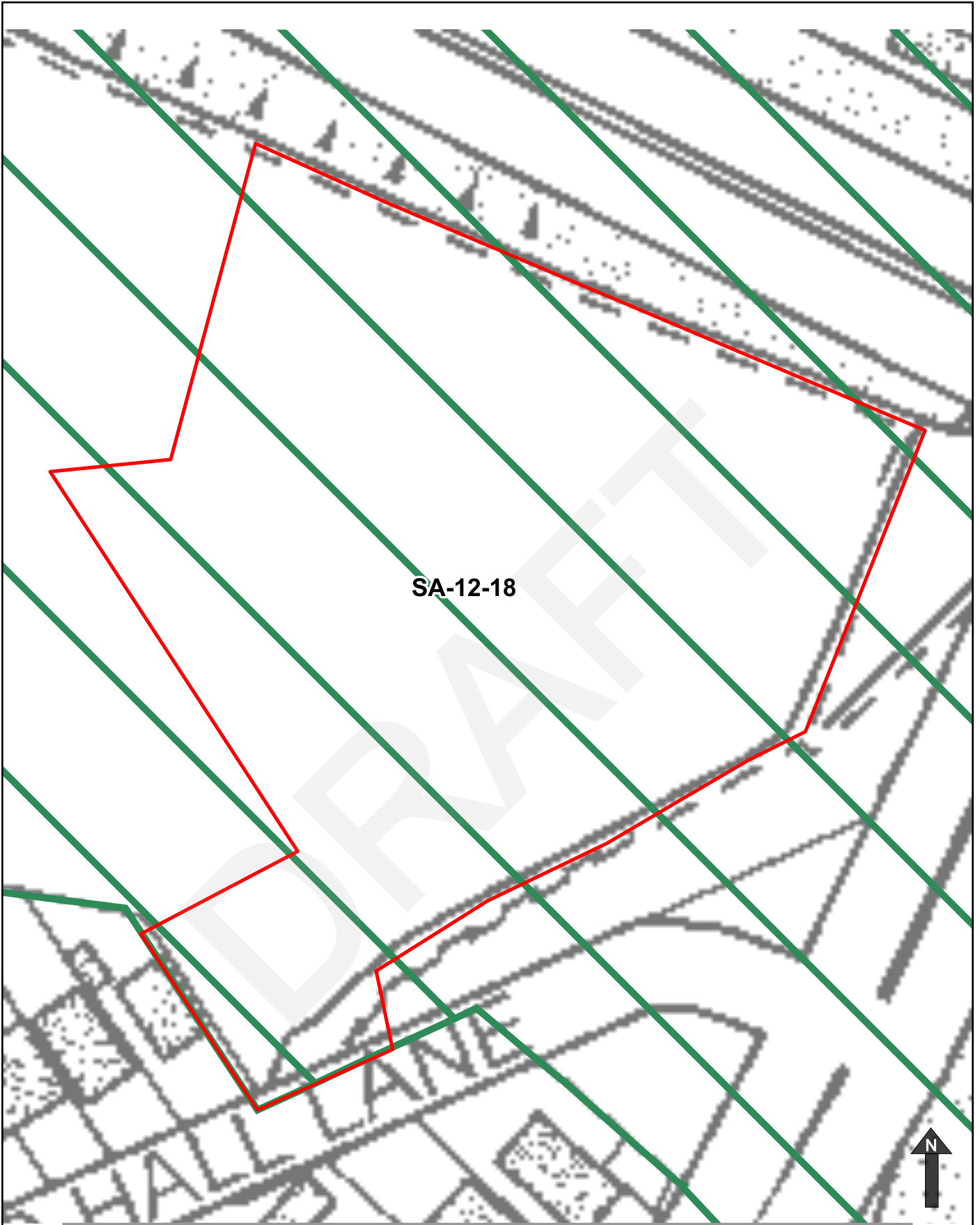
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-12-18



- | | |
|--|---|
|  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: SA-12-21	Site Address: Land west of Ragged Hall Lane
Parish: St Albans (unparished)	Site area (hectares): 0.80
Existing use: Paddock Land	
Character of site and surroundings: The A414 is located to the north of the site. Chiswell Green is to the south, with open fields to the west. Watford Road is 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)	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	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 (Sophia Thorpe)

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.



SA-12-21



- | | |
|-------------------------|-------------------------------------|
| 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: SA-13-21	Site Address: Gombards Car Park
Parish: St Albans (unparished)	Site area (hectares): 0.38
Existing use: Car Park	
Character of site and surroundings: The site is located in a primarily residential area.	
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	Yes	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)	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: Local Resident (Gordon Jeavons)

Availability Conclusions:

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

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 15

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

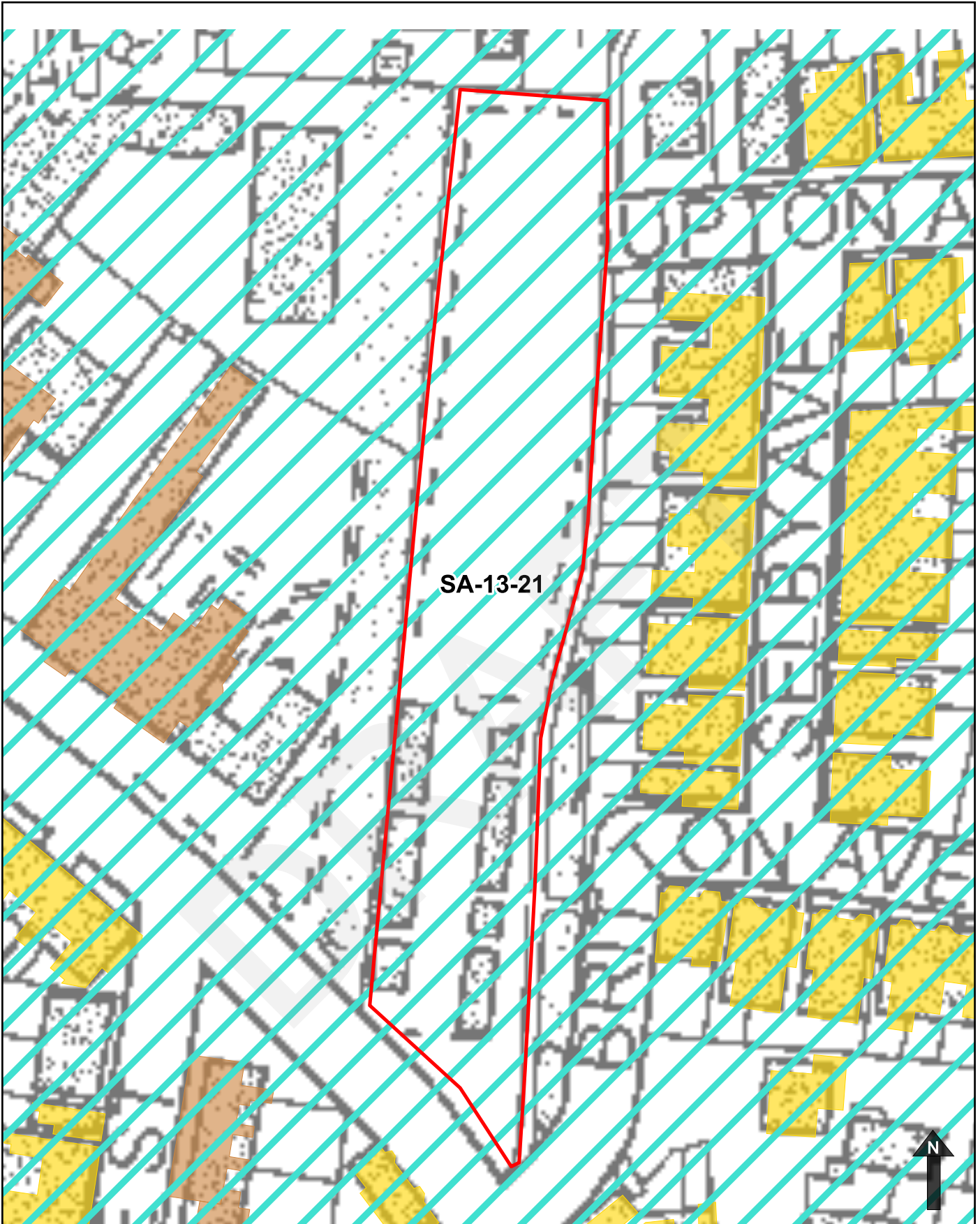
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:
















N/A

Overall Conclusions

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



SA-13-21

- | | |
|--|---|
|  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: SA-14-21-1	Site Address: Units 1 - 10 Campfield Road
Parish: St Albans (unparished)	Site area (hectares): 0.63
Existing use: Employment	
Character of site and surroundings: The site is located in an area of primarily commercial and employment use, with residential to the east and west. Alban Way cycle path is located directly to the north.	
Relevant Planning History	
<p>5/2011/0496, Change of use from Class B1(c) (light industrial) to Class D1 (synagogue/Jewish community centre), extension to mezzanine floor at first floor level and associated parking (resubmission following invalid application 5/2010/2511); Approved 22/09/2011</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)	Yes
Local Wildlife Sites	Yes	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: Deloitte (Cerys Hulbert / Caroline McDade)

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

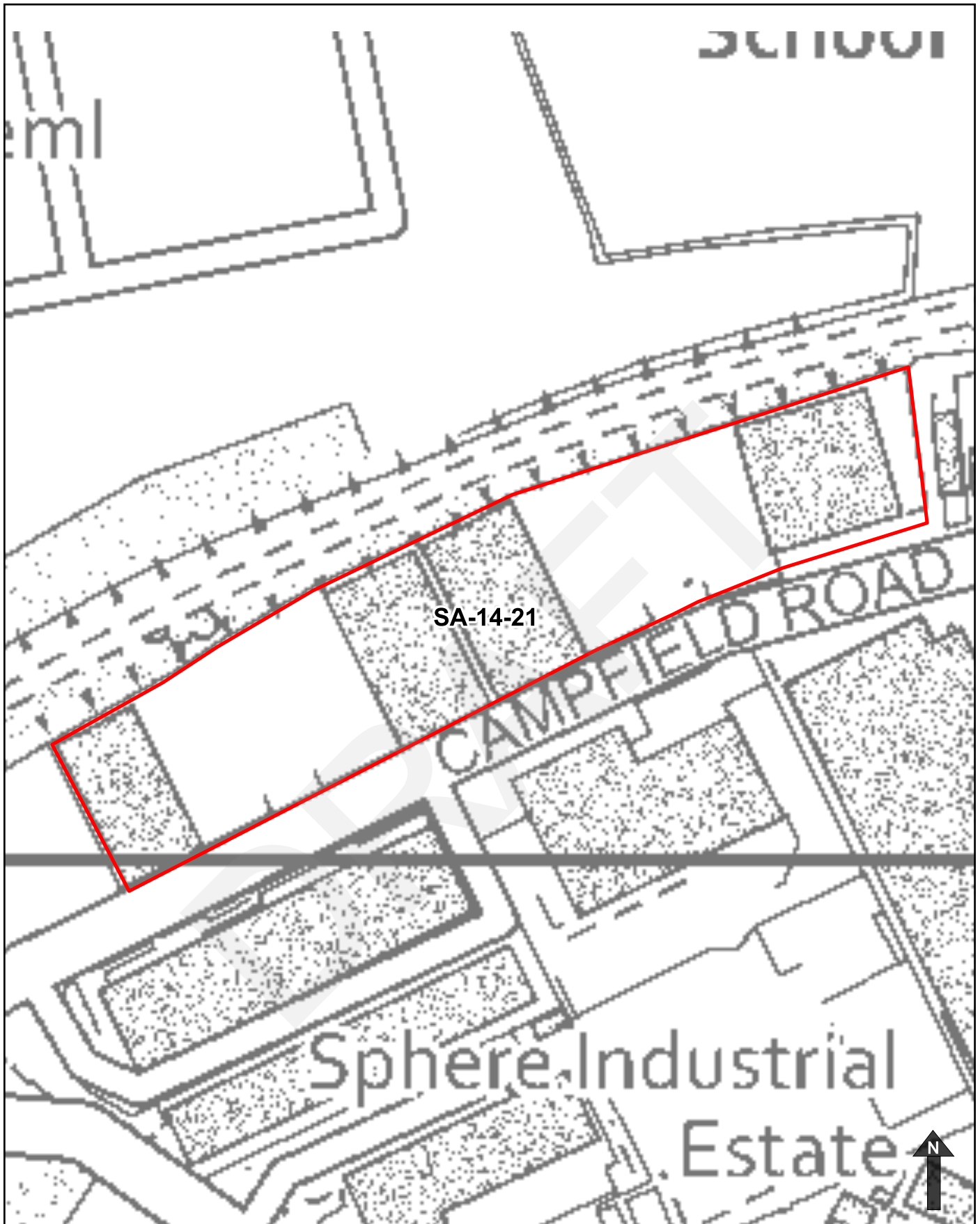
Potential Other Uses - Land Area (in hectares): N/A









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
-  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: SA-14-21-2	Site Address: Units 1 - 10 Campfield Road
Parish: St Albans (unparished)	Site area (hectares): 0.63
Existing use: Employment	
Character of site and surroundings: The site is located in an area of primarily commercial and employment use, with residential to the east and west. Alban Way cycle path is located directly to the north.	
Relevant Planning History	
<p>5/2011/0496, Change of use from Class B1(c) (light industrial) to Class D1 (synagogue/Jewish community centre), extension to mezzanine floor at first floor level and associated parking (resubmission following invalid application 5/2010/2511); Approved 22/09/2011</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)	Yes
Local Wildlife Sites	Yes	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: Deloitte (Cerys Hulbert / Caroline McDade)

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 and 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: 25

Potential Employment - Land Area (in hectares): Not specified

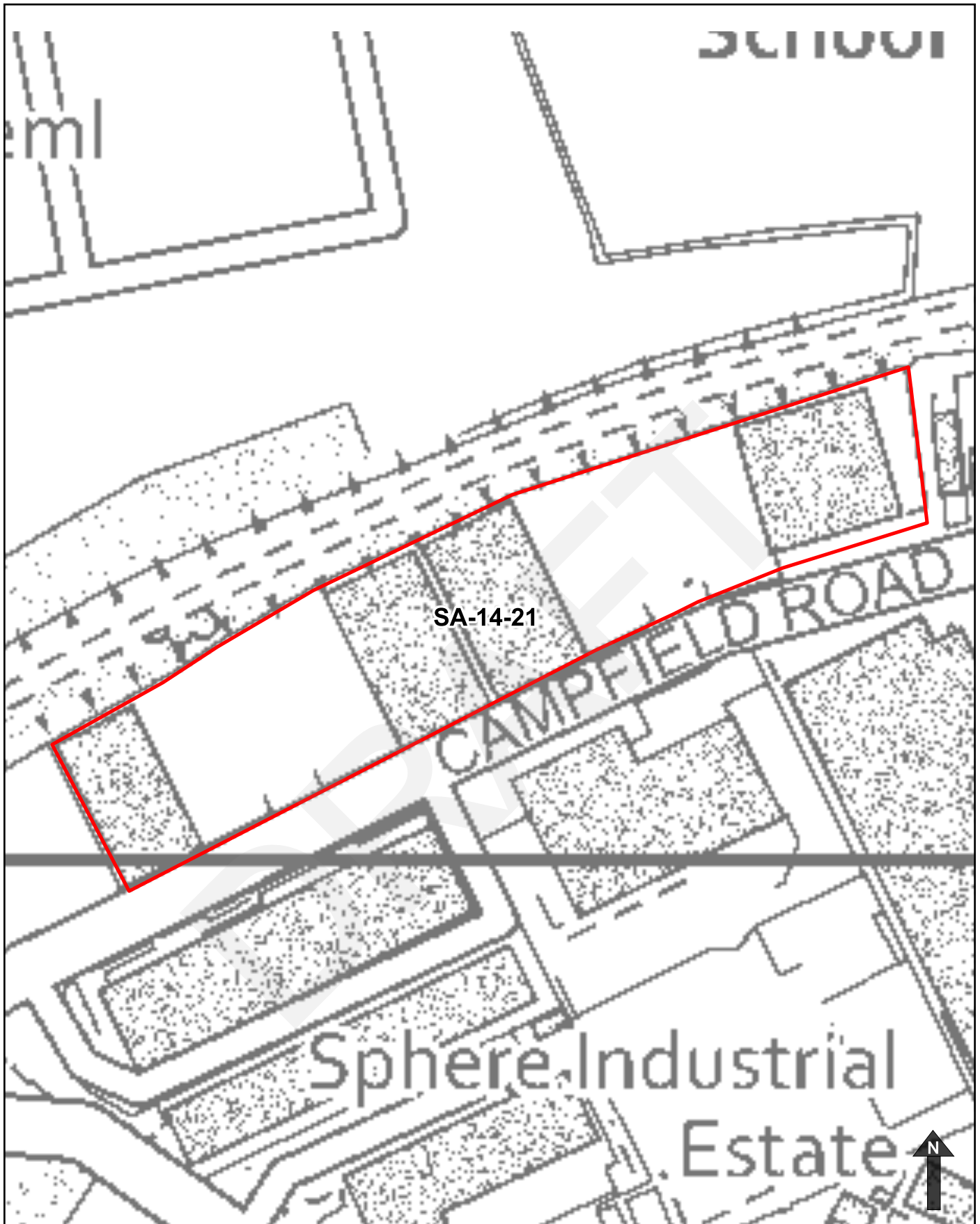
Potential Other Uses - Land Area (in hectares): N/A









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: SA-14-21-3	Site Address: Units 1 - 10 Campfield Road
Parish: St Albans (unparished)	Site area (hectares): 0.63
Existing use: Employment	
Character of site and surroundings: The site is located in an area of primarily commercial and employment use, with residential to the east and west. Alban Way cycle path is located directly to the north.	
Relevant Planning History	
<p>5/2011/0496, Change of use from Class B1(c) (light industrial) to Class D1 (synagogue/Jewish community centre), extension to mezzanine floor at first floor level and associated parking (resubmission following invalid application 5/2010/2511); Approved 22/09/2011</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)	Yes
Local Wildlife Sites	Yes	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: Deloitte (Cerys Hulbert / Caroline McDade)

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): Not specified

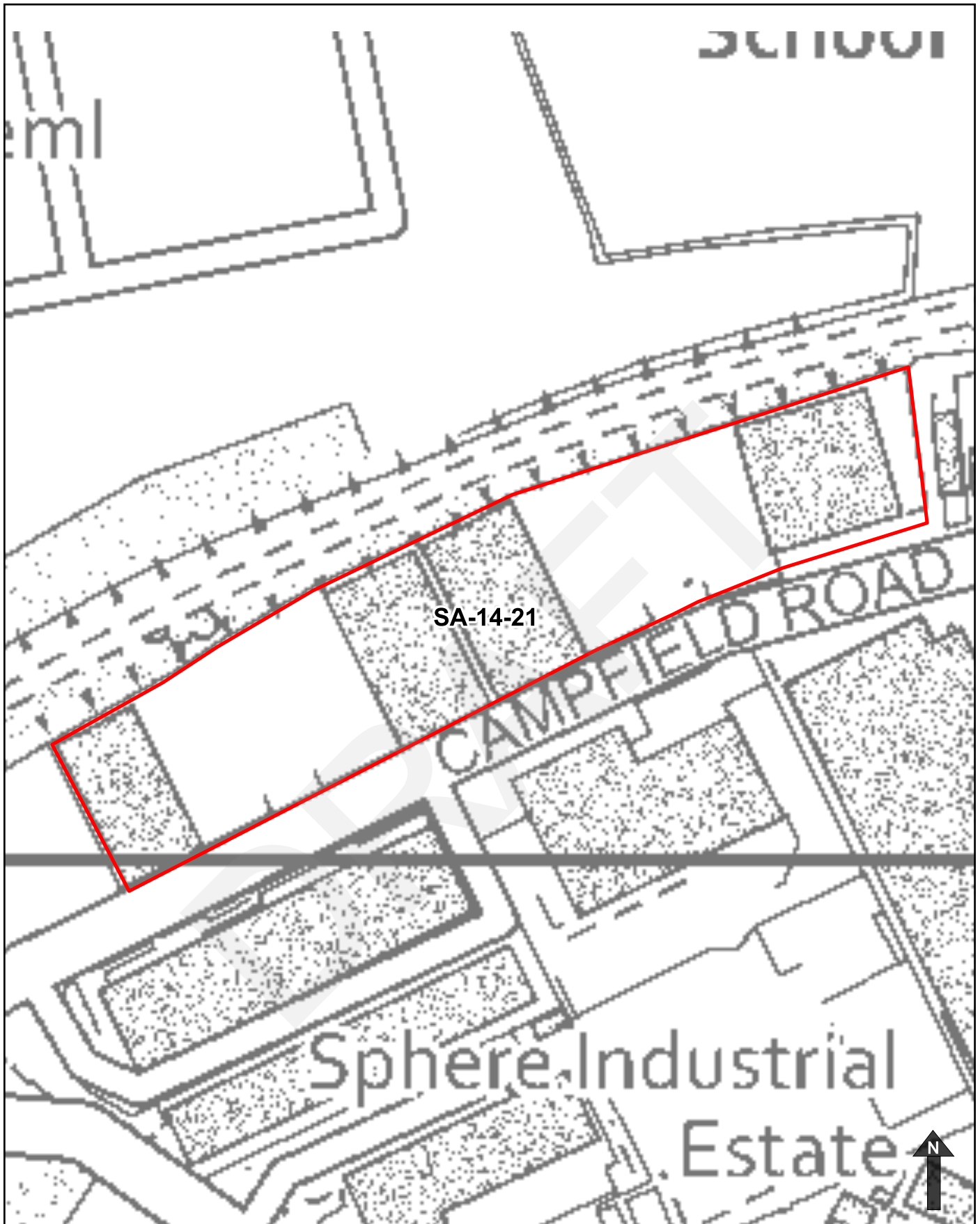
Potential Other Uses - Land Area (in hectares): N/A








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: SA-15-18	Site Address: Land South of Orchard Close, St Albans
Parish: St Albans (unparished)	Site area (hectares): 0.04
Existing use: Residential garden	
Character of site and surroundings: The site is located in a primarily residential area.	
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*	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	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: Landowner (Mr Stephen Hibbert)

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 1

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

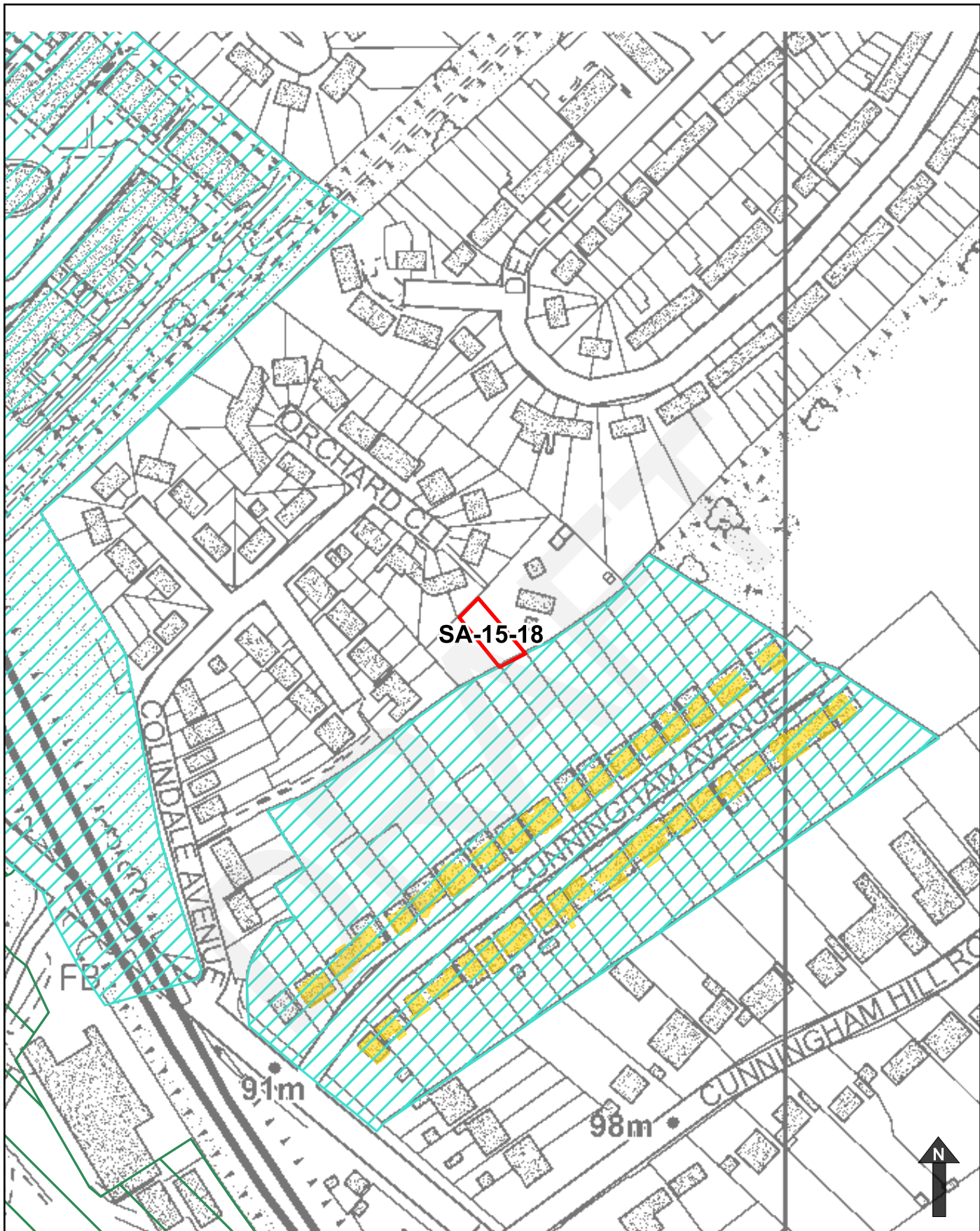
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

N/A

Overall Conclusions

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


















SA-15-18

91m

98m



- | | |
|--|---|
|  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: SA-16-18	Site Address: Land to the west of Batchwood Drive, St Albans
Parish: St Albans (unparished)	Site area (hectares): 5.73
Existing use: Agricultural	
Character of site and surroundings: A primarily residential area of St Albans is located to the south east of the site, with Batchwood Hall and Golf Club to the north. Open fields cover all other aspects.	
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	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)	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	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 (David Fletcher)

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: 140

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

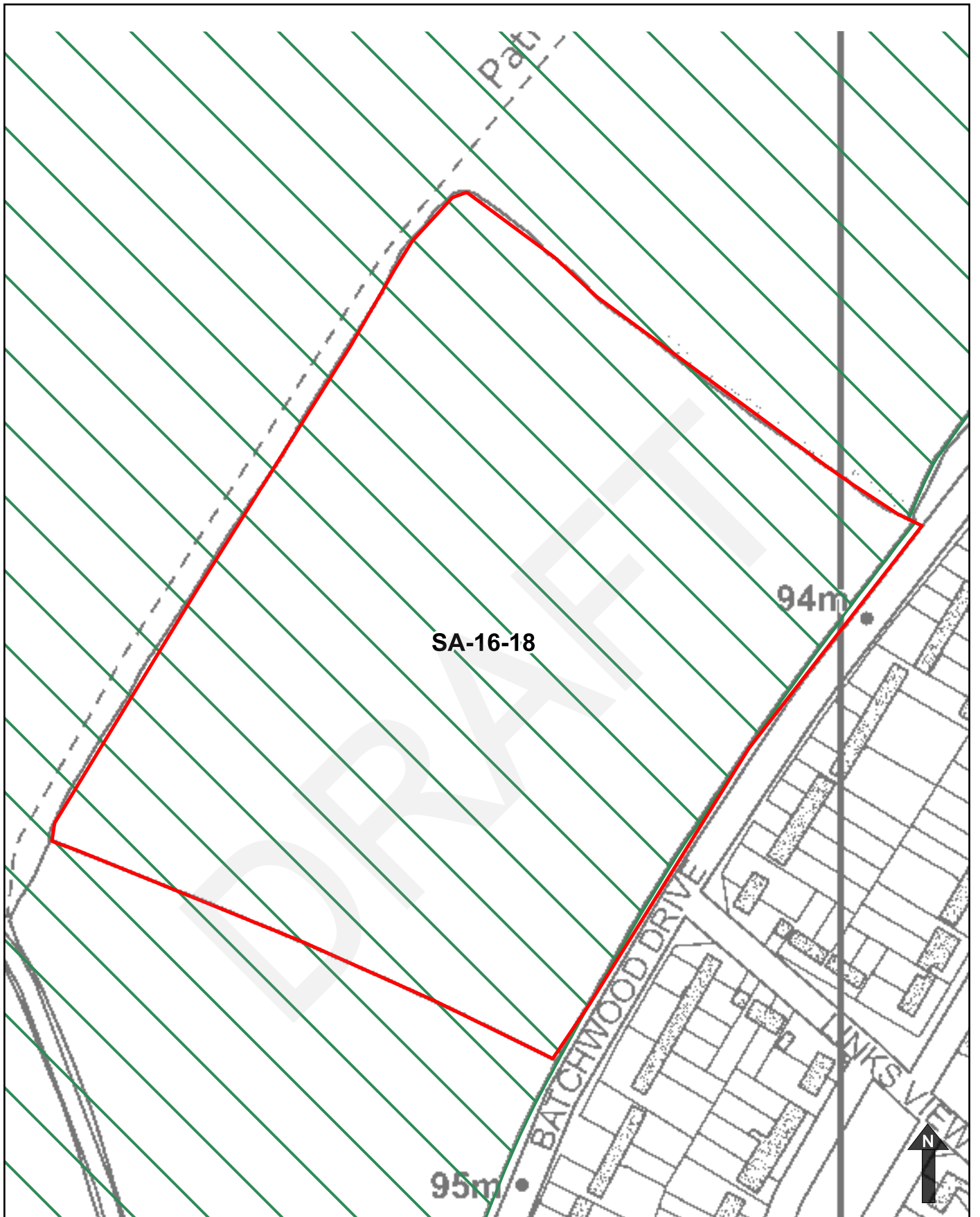
Potential Other Uses - Land Area (in hectares): N/A

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.


















SA-16-18

94m

95m

BATCHWOOD DRIVE

LINKS VIEW

- | | |
|--|---|
|  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: SA-16-21	Site Address: Land West of Batchwood
Parish: St Albans (unparished)	Site area (hectares): 8.95
Existing use: Agricultural	
Character of site and surroundings: A primarily residential area of St Albans is located to the south east of the site, with Batchwood Hall and Golf Club to the north. Open fields cover all other aspects.	
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	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)	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)	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: Strutt & Parker (Adam Davies)

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: Market, Self-Build; Education: 2FE Primary School; Biodiversity Improvement, Green Belt Compensatory land, Tree Planting

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: 100

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

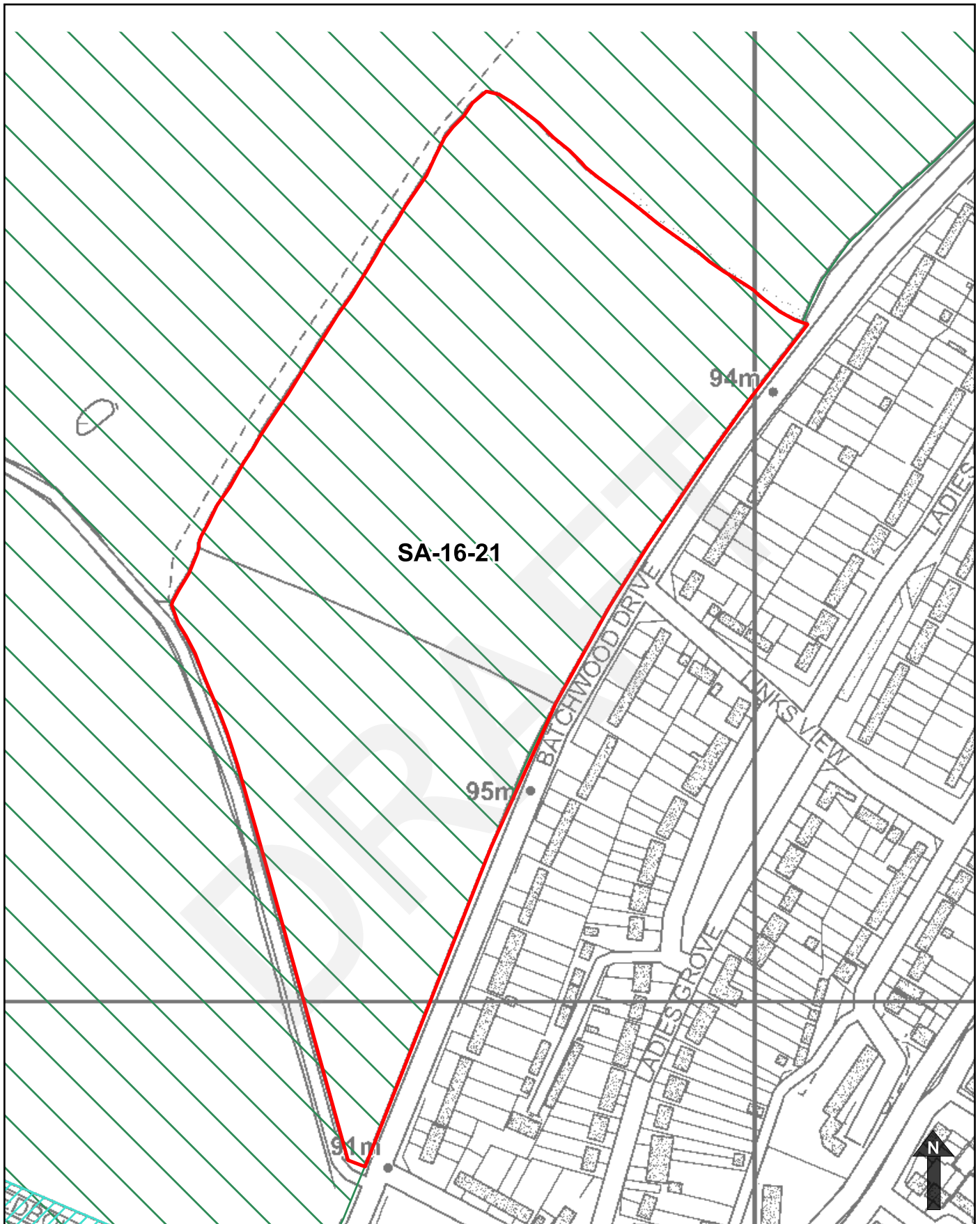
Potential Other Uses - Land Area (in hectares): 4.80
















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* | |

Site Reference: SA-17-21	Site Address: Verulam Industrial Estate
Parish: St Albans (unparished)	Site area (hectares): 0.60
Existing use: Employment / Commercial	
Character of site and surroundings: The Midlands Mainline is located directly to the east of the site. To the south and west is Verulam Golf Club, with scrubland to the north.	
Relevant Planning History	
<p>5/2021/2417, Demolition of existing buildings and redevelopment of site to provide 62 dwellings and 1,200 sqm of commercial space (Use Class E), underground parking, associated works and landscaping; Decision pending</p> <p>5/2018/2272, Partial change of use of Suite G1 from Class D1 (non residential institutions) to B1 (business); Approved 11/10/2018</p> <p>5/2011/0415, Proposal, Change of use from Class B1 (light industrial / office) to Class D2 (assembly and leisure) for use as a yoga studio, creation of mezzanine level, alterations to openings and installation of external lighting; Approved 04/05/2011</p> <p>5/2007/1951, Change of use from Class B1 (business) to Class D1 (chiropractic clinic); Approved 25/10/2007</p> <p>5/2003/2022, Change of use form Class B1 (light industry) to wine merchants (Class A1) 40m2 with ancillary storage and packaging areas, testing room and ancillary office; Approved 23/12/2003</p> <p>5/2000/1089, Change of use from building equipment hire centre to commercial dry cleaners/ laundry; Approved 10/07/2000</p> <p>5/2000/0766, Continued use of premises for storage and distribution of tiles including trade counter; Approved 31/05/2000</p> <p>5/1996/1032, Change of use of first floor to snooker club; Approved 10/09/1996</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)	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)	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: Montagu Evans LLP (Lauren Hawksworth)

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, Commercial

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

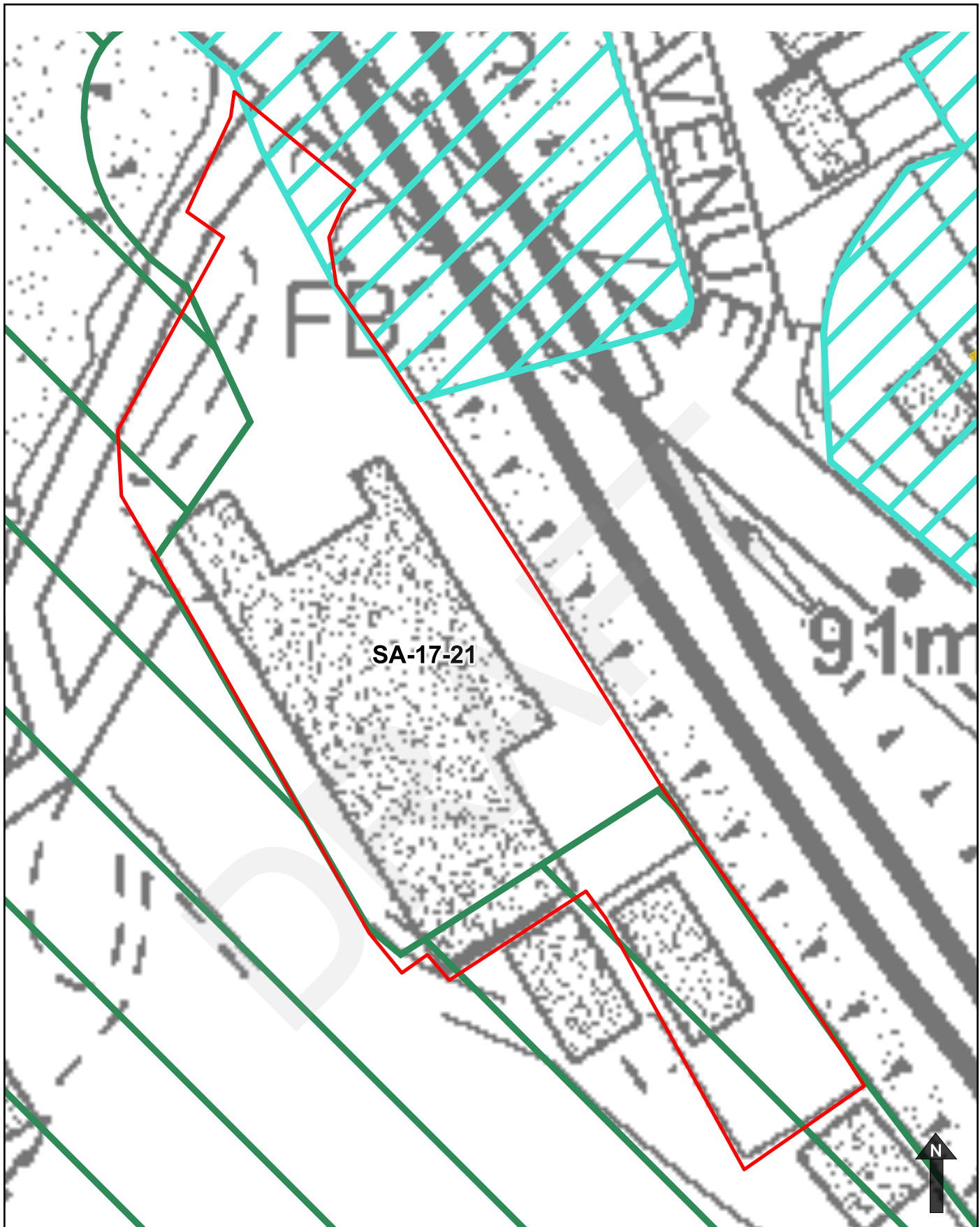
Potential Other Uses - Land Area (in hectares): 0.12

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.



SA-17-21



-  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

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Site Reference: SA-18-21	Site Address: Land at Bedmond Lane
Parish: St Albans (unparished)	Site area (hectares): 5.84
Existing use: Paddock Land	
Character of site and surroundings: The Verulam Estate is located directly to the east of the site. To the west is Bedmond Lane, with Open Fields beyond.	
Relevant Planning History	
5/2019/2892, Change of use of land for the keeping of a horse and creation of vehicle accesses from Mayne Avenue and Parklands Drive; Approved 12/02/2020	

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	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)	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: 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: 145

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

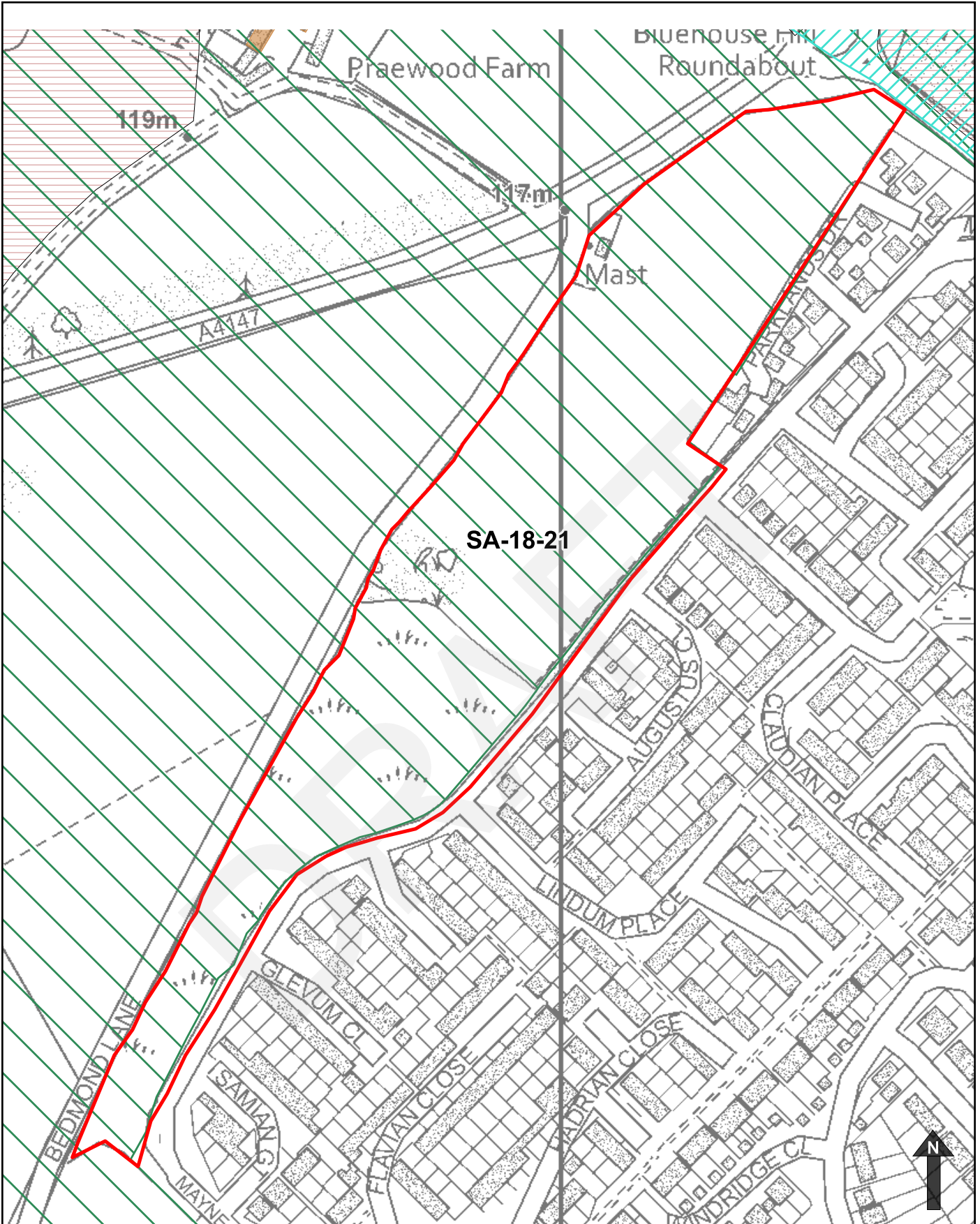
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-18-21

- | | |
|--|---|
|  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: SA-19-21	Site Address: St Albans Abbey Station
Parish: St Albans (unparished)	Site area (hectares): 0.66
Existing use: Train Station	
Character of site and surroundings: Residential is located to the north of the site, with offices and residential to the south, and a retail park to the south east. Holywell Hill is to the west of the site, with Westminister Lodge leisure centre 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*	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)	Yes
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*	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)	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	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: Network Rail Infrastructure Limited (Rob Turner)

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: 25

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

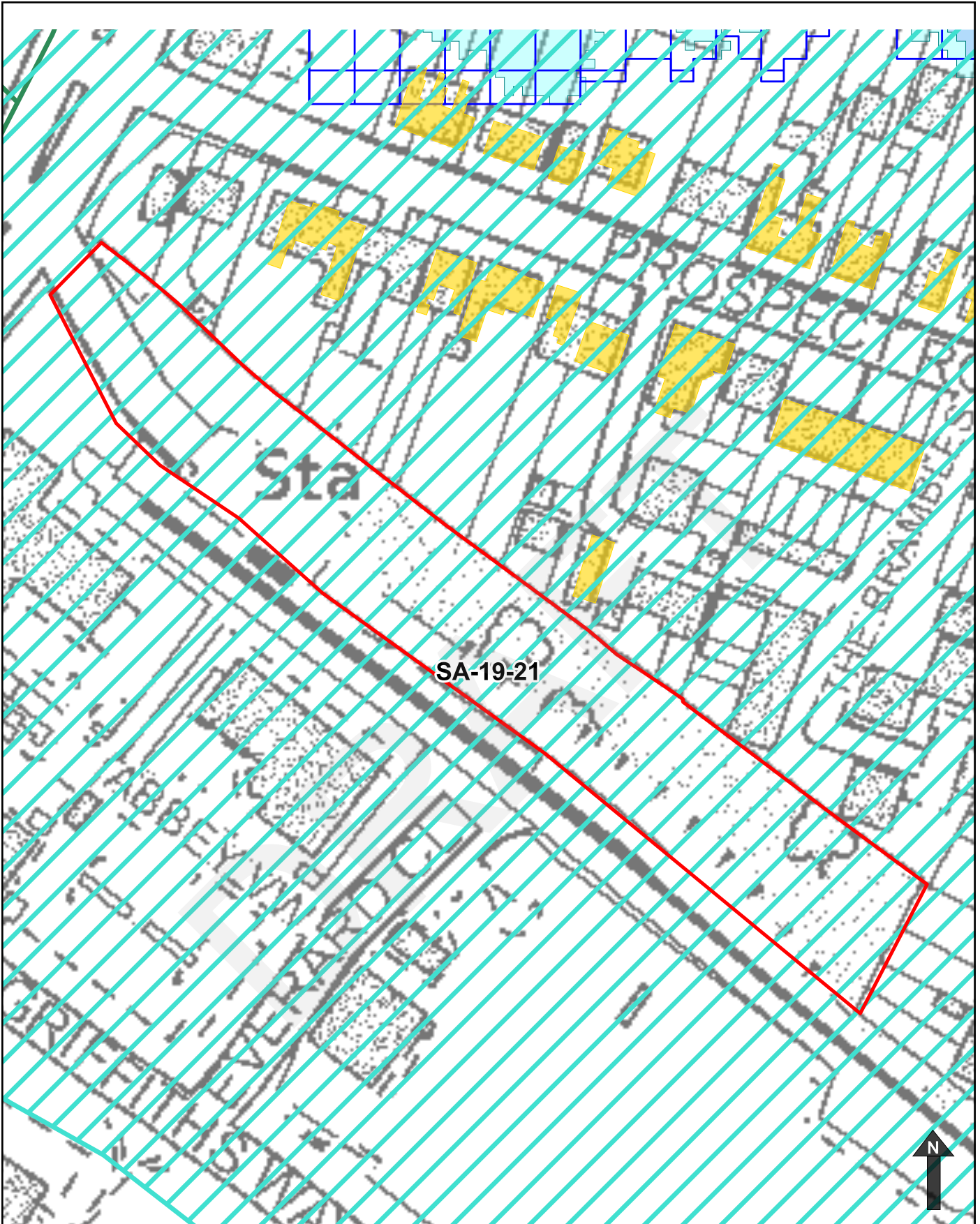
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-19-21



- | | |
|--|---|
|  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: SA-20-21	Site Address: Land at North Orbital Road
Parish: St Albans (unparished)	Site area (hectares): 1.88
Existing use: Retail	
Character of site and surroundings: The North Orbital is located to the south of the site. To the north east the area is predominantly residential, with a garden centre to the west.	
Relevant Planning History	
<p>5/2019/2235, Demolition of existing buildings and construction of a replacement Class A1 (retail) building and site manager's dwelling with associated parking; Approved 12/12/2019</p> <p>5/2016/3817, Partial change of use of existing manager's accommodation to Class A1 (furniture showroom) and manager's accommodation; Approved 19/04/2017</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*	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)	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: 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: 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
-  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: SA-21-21	Site Address: Land east of Watling Street
Parish: St Albans (unparished)	Site area (hectares): 11.70
Existing use: Agricultural	
Character of site and surroundings: A residential area of St Albans is located to the north of the site. Park Street Roundabout is to the west, with the North Orbital to the south. The Abbey Line runs to the east, with open fields 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*	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)	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: Hallam Land Management Limited (Ruth McKeown)

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: 285

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

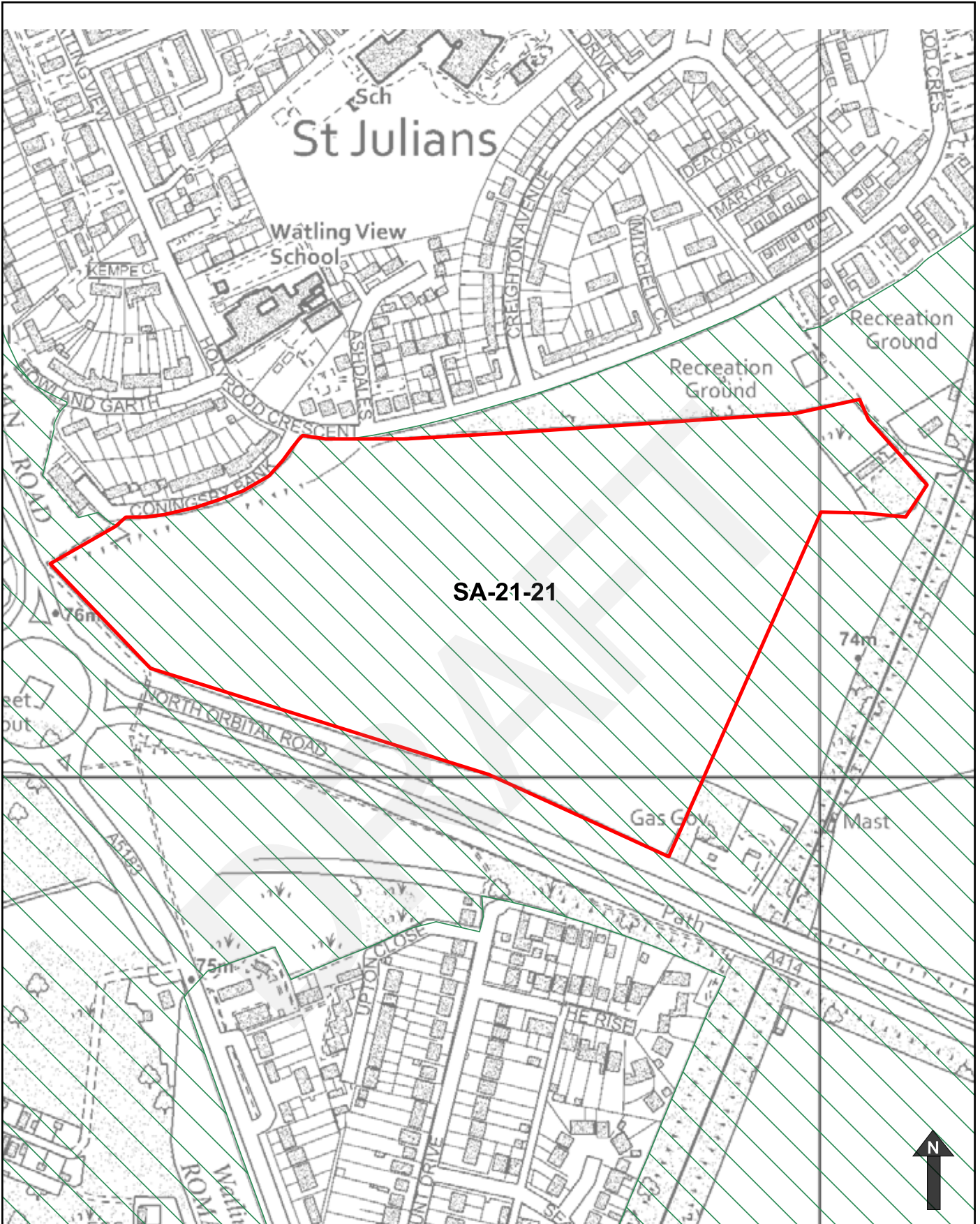
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-21-21

- | | |
|--|---|
|  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: SA-22-21	Site Address: Sewell Park, Harpenden Road
Parish: St Albans (unparished)	Site area (hectares): 5.14
Existing use: Agricultural	
Character of site and surroundings: St Albans is directly to the south and west of the site, and residential properties abut the site along these boundaries. To the north are playing pitches, with open fields to the east.	
Relevant Planning History	
<p>5/2021/0423, ADDITIONAL INFORMATION - Outline application (access sought) – Residential development of up to 150 dwellings together with all associated works (resubmission following invalid application 5/2020/3096); Decision pending</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)	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	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: 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: 125

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

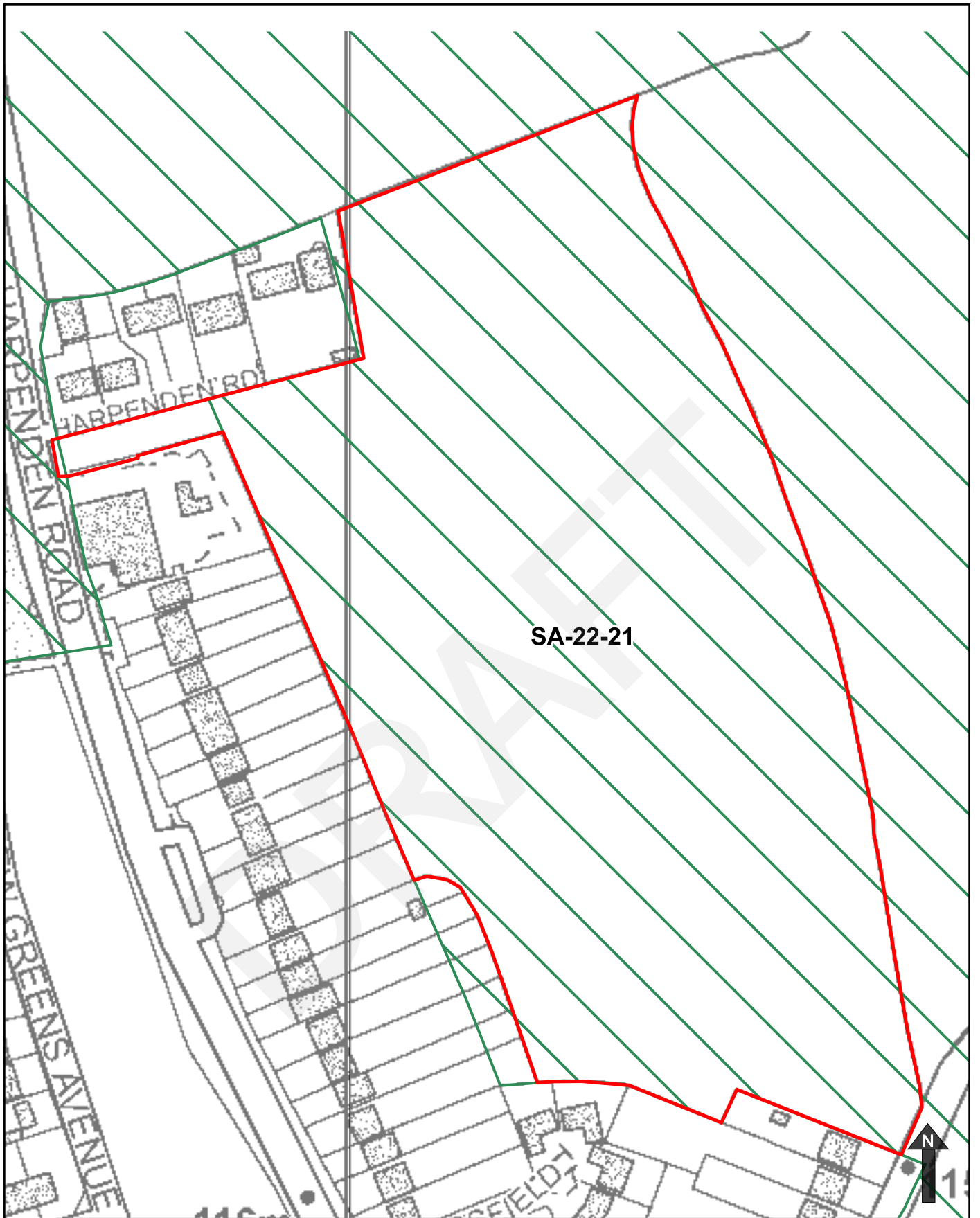
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-22-21

- | | |
|--|---|
|  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: SA-23-21	Site Address: Land South West of 57 Fishpool Street
Parish: St Albans (unparished)	Site area (hectares): 0.18
Existing use: Residential	
Character of site and surroundings: The rear of residential properties on Fishpool Street, to the north. Residential housing on Fishpool Street, and Aquis Court office block, to the east. Aquis Court and green space to its rear, 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)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	Yes	Source Protection Inner Zone (SPZ1)	Yes
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)	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	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: First Plan (Kate Matthews)

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

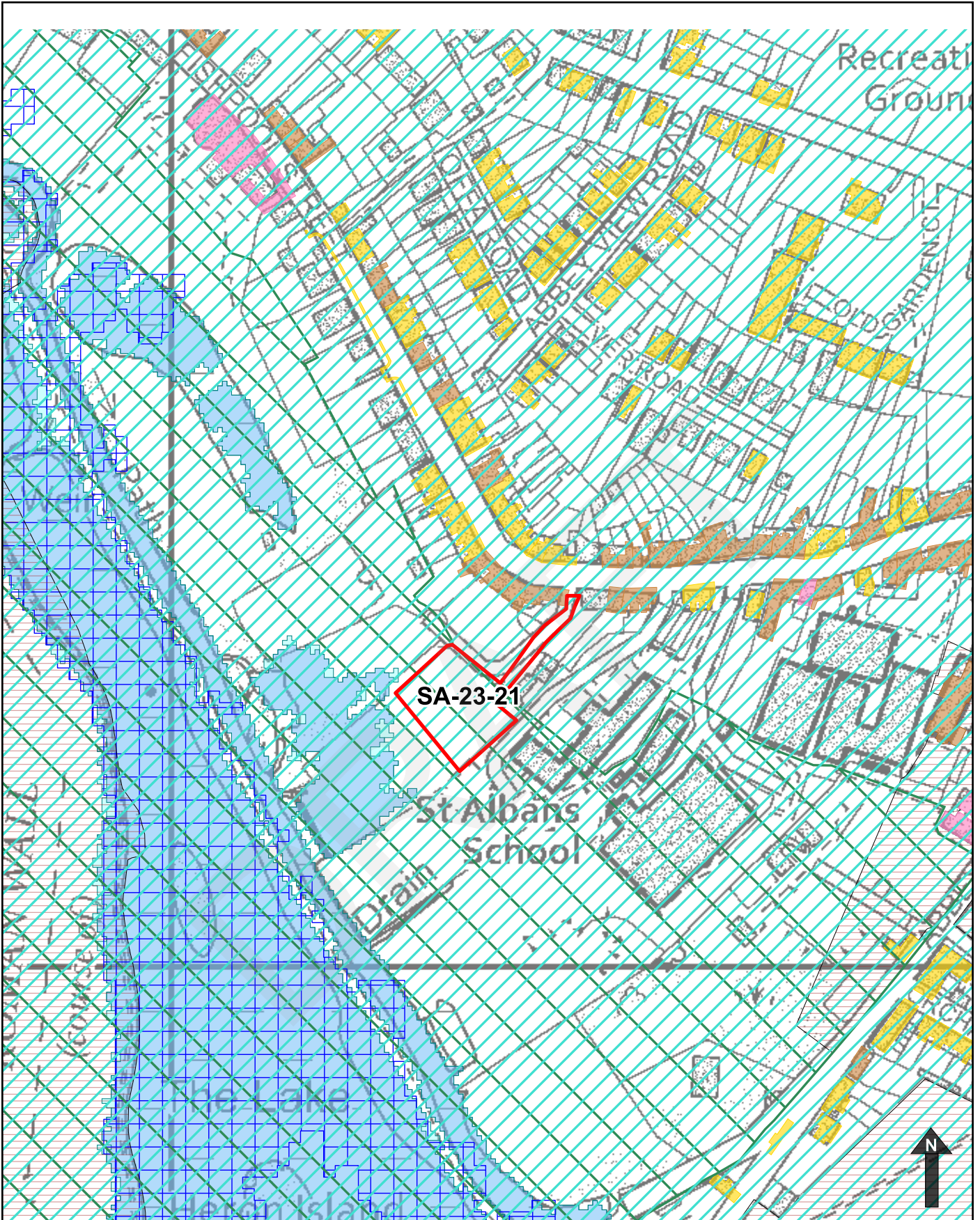
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-23-21

- | | | | |
|------------------|--------------------|--|-------------------------------------|
| | 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: SA-24-21	Site Address: St Albans Abbey Theatre
Parish: St Albans (unparished)	Site area (hectares): 0.32
Existing use: Theatre	
Character of site and surroundings: Westminster Lodge leisure centre is located to the north of the site, with a car park the north west. To the south of the site there is mainly residential, with Holywell Hill 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*	Yes	Source Protection Inner Zone (SPZ1)	Yes
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)	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	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: 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: Other Uses: Theatre

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): N/A

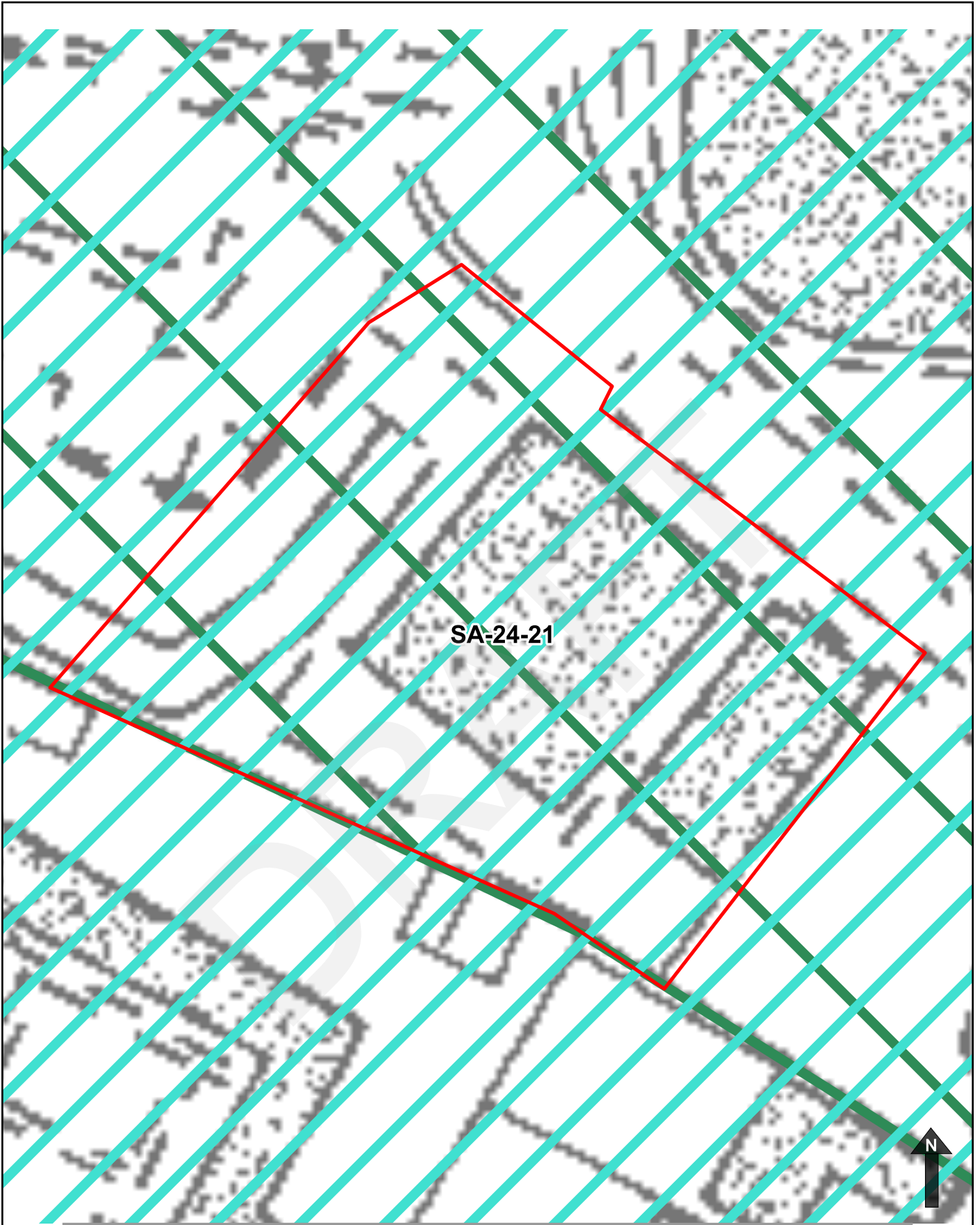
Potential Other Uses - Land Area (in hectares): 0.32

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.



SA-24-21



- | | |
|--|---|
|  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: SA-25-21	Site Address: Land at London Road
Parish: St Albans (unparished)	Site area (hectares): 14.13
Existing use: Agricultural	
Character of site and surroundings: Highfield Park Drive is to the north of the site, with London Road and a row of residential properties to the west. To the south is a cemetery, with open fields 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)	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)	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: Barton Wilmore (Paul Derry)

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, Other Uses: Cemetery, Biodiversity Improvement

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: 340

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

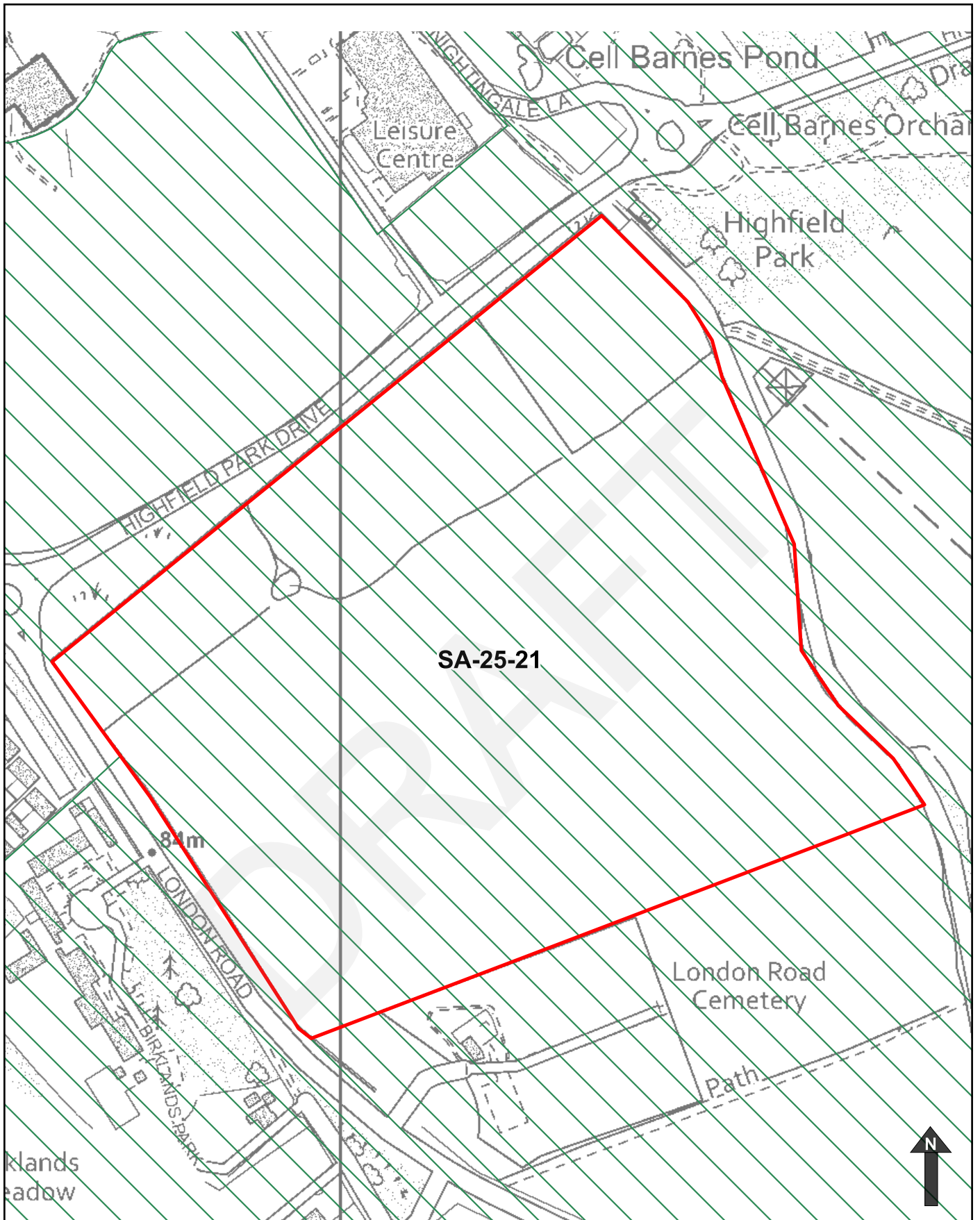
Potential Other Uses - Land Area (in hectares): Not specified
















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: SA-26-21	Site Address: Land East of Napsbury Lane
Parish: St Albans (unparished)	Site area (hectares): 13.94
Existing use: Vacant	
Character of site and surroundings: To the north and west of the site is mainly residential, with employment to the north west, and a garden centre to the south 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)	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)	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: Planning Potential (Jamie Pert)

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: 335

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: SA-27-18	Site Address: Units 15-18 Brick Knoll Park
Parish: St Albans (unparished)	Site area (hectares): 0.65
Existing use: Employment / Commercial	
Character of site and surroundings: Employment uses are located directly to the north and west of the site, with residential to the south and east.	
Relevant Planning History	
5/1999/0271, Change of use of premises to B8 (storage and distribution); Approved 01/07/1999 5/1995/1302, Change of use to education and training of MOT testers; Approved 30/10/1995	

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)	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: CBRE (Isabel Keppel)

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: SA-28-16	Site Address: Sphere Industrial Estate
Parish: St Albans (unparished)	Site area (hectares): 1.35
Existing use: Employment	
Character of site and surroundings: Predominantly residential to the north east, east and south of the site. Industrial use to the north and west.	
Relevant Planning History	
<p>5/2016/2285, Construction of five storey building consisting of nine, one bedroom and twenty five, two bedroom flats with underground parking, amenity space and landscaping; Approved 09/02/2017</p> <p>5/2012/1679, Change of use from Sui Generis (dry cleaners) to Class D1 (music school) and ancillary to the sale of musical instruments (resubmission following invalid application 5/2012/1423); Approved 15/08/2012</p> <p>5/2009/1263, Change of use to front, ground floor offices from B1 (light industrial) to Sui Generis (taxi booking office); Approved 26/08/2009</p> <p>5/2009/1205, Erection of four, two storey industrial units for Class B1 (light industrial) B8 (storage and industrial) use, alterations to vehicle and pedestrian access and parking area; Approved 19/11/2009</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: Private

Site Promoter: Savills (Diana Thomson)

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

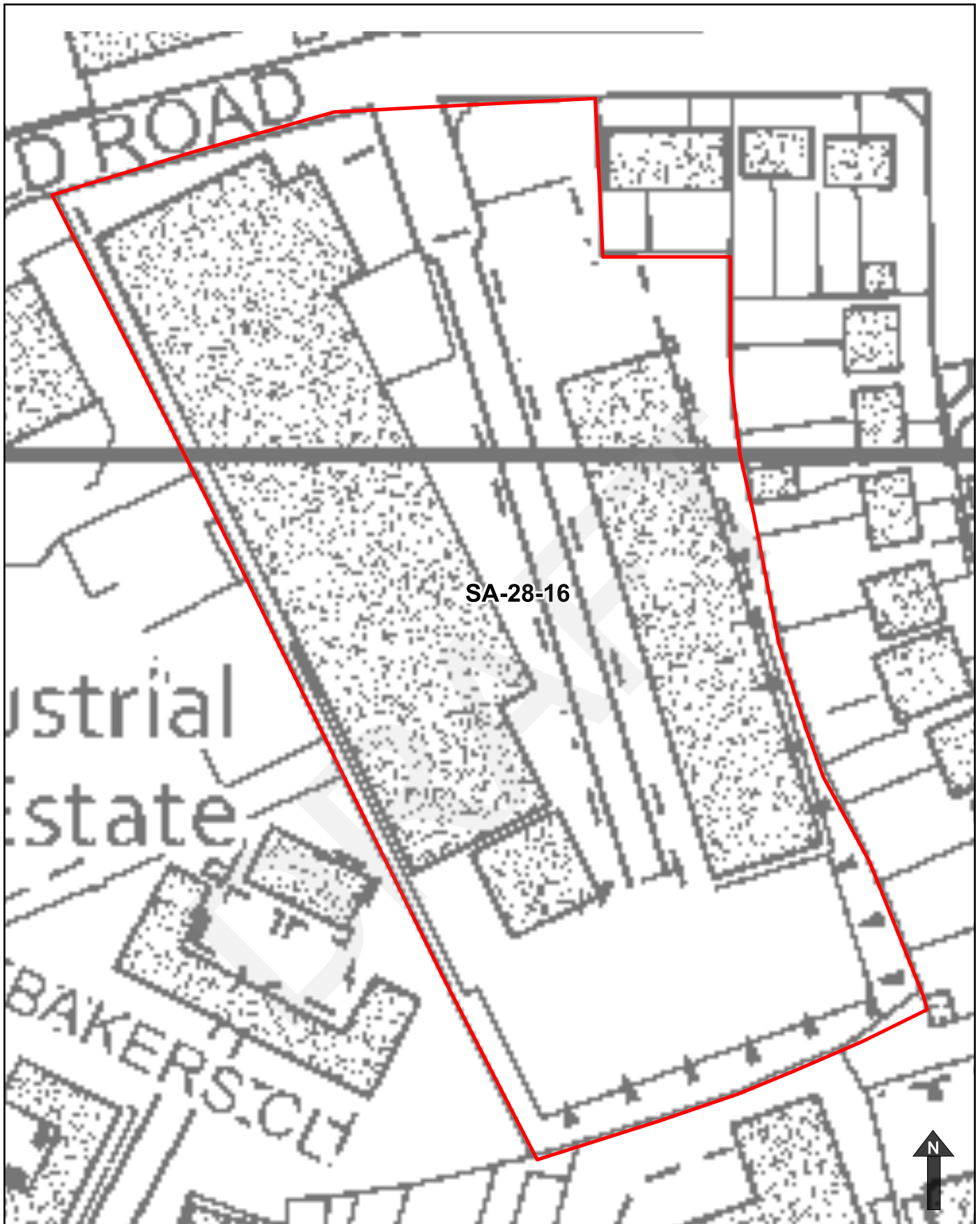
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-28-16



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

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Site Reference: SA-29-17	Site Address: Aboyne Lodge Det Plyg Field
Parish: St Albans (Unparished)	Site area (hectares): 0.55
Existing use: Playing Field	
Character of site and surroundings: Residential area with houses or gardens to the west, north and east. Large, Listed Grade II period office building, Bleak House, 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*	No	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)	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: Public

Site Promoter: Hertfordshire County Council

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

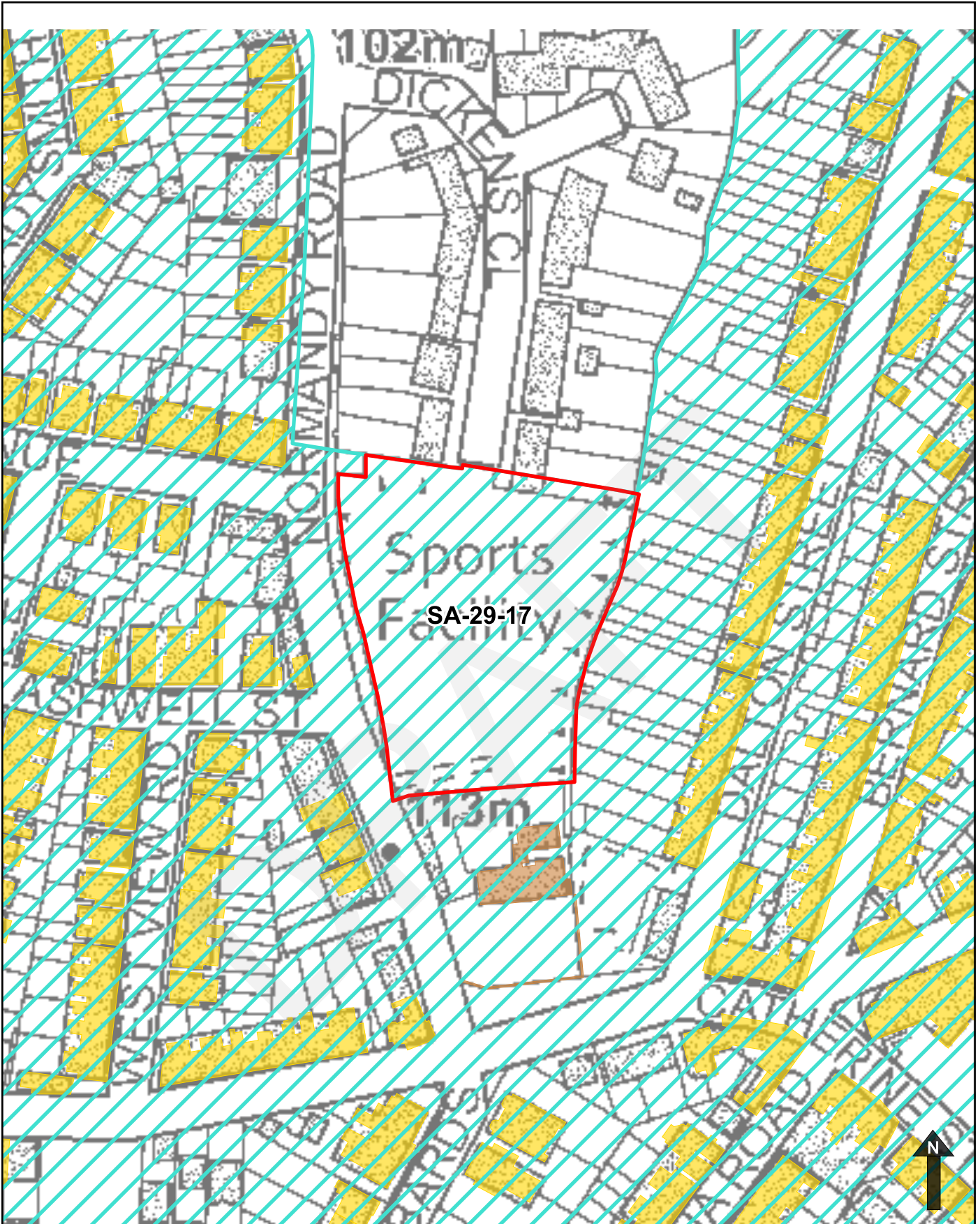
Potential Other Uses - Land Area (in hectares): N/A








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
-  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: SA-30-21	Site Address: 222, London Road, St Albans
Parish: St Albans (Unparished)	Site area (hectares): 0.69
Existing use: Employment	
Character of site and surroundings: London Road and the Midlands Mainline is located to the east of the site, with a Golf Course to the south and west. Access to the Golf Course, and scrubland, lie to the north of the site.	
Relevant Planning History	
5/2021/1972, Conversion of Vickers House into 9 apartments, demolition of remaining industrial buildings on site and erection of 23 dwellinghouses. Pending decision	

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*	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)	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: SADC Officers

Availability Conclusions:

Yes, the site has been allocated in the St Albans Local Plan Review 1994, and an application has been submitted on the site.

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

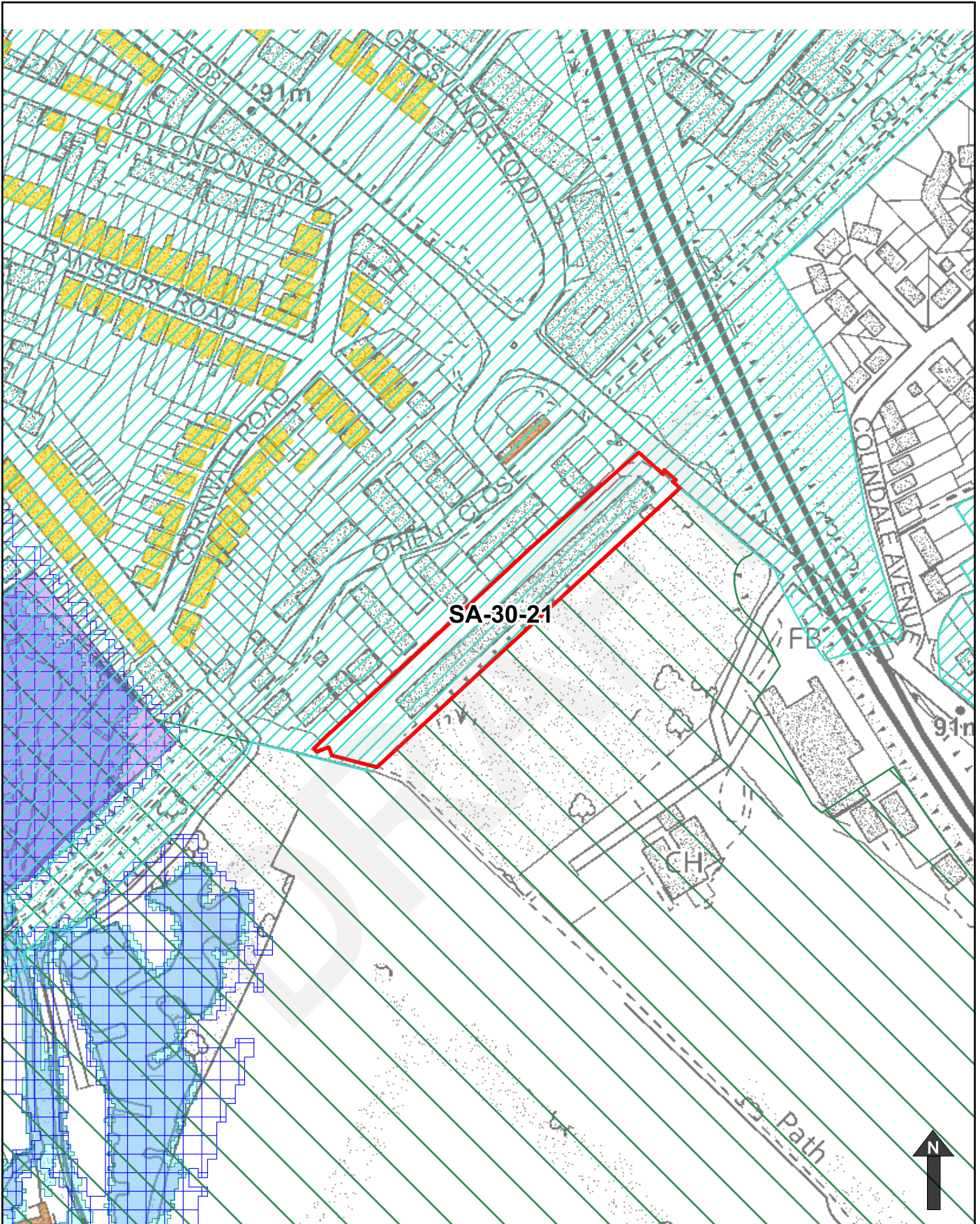
Potential Other Uses - Land Area (in hectares): N/A

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.



SA-30-21

- | | | | |
|---|--------------------|---|-------------------------------------|
|  | 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: RF-01i-21	Site Address: SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 4)
Parish: St Albans (unparished)	Site area (hectares): 3.22
Existing use: Scrubland / Agricultural	
Character of site and surroundings: Sopwell House is located to the west of the site, with a residential property to the east. A golf course is located to the rear, with open fields to the north.	
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*	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)	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: Public / Private

Site Promoter: Helioslough, RPS (Chelsea Johnston)

Availability Conclusions:

Yes. The site has been put forward by the landowner through the 'call for sites' process, indicating it is available. To deliver permission 5/2009/0708 all three land owners would need to make the land available.

Achievability

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

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: N/A

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

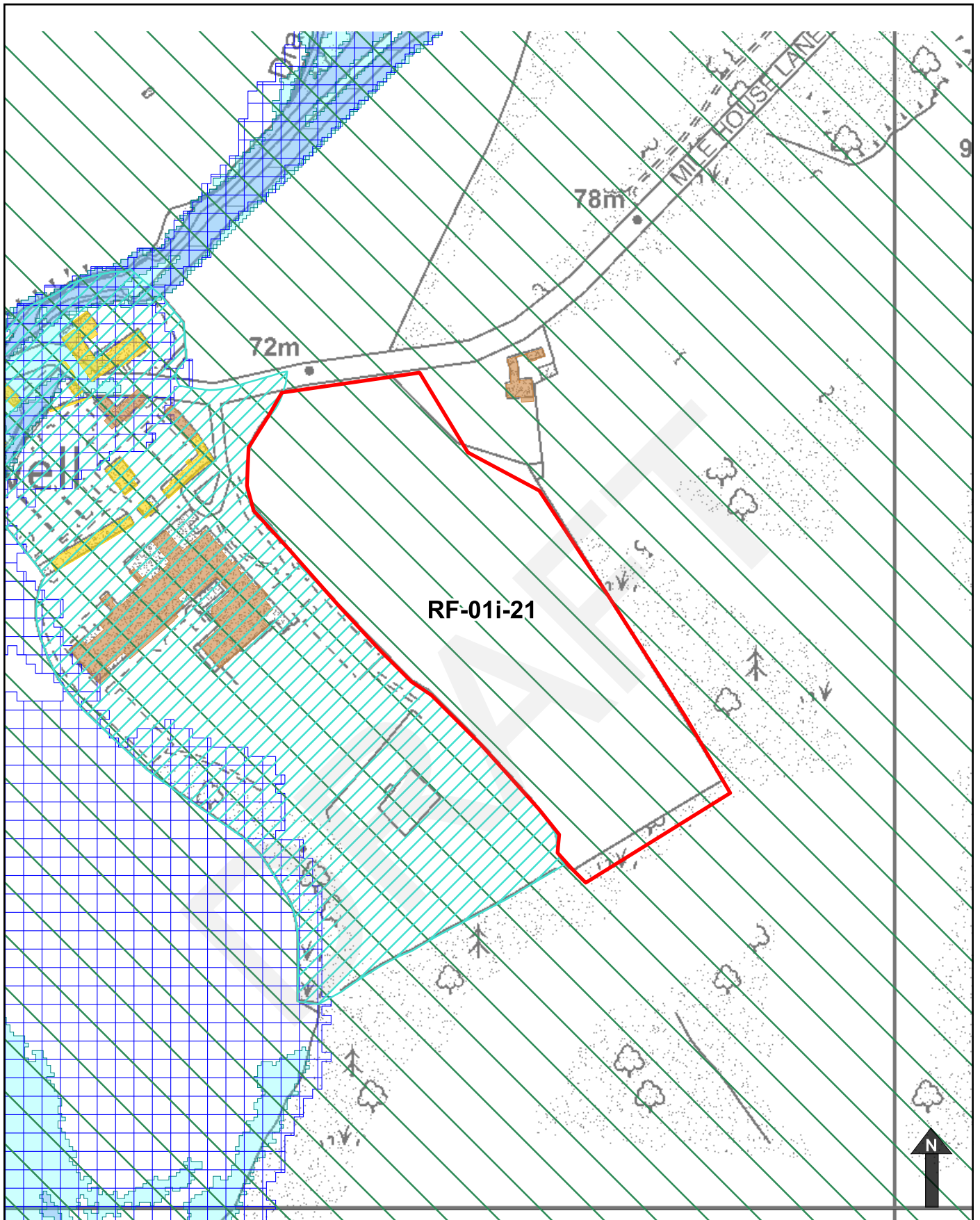
Potential Other Uses - Land Area (in hectares): 3.22

Achievability Conclusions:















Yes. Planning permission granted for proposed use.

Overall Conclusions

The site is considered to 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 need to make the land available.



RF-01i-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 | |
|  Grade I |  Registered Parks and Gardens |
|  Grade II |  Local Nature Reserves |
|  Grade II* |  Site of Special Scientific Interest |

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Site Reference: RF-01j-21	Site Address: SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 4)
Parish: St Albans (unparished)	Site area (hectares): 15.28
Existing use: Scrubland / Agricultural	
Character of site and surroundings: Residential properties and a recreation ground abut the site to the west. A golf club is to the north and west, with commercial units and open fields to the south. The river Ver runs through the site.	
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*	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)	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: Public / Private

Site Promoter: Helioslough, RPS (Chelsea Johnston)

Availability Conclusions:

Yes. The site has been put forward by the landowner through the 'call for sites' process, indicating it is available. To deliver permission 5/2009/0708 all three land owners would need to make the land available.

Achievability

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

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

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

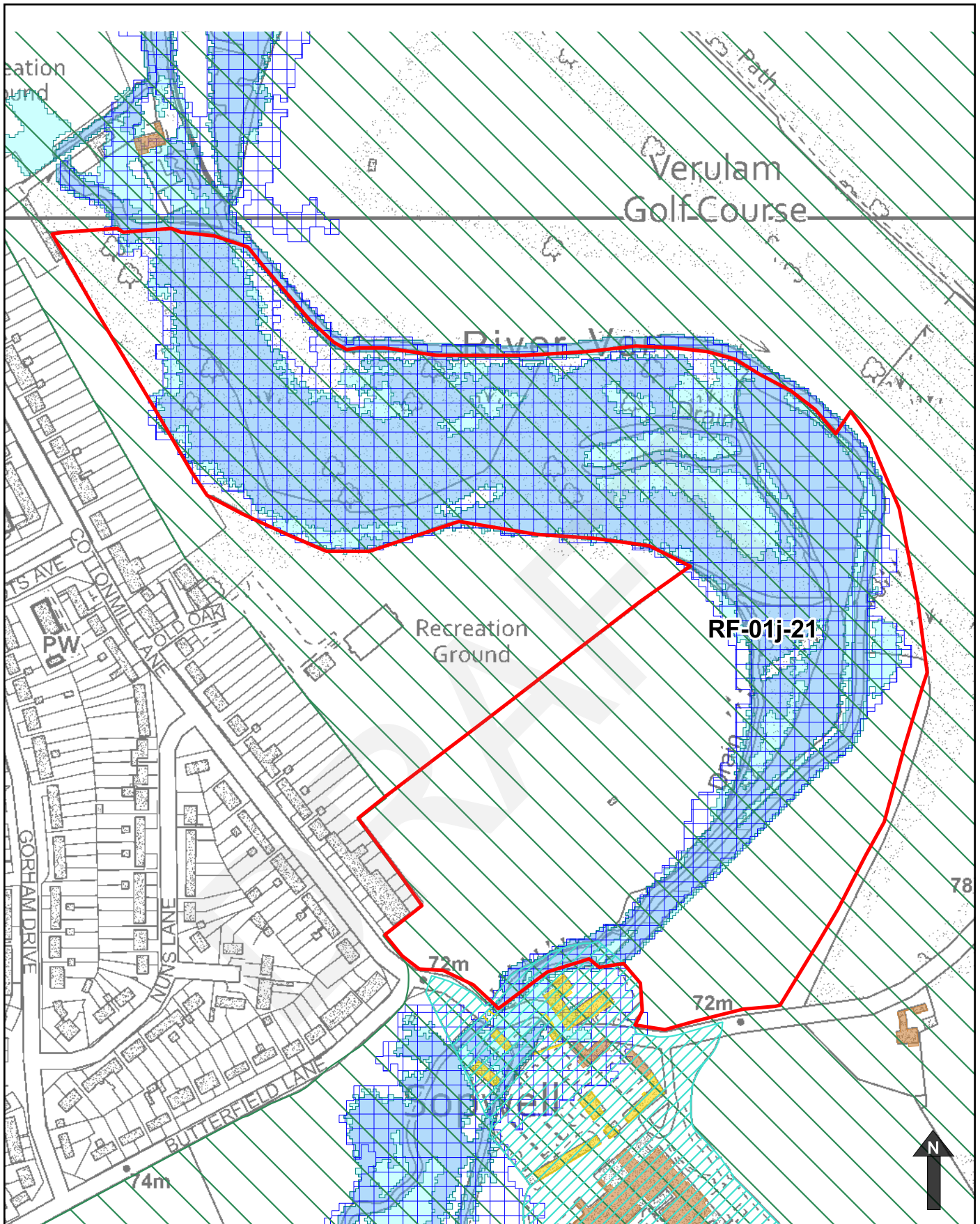
Potential Other Uses - Land Area (in hectares): 15.28















Achievability Conclusions:

Yes. Planning permission granted for proposed use.

Overall Conclusions

The site is considered to 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 need to make the land available.



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

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Site Reference: RF-01k-21	Site Address: SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 4)
Parish: St Albans (unparished)	Site area (hectares): 33.69
Existing use: Scrubland / Agricultural	
Character of site and surroundings: The A414 is located to the south of the site. To the north are residential properties with the river Ver and Sopwell House to the east. To the north is the Abbey Line and an open field.	
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*	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)	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	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: Public / Private

Site Promoter: Helioslough, RPS (Chelsea Johnston)

Availability Conclusions:

Yes. The site has been put forward by the landowner through the 'call for sites' process, indicating it is available. To deliver permission 5/2009/0708 all three land owners would need to make the land available.

Achievability

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

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

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

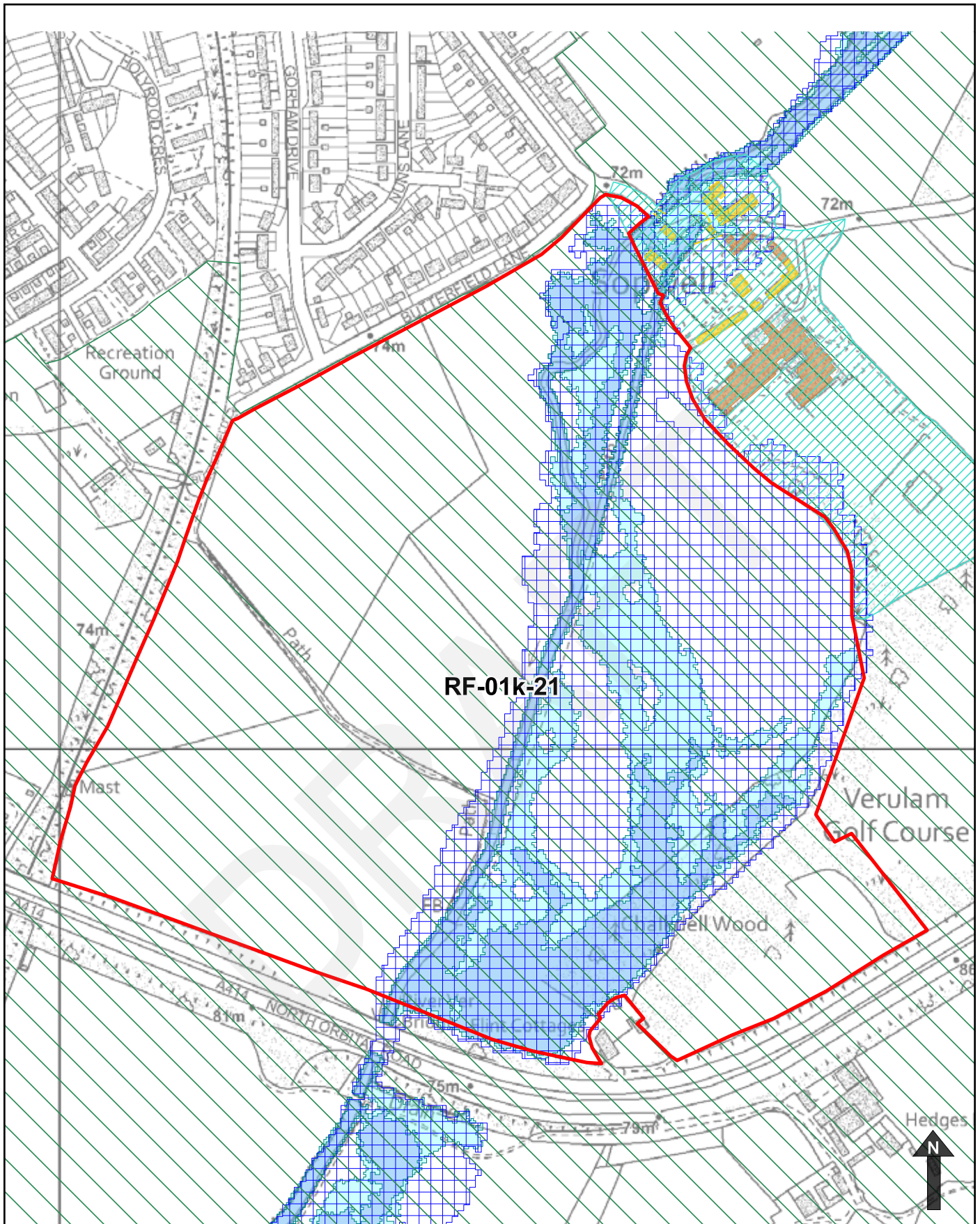
Potential Other Uses - Land Area (in hectares): 33.69

Achievability Conclusions:
















Yes. Planning permission granted for proposed use.

Overall Conclusions

The site is considered to 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 need to make the land available.



RF-01k-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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