

## St Michael Parish

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**St Albans**  
CITY AND DISTRICT

<b>Site Reference:</b> SM-01-18	<b>Site Address:</b> Brethrens Meeting Hall Blackwater Lane
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 1.66
<b>Existing use:</b> church	
<b>Character of site and surroundings:</b> The site is located on a corner plot between Hemel Hempstead Road and Blackwater Lane, close to Leverstock Green. Open Country surround the site.	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p> <p>5/1993/0370 Erection of meeting room for religious worship. Approved, 25/06/1993</p> <p>5/1991/1282 Extensions and alterations of house to form bedroom wing and central facilities for 70 bedroom hotel (outline). Approved</p> <p>5/1988/2662 Extension and conversion to nursing home. Approved, 08/03/1989</p> <p>5/1987/0023 Extension of house to form nursing home comprising 60 bedrooms and communal facilities. Approved, 01/09/1987</p> <p>5/1985/1707 Change of use from Private Residence to Class XIV (Retirement/Nursing Home). Approved, 13/02/1986</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	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:** Andrew Beard Planning

**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:** 60

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

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<b>Site Reference:</b> SM-02-21	<b>Site Address:</b> Land adjacent to Westwick Cottage Westwick Row Hemel Hempstead
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 0.45
<b>Existing use:</b> Equestrian	
<b>Character of site and surroundings:</b> The site is located to the south west of Westwick Row. Residential properties located within Leverstock Green are located to the north west, with a single residential properties to the south east. Open fields are located within all other aspects.	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	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:** Arrow Planning (Robert Harrison)

### **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

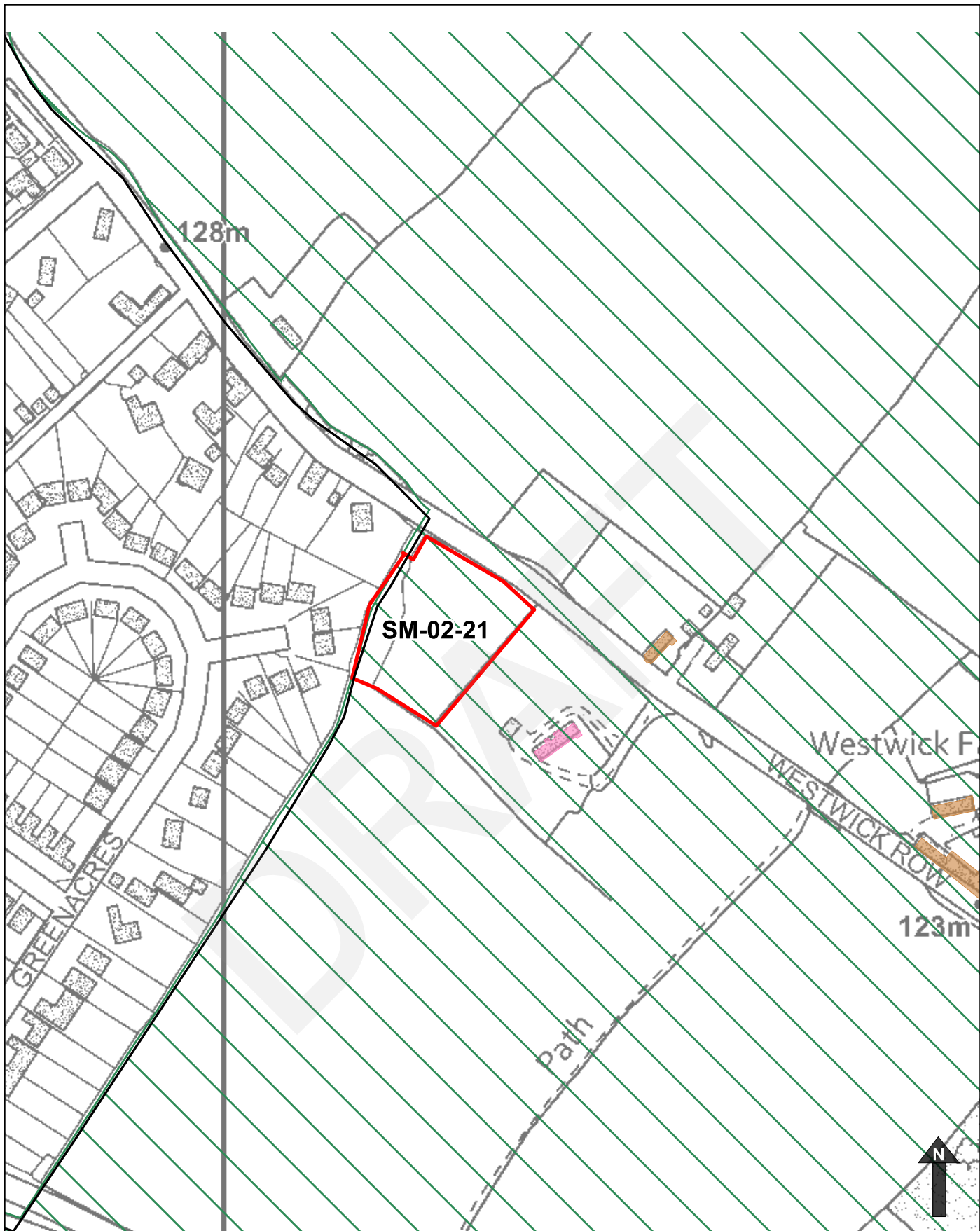
### **Achievability Conclusions:**
















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.





- |  |   |
|--|---|
|  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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<b>Site Reference:</b> SM-03-16	<b>Site Address:</b> Land East of Hemel bound B487
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 136.80
<b>Existing use:</b> Woodland/grassland	
<b>Character of site and surroundings:</b> The site is located to the east of Leverstock Green and Hemel Hempstead, bordering both residential and commercial premises. Breakspear way forms the north border, with the M1 forming the east boundary. Hemel Hempstead Road forms the south boundary, with mainly open fields located beyond.	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p> <p>5/2003/1051 Change of use of land to riding school and erection of a fenced manege. Approved, 13/08/2003</p> <p>5/1993/0370 Erection of meeting room for religious worship. Approved, 25/06/1993</p> <p>5/1991/1282 Extensions and alterations of house to form bedroom wing and central facilities for 70 bedroom hotel (outline). Approved</p> <p>5/1988/2662 Extension and conversion to nursing home. Approved, 08/03/1989</p> <p>5/1987/0023 Extension of house to form nursing home comprising 60 bedrooms and communal facilities. Approved, 01/09/1987</p> <p>5/1985/1707 Change of use from Private Residence to Class XIV (Retirement/Nursing Home). Approved, 13/02/1986</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	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:** Sellwood Planning (Bob Sellwood)

**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:** 3230

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

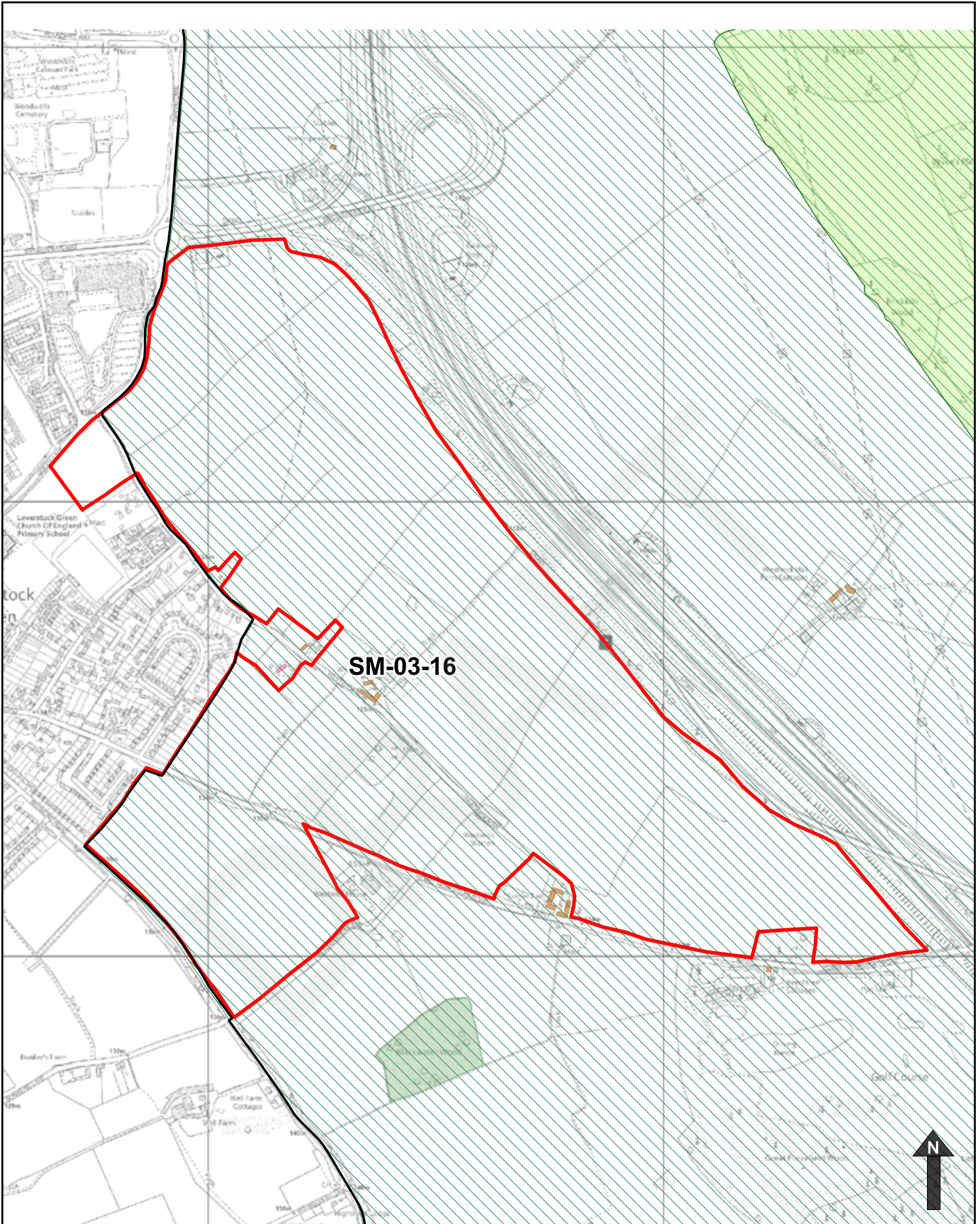
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



**SM-03-16**

- |  |   |
|--|---|
|  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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<b>Site Reference:</b> SM-03-18	<b>Site Address:</b> Land East of Hemel bound B487
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 98.90
<b>Existing use:</b> agriculture	
<b>Character of site and surroundings:</b> The site is located to the east of Leverstock Green, bordering both residential premises. Open fields form the north boundary, with the M1 forming the east boundary. Hemel Hempstead Road, Blackwater Lane, and Bedmond Road form the south boundary, with mainly open fields located beyond.	
<b>Relevant Planning History</b>	
<p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p> <p>5/2003/1051 Change of use of land to riding school and erection of a fenced manege. Approved, 13/08/2003</p> <p>5/1993/0370 Erection of meeting room for religious worship. Approved, 25/06/1993</p> <p>5/1991/1282 Extensions and alterations of house to form bedroom wing and central facilities for 70 bedroom hotel (outline). Approved</p> <p>5/1988/2662 Extension and conversion to nursing home. Approved, 08/03/1989</p> <p>5/1987/0023 Extension of house to form nursing home comprising 60 bedrooms and communal facilities. Approved, 01/09/1987</p> <p>5/1985/1707 Change of use from Private Residence to Class XIV (Retirement/Nursing Home). Approved, 13/02/1986</p>	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	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:** Sellwood Planning (Bob Sellwood)

**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:** 2375

**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.





<b>Site Reference:</b> SM-04-16	<b>Site Address:</b> Land East of Hemel bound B487
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 35.06
<b>Existing use:</b> Agricultural/ Woodland/ Grassland	
<b>Character of site and surroundings:</b> The site is located direct to the east of Buncefield Oil Depot in Hemel Hempstead. Breakspear Way forms the south boundary, with Hogg End Lane forming the north boundary. The M1 forms the east boundary, with open fields located beyond.	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p> <p>5/1988/1555 Highway improvements. Approved, 18/10/1988</p> <p>5/1988/2483 Pipeline construction (Humberside to Buncefield). Approved, 24/01/1989</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
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:** public

**Site Promoter:** Sellwood Planning (Bob Sellwood)

**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: Enterprise Zone

**Estimated Delivery Timescale (housing):** 6-20 years

**Potential Number Of Homes:** N/A

**Potential Employment - Land Area (in hectares):** 55.00

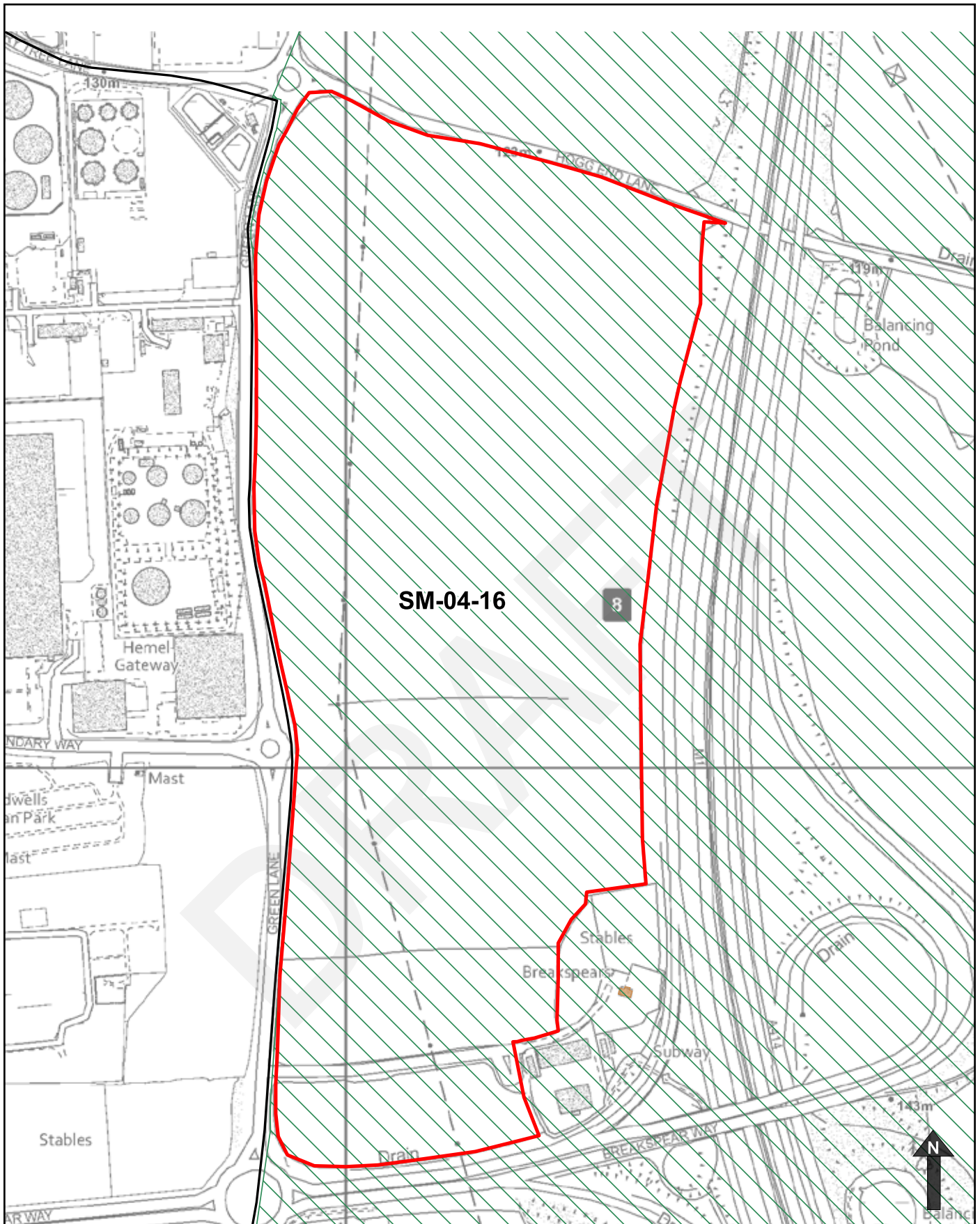
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



**SM-04-16**

**8**

-  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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<b>Site Reference:</b> SM-04-18	<b>Site Address:</b> Land East of Hemel bound B487
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 97.23
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is located direct to the east of Leverstock Green and Buncefield Oil Depot in Hemel Hempstead. Punchbowl Lane forms the north boundary, with open fields beyond. The M1 forms the east boundary, with open fields located beyond. Open Fields are located towards the south.	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p> <p>5/1991/0003 B8 warehouse and distribution with ancillary office accommodation (Outline). Approved, 18/04/1994</p> <p>5/1988/2483 Pipeline construction (Humber side to Buncefield). Approved, 24/01/1989</p> <p>5/1982/1542 Conversion of existing diesel tank to petrol and new 6000 gallon diesel tank. Approved.</p> <p>5/1977/1050 Reconstruction of salt storage barn. Approved, 16/11/1977</p> <p>5/1979/0019 Erection of concrete storage building. Approved.</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	Yes	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	Yes	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:** Sellwood Planning (Bob Sellwood)

**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: Enterprise Zone

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

**Potential Number Of Homes:** N/A

**Potential Employment - Land Area (in hectares):** 55.00

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

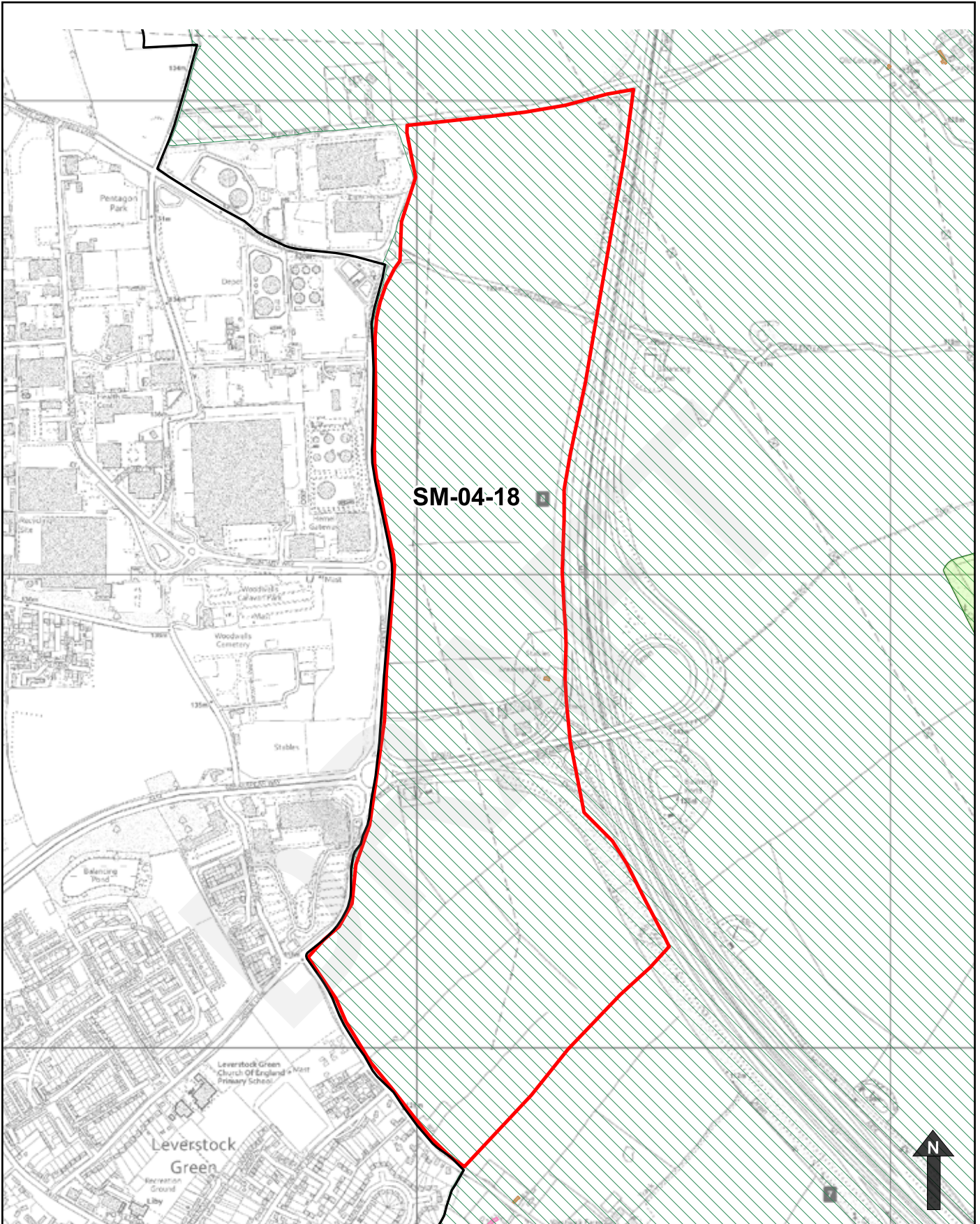
**Achievability Conclusions:**

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.





**SM-04-18**

- |  |   |
|--|---|
|  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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<b>Site Reference:</b> SM-05-18	<b>Site Address:</b> Land adjacent to Breakspears, Green Lane, Hemel Hempstead
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 1.12
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is located adjacent to junction 8 of the M1, the motorway forming the east boundary of the site. To the south west a DfT depot is located, with a dwelling surrounding by, but not within, the site. Open fields are located to the north west of the site.	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/3441 Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land. Approved, 22/12/2016</p> <p>5/1989/0762 Erection of agricultural building. Approved, 27/06/1989</p> <p>5/1983/0159 Provision of replacement Radio Aerial Mast. Radio equipment building. Emergency Generator building. Approved.</p> <p>5/1982/1542 Conversion of existing diesel tank to petrol and new 6000 gallon diesel tank. Approved.</p> <p>5/1979/0019 Erection of concrete storage building. Approved.</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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)	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:** Unknown

**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:** 40

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

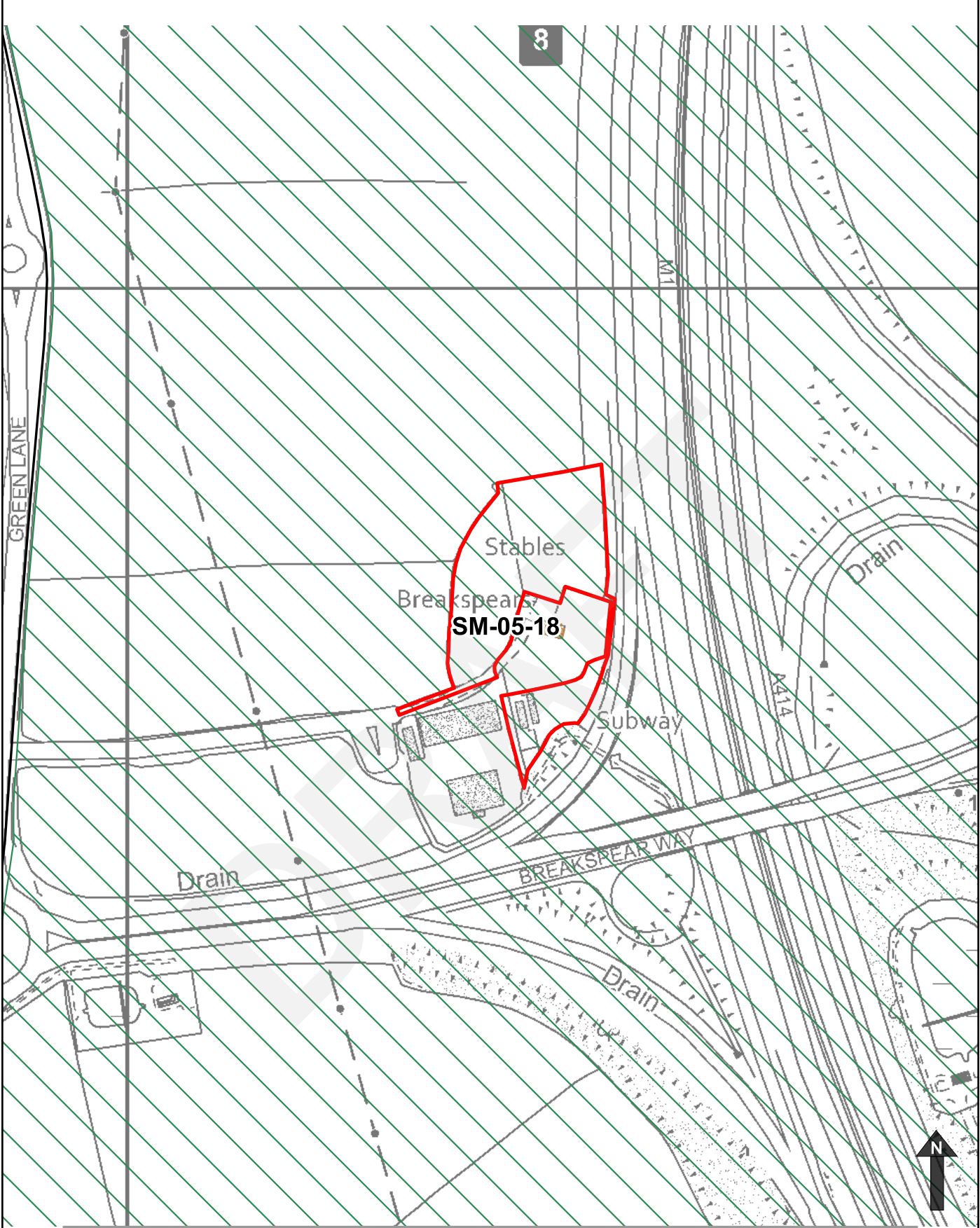
**Potential Other Uses - Land Area (in hectares):** N/A

### **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                   |
| <b>Listed Buildings</b> | Registered Parks and Gardens        |
| Grade I                 | Local Nature Reserves               |
| Grade II                | Site of Special Scientific Interest |
| Grade II*               |                                     |

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<b>Site Reference:</b> SM-06-16	<b>Site Address:</b> Ragged Hall Lane East Chiswell Green
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 0.48
<b>Existing use:</b> agricultural?	
<b>Character of site and surroundings:</b> The site is located on the edge of the settlement of Chiswell Green. The site is located within an existing gap between residential development on both the east and west along Ragged Hall Lane. It is also facing towards some existing buildings on the opposite side of Ragged Hall Lane. Open fields are to the rear.	
<b>Relevant Planning History</b>	
5/2021/1232 New detached three bedroom dwelling following demolition of existing. Decision Pending.	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

\* Constraints shown on constraints map

### **Suitability Conclusions:**

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:** 20

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

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

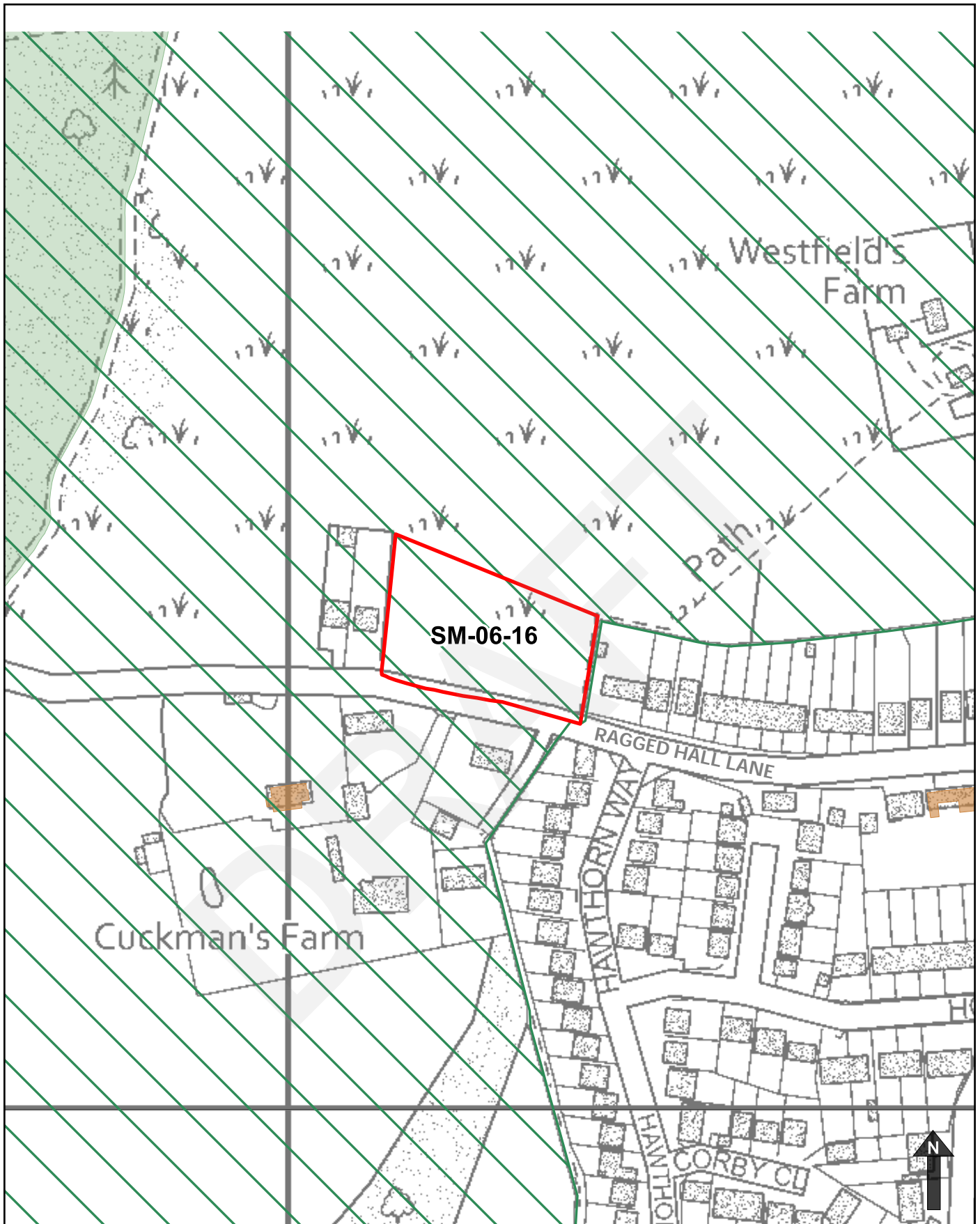
### **Achievability Conclusions:**















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

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<b>Site Reference:</b> SM-06-21	<b>Site Address:</b> 84-108 Ragged Hall Lane
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 0.67
<b>Existing use:</b> Grazing paddock	
<b>Character of site and surroundings:</b> The site is located on the edge of the settlement of Chiswell Green. The site is located within an existing gap between residential development on both the east and west along Ragged Hall Lane. It is also facing towards some existing buildings on the opposite side of Ragged Hall Lane. Open fields are to the rear.	
<b>Relevant Planning History</b>	
<p>5/2021/1232 New detached three bedroom dwelling following demolition of existing. Decision Pending.</p> <p>5/2013/3068 Replacement detached five bedroom dwelling (resubmission following refusal of 5/2013/2203). Approved, 07/01/2014</p> <p>5/2010/2502 Extension of time for implementation of planning permission 5/07/2533 dated 08/01/08 for demolition of bungalow and detached garage and erection of detached two storey dwelling. Approved, 01/04/2011</p> <p>5/2007/2533 Demolition of bungalow and detached garage and erection detached two storey dwelling. Approved, 08/01/2008</p>	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

\* Constraints shown on constraints map

### **Suitability Conclusions:**

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:** 25

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

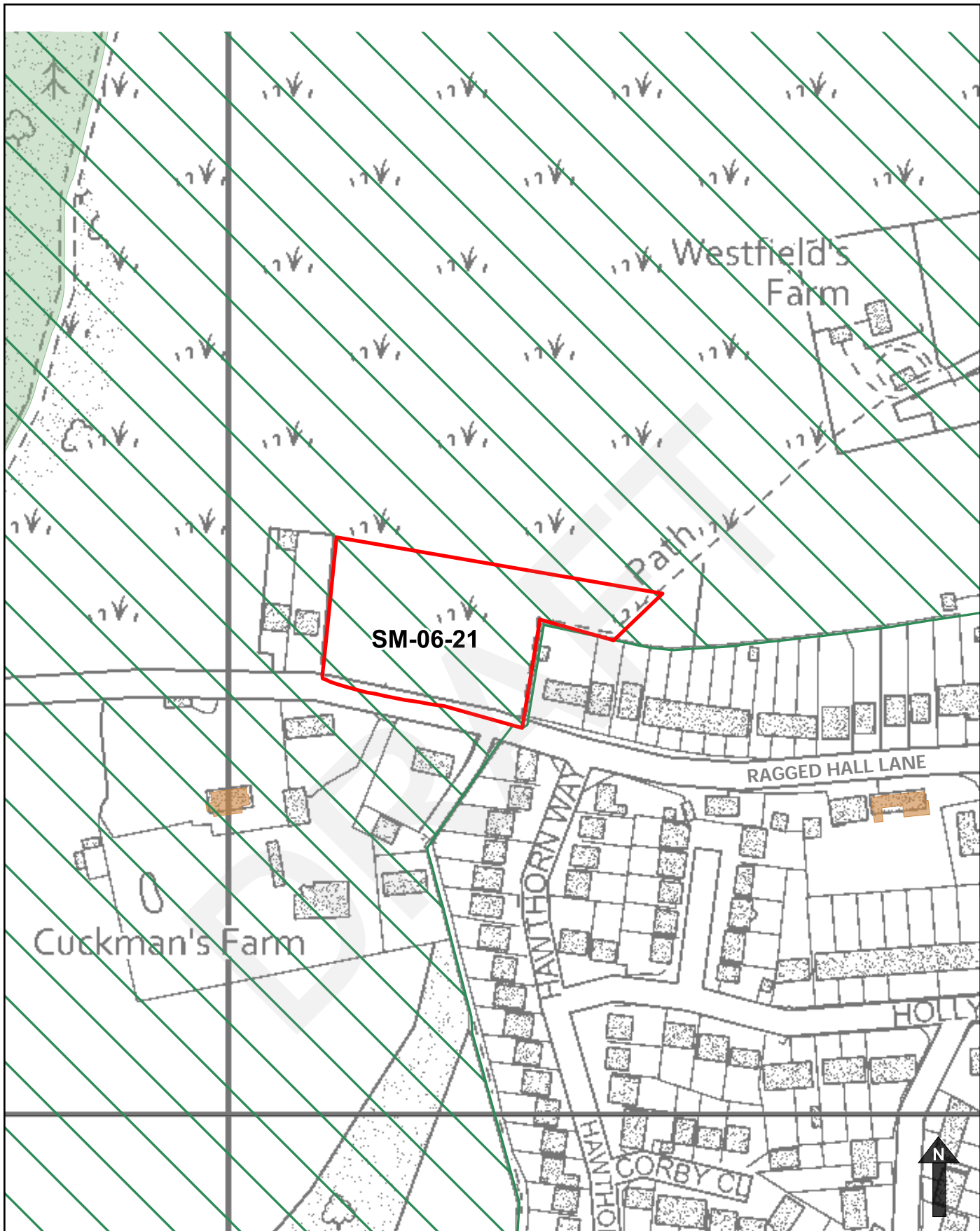
**Potential Other Uses - Land Area (in hectares):** N/A















### **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                   |
| <b>Listed Buildings</b>  |  Registered Parks and Gardens        |
|  Grade I            |  Local Nature Reserves               |
|  Grade II           |  Site of Special Scientific Interest |
|  Grade II*          |   |

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## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

\* Constraints shown on constraints map

### **Suitability Conclusions:**

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:** Landowner (Sue Lopez-Dias)

### **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:** 10

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

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

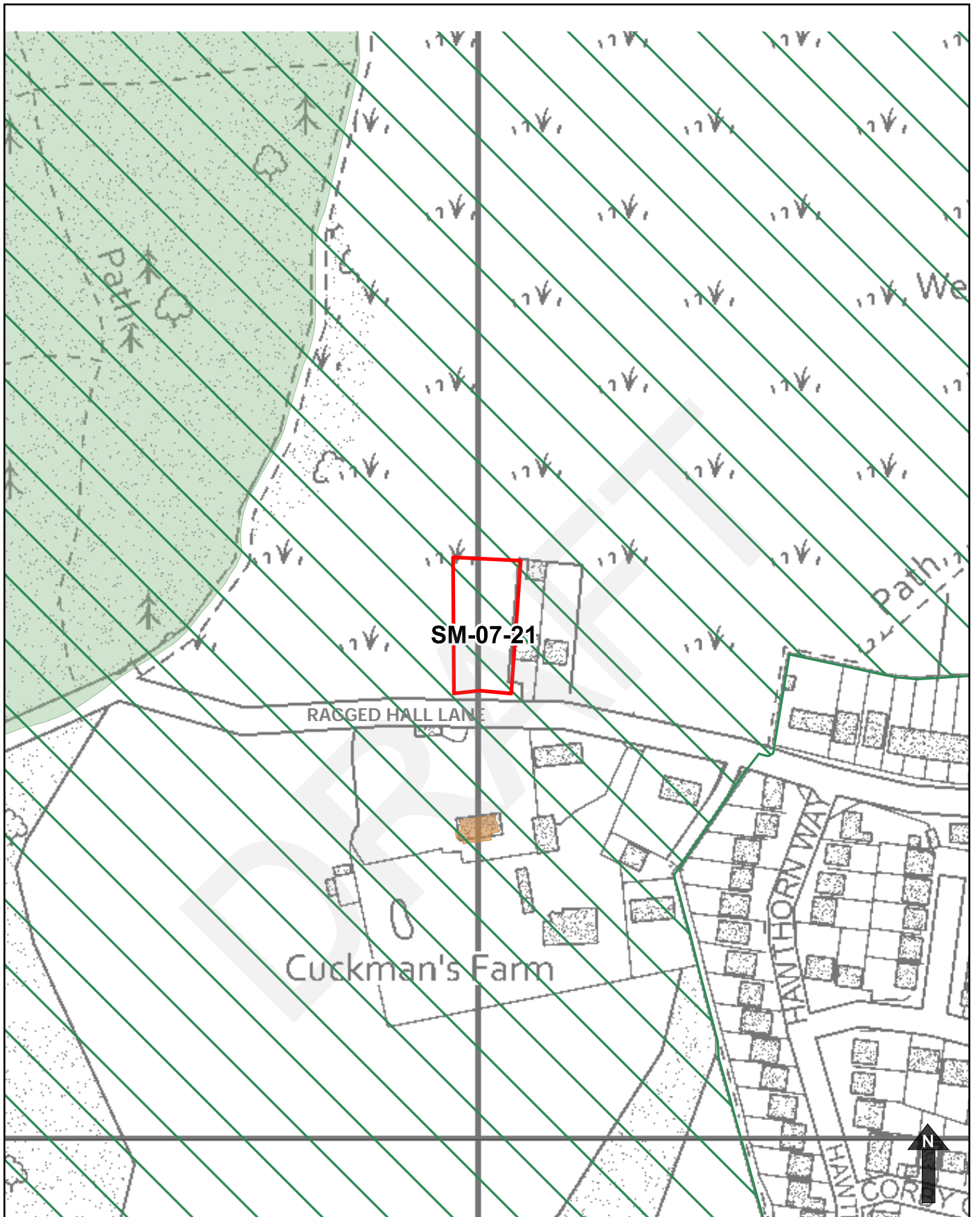
### **Achievability Conclusions:**

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.



















SM-07-21

RAGGED HALL LANE

Cuckman's Farm

HAMTHORN WAY



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

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<b>Site Reference:</b> SM-08-18	<b>Site Address:</b> Land at Centurion Golf Club Hemel Hempstead Road
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 2.23
<b>Existing use:</b> practice golf ground	
<b>Character of site and surroundings:</b> The site is located within the centre of a Golf Course, accessible from Hemel Hempstead Road to the North. Open fields form all surrounding aspects.	
<b>Relevant Planning History</b>	
<p>5/1996/0892 Change of use from agriculture to golf course, landscaping and access (including temporary access). Approved, 11/10/1996</p> <p>5/1996/0406 Erection of golf clubhouse (renewal of permission 5/91/0191). Approved, 21/05/1996</p> <p>5/1995/0906 Change of use from agricultural to golf course. Approved, 22/08/1995</p> <p>5/1989/2541 Change of use from agricultural land to golf course. Approved, 24/04/1990</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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)	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	Yes	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:** DLA Town Planning

**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

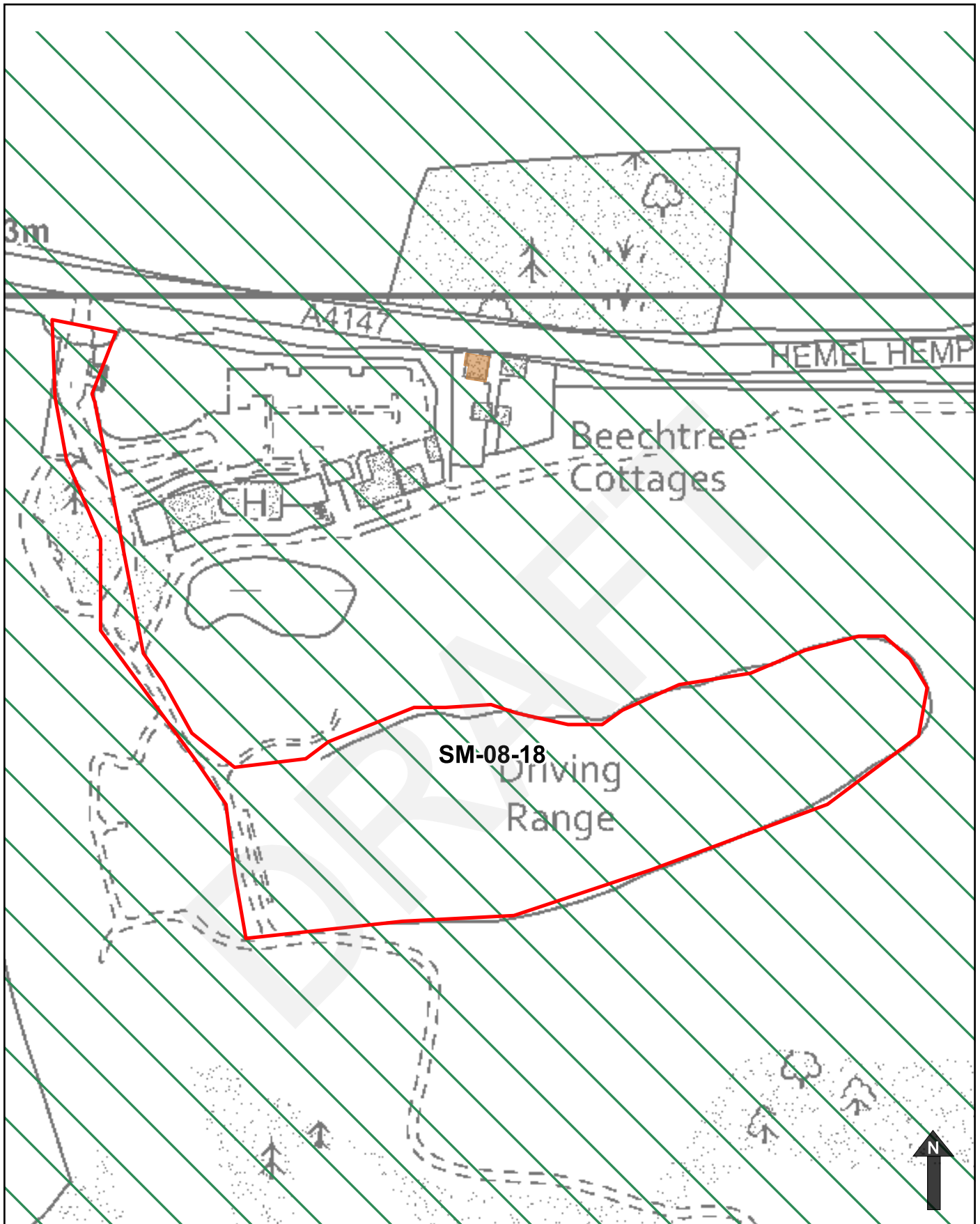
**Potential Other Uses - Land Area (in hectares):** N/A








**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.



-  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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<b>Site Reference:</b> SM-08-21	<b>Site Address:</b> Centurion Club, Hemel Hempstead Road
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 9.23
<b>Existing use:</b> golf club with associated infrastructure	
<b>Character of site and surroundings:</b> The site is located within a golf course and members club, accessible from Hemel Hempstead Road to the North. Open fields form all surrounding aspects.	
<b>Relevant Planning History</b>	
<p>5/1996/0892 Change of use from agriculture to golf course, landscaping and access (including temporary access). Approved, 11/10/1996</p> <p>5/1995/0906 Change of use from agricultural to golf course. Approved, 22/08/1995</p> <p>5/1989/2541 Change of use from agricultural land to golf course. Approved, 24/04/1990</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	Yes	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)	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	Yes	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:** Colliers International (Anthony Aitken)

**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: Retirement Village

**Estimated Delivery Timescale (housing):** 1-10 years

**Potential Number Of Homes:** 225

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

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

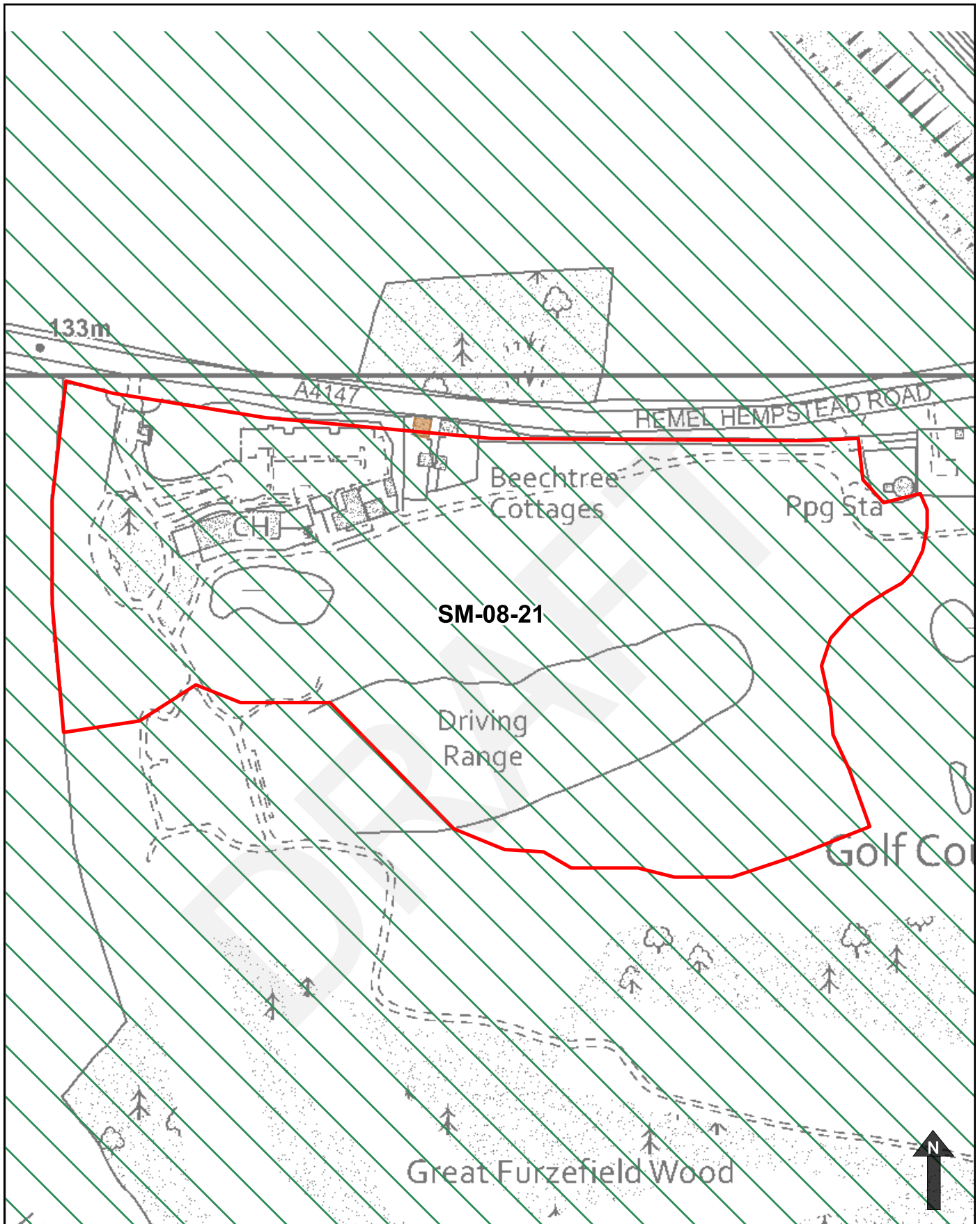
**Achievability Conclusions:**








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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<b>Site Reference:</b> SM-09-21	<b>Site Address:</b> Land North of Ragged Hall Lane
<b>Parish:</b> St Michael	<b>Site area (hectares):</b> 2.09
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> Residential properties along Ragged Hall Lane follow the southern site boundary. In all other directions, the site is surrounded by open fields, with Westfield Farm abutting the site's northern boundary. The A414 is approximately 300 metres away to the north.	
<b>Relevant Planning History</b>	
<p>5/2016/0719 Demolition of bungalow and construction of replacement five bedroom dwelling with associated landscaping and parking. Approved, 21/07/2016</p> <p>5/2009/1892 Demolition of existing bungalow and erection of one, five bedroom dwelling (resubmission following refusal of 5/09/1438). Approved, 17/11/2009</p> <p>5/2006/0982 Replacement dwelling with access (resubmission following refusal of 5/05/0791). Approved, 28/06/2006</p> <p>5/2004/0997 Demolition of existing and erection of two storey replacement dwelling house Approved, 06/07/2004</p>	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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	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)	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:** Knight Frank (Andrew McPheat)

**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, Public Open Space

**Estimated Delivery Timescale (housing):** 1-10 years

**Potential Number Of Homes:** 55

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

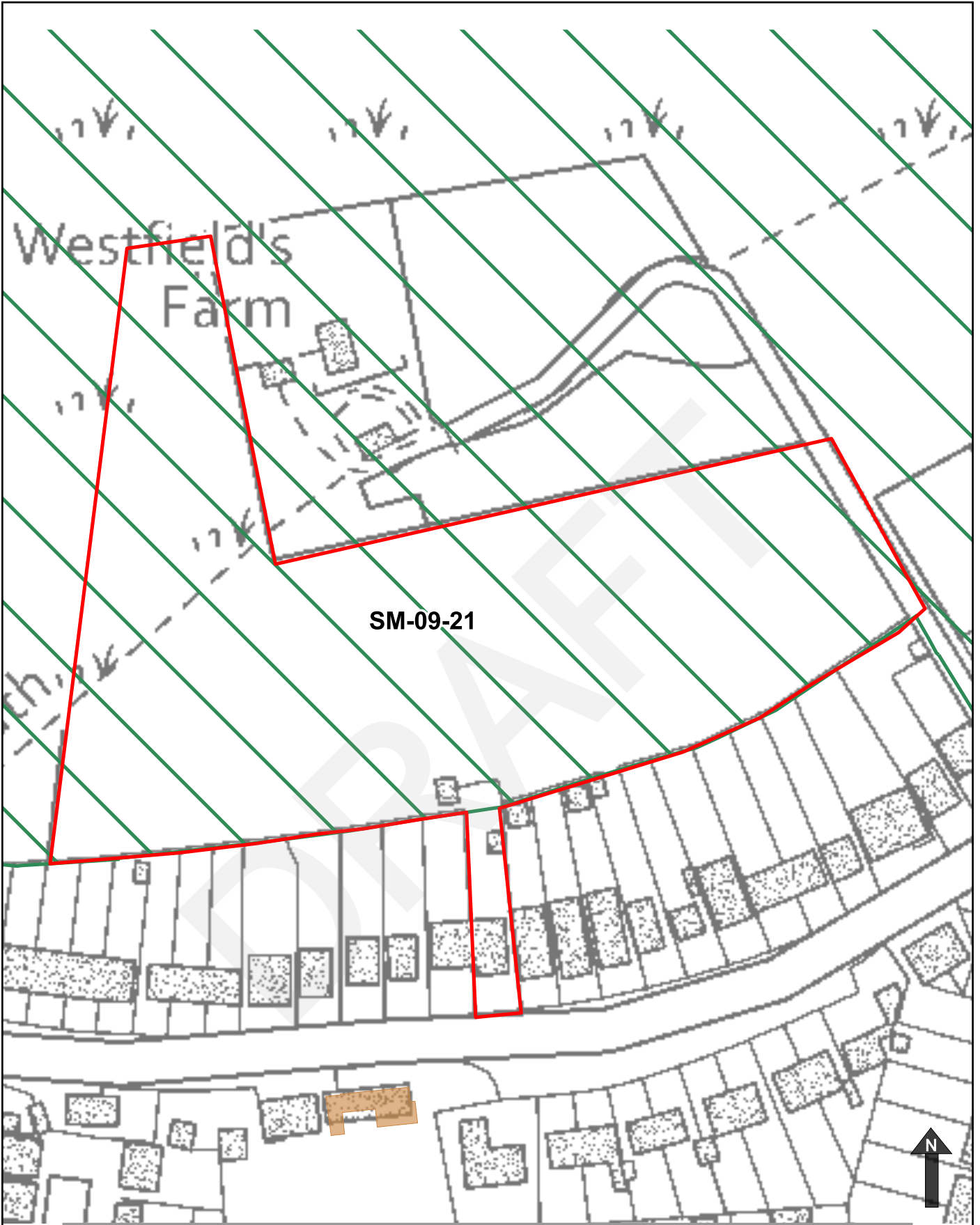
**Potential Other Uses - Land Area (in hectares):** Not specified

**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.



SM-09-21

- |  |   |
|--|---|
|  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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## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	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	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:** Landowner (Rashidah Khanam)

**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:** 10

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

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

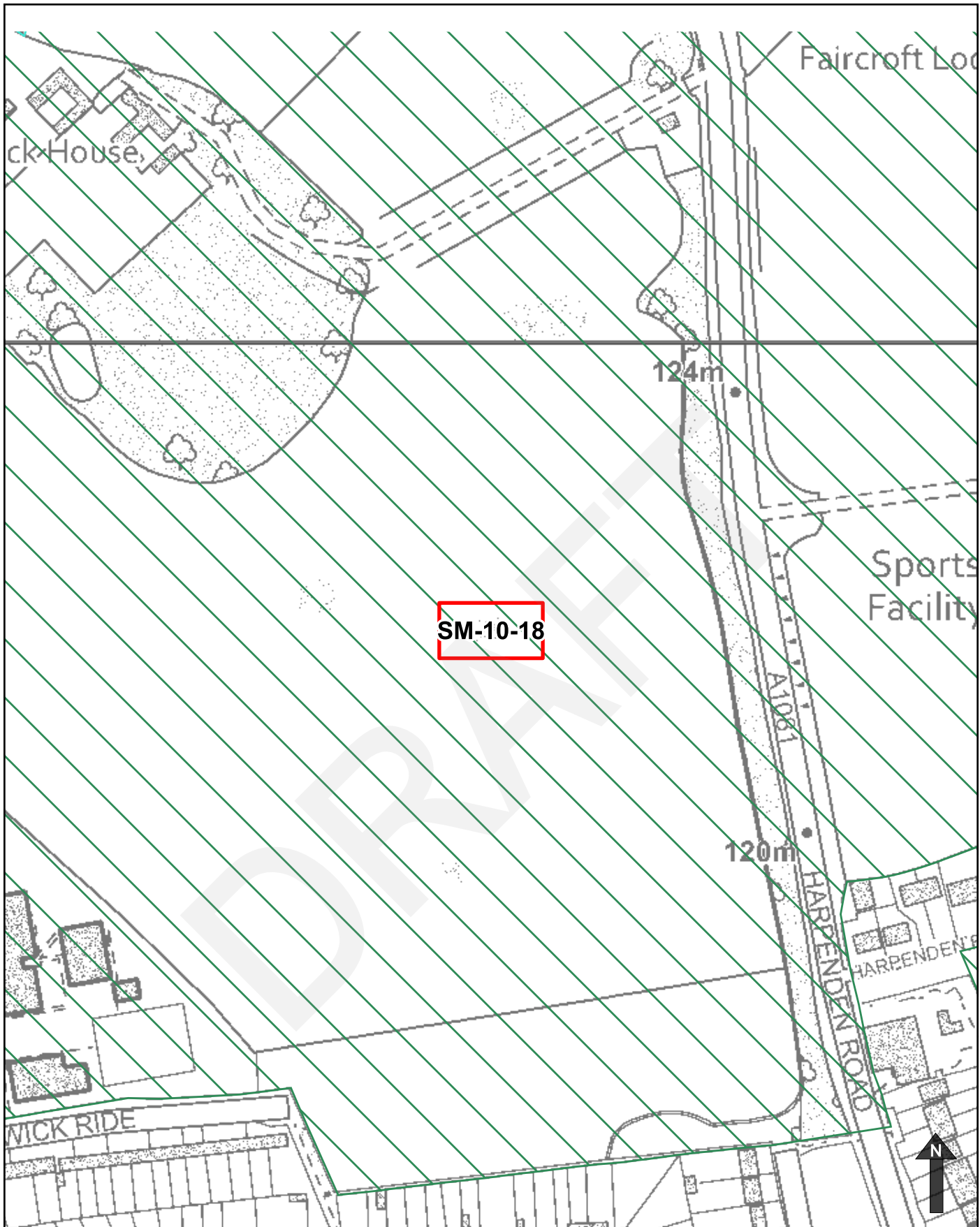
**Achievability Conclusions:**

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.





**SM-10-18**

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

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