

<b>Site Reference:</b> SMSA-01-17	<b>Site Address:</b> Bedmond Lane St Albans
<b>Parish:</b> St Michael / St Albans (unparished)	<b>Site area (hectares):</b> 132.46
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is a wedge of open fields, adjoined by Hemel Hempstead Road to the north west, the Verulam estate within St Albans to the north east, and the A414 cutting across the south part of the site. Open fields and wood land cover all visual aspects, other than north east boundary, which is residential.	
<b>Relevant Planning History</b>	
<p>5/2021/0099 - Application for a Lawful Development Certificate for a proposed development for the erection of a renewable energy plant Approved, 29/01/2021</p> <p>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</p> <p>5/2009/2108 County matter application for the installation and operation of a wood waste biomass fuelled renewable energy plant. Approved, 02/12/2010</p> <p>5/2000/2420 Deemed application on appeal against an Enforcement Notice for the mixed use of woodland and the deposit of processed and unprocessed waste material, Appeal Allowed 02/04/2001</p> <p>5/1997/2112, Change of use for composting agricultural manure (alterations to condition 17 of planning permission 5/95/1507 - vehicle movements). Approved, 22/04/1998</p> <p>5/1995/1507 Change of use for composting agricultural manure. Approved 29/03/1996</p> <p>5/1993/1189, Industrial starter units (Class B2 - general industrial). Approved, 13/10/1993</p> <p>5/1985/1275, Section 53 Determination. Use of land as a timber yard and sawmill. Approved, 21/11/1985</p>	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	Yes	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	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	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)	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:** 2685

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

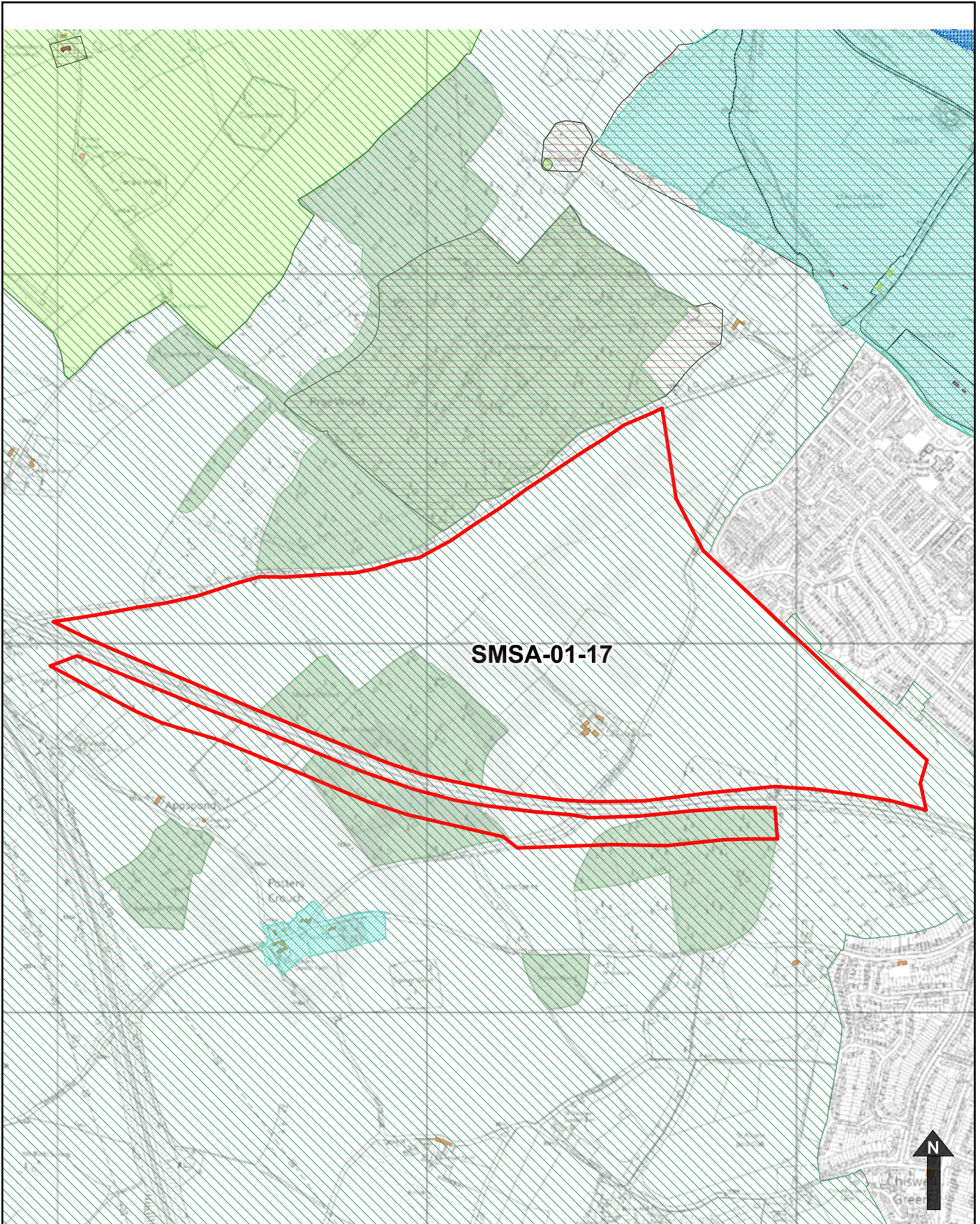
**Potential Other Uses - Land Area (in hectares):** N/A

### **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.



Samsa-01-17



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

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<b>Site Reference:</b> SMSA-01-18	<b>Site Address:</b> Land at Windridge Farm
<b>Parish:</b> St Michael / St Albans (unparished)	<b>Site area (hectares):</b> 116.74
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is a wedge of open fields, adjoined by Hemel Hempstead Road to the north west, the Verulam estate within St Albans to the north east, and the A414 cutting across the south part of the site. Bedmond Lane / Potters Crouch Lane cuts across the middle of the site and is not included in the site area. Open fields and wood land cover all visual aspects, other than north east boundary, which is residential.	
<b>Relevant Planning History</b>	
<p>5/2021/0099 Application for a Lawful Development Certificate for a proposed development for the erection of a renewable energy plant. Approved, 29/01/2021</p> <p>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</p>	

## Suitability

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

**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:** 2485

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

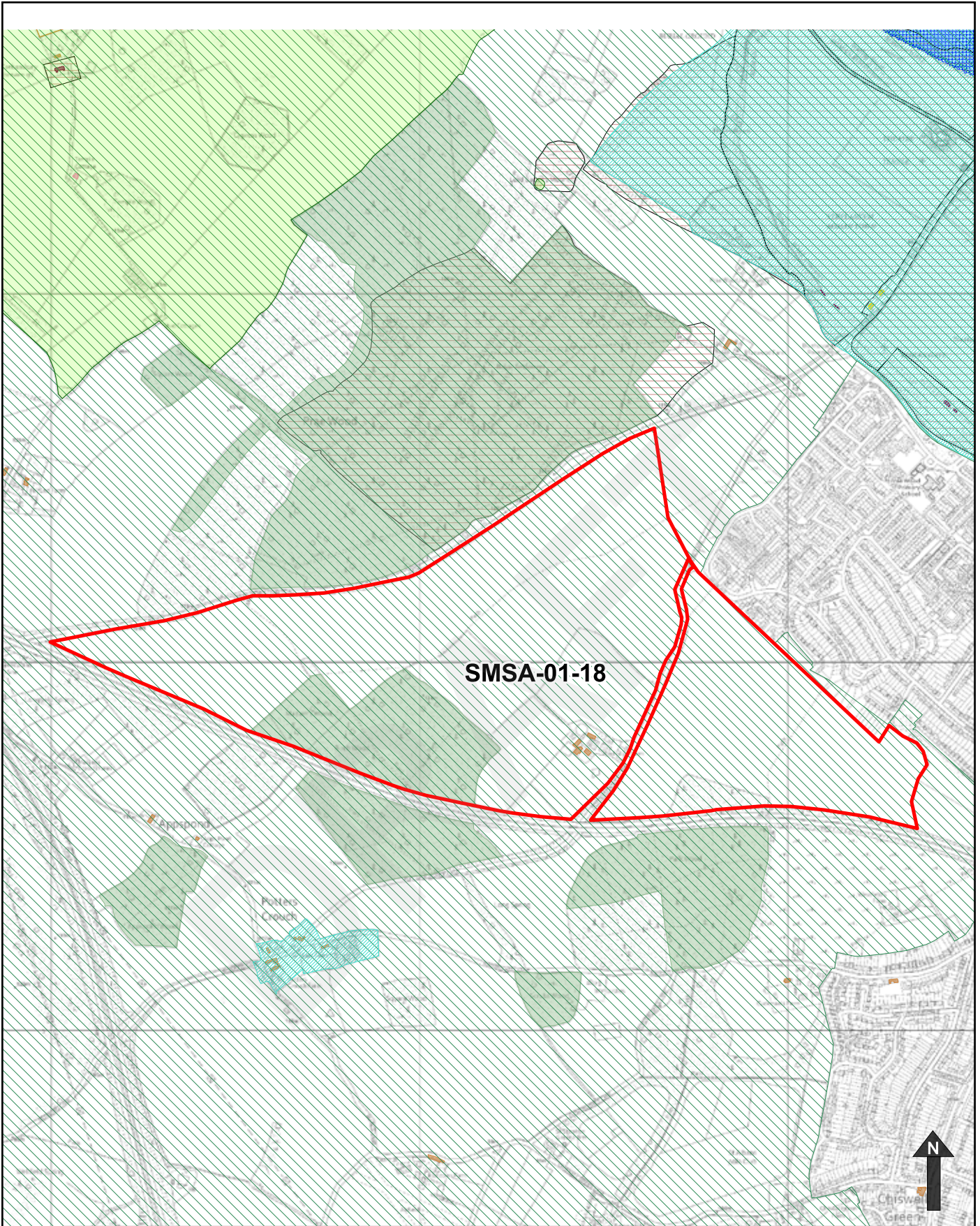
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



**SWSA-01-18**

- |  |   |
|--|---|
|  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> SMSA-02-21	<b>Site Address:</b> Land at Windridge Farm parcel B
<b>Parish:</b> St Michael / St Albans (unparished)	<b>Site area (hectares):</b> 85.75
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is a wedge of open fields, adjoined by Hemel Hempstead Road to the north west, Bedmond Lane/ Potters Crouch Lane to the East, and the A414 forming the south boundary. Open fields and wood land cover all visual aspects, other than north east boundary, which is residential.	
<b>Relevant Planning History</b>	
Reference - 5/2021/0099 Application for a Lawful Development Certificate for a proposed development for the erection of a renewable energy plant. Approved, 29/01/2021 5/1996/0531 Prior Approval – Barn. Approved, 08/05/1996	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

**Availability**

**Landowner:** Private

**Site Promoter:** Catesby Estates PLC (Dawn Adams)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing, Education: Primary School, Community Facilities, Open Space

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

**Potential Number Of Homes:** 1740

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

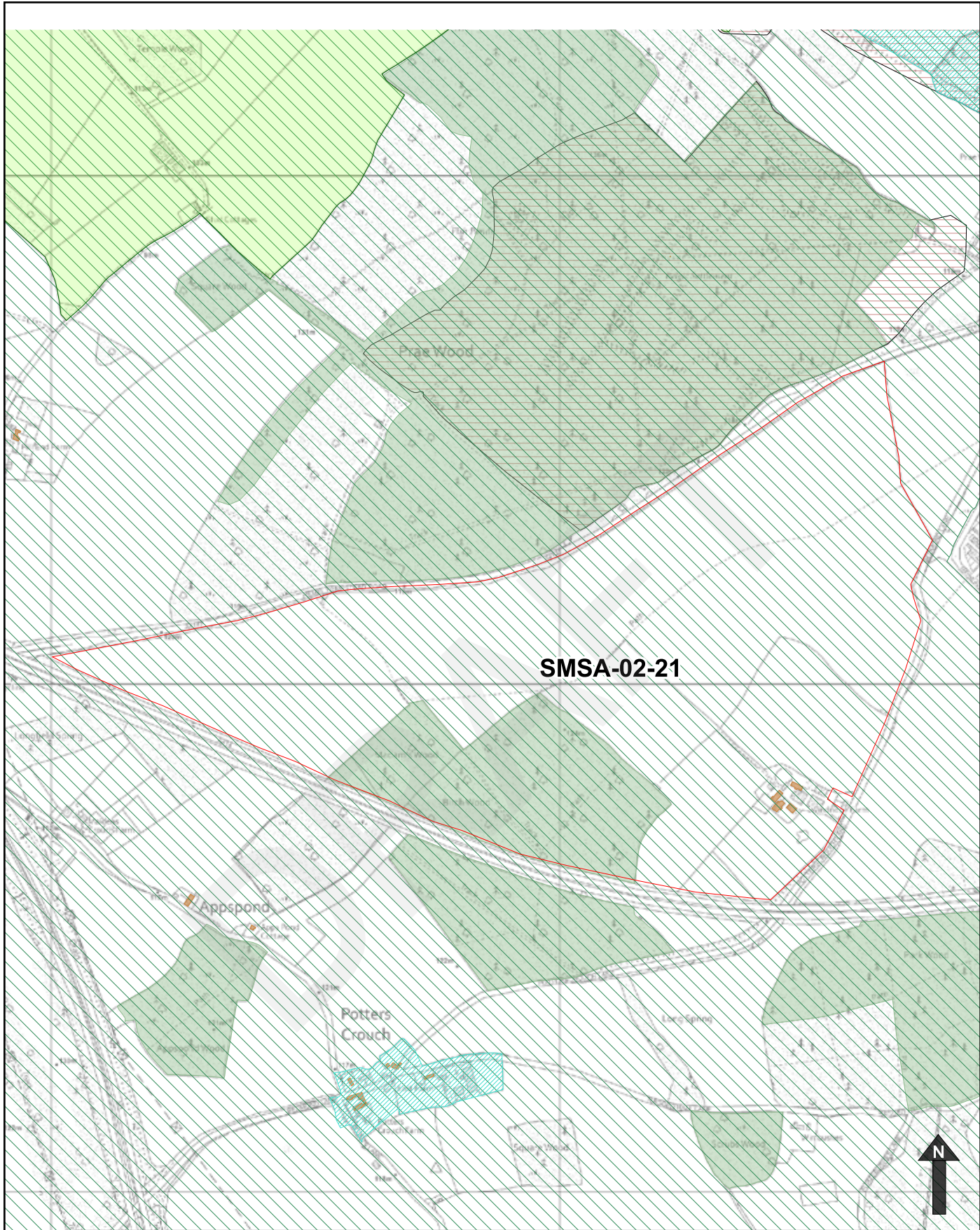
**Potential Other Uses - Land Area (in hectares):** Not specified

**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.



**SMSA-02-21**

- |  |   |
|--|---|
|  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> SMSA-03-21	<b>Site Address:</b> Land at Windridge Farm parcel A
<b>Parish:</b> St Michael / St Albans (unparished)	<b>Site area (hectares):</b> 29.59
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is a wedge of open fields, adjoined by Potters Crouch Lane to the north west, the Verulam Estate to the North East, and the A414 forming the south boundary. Open fields and wood land cover all visual aspects, other than north east boundary, which is residential.	
<b>Relevant Planning History</b>	
<p>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</p> <p>5/1986/0466 Erection of barn. Approved, 30/06/1986</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	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)	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:** Catesby Estates PLC (Dawn Adams)

**Availability Conclusions:**

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

**Achievability**

**Proposed Use:** Housing, Education: Primary School, Community Facilities, Open Space

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

**Potential Number Of Homes:** 715

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

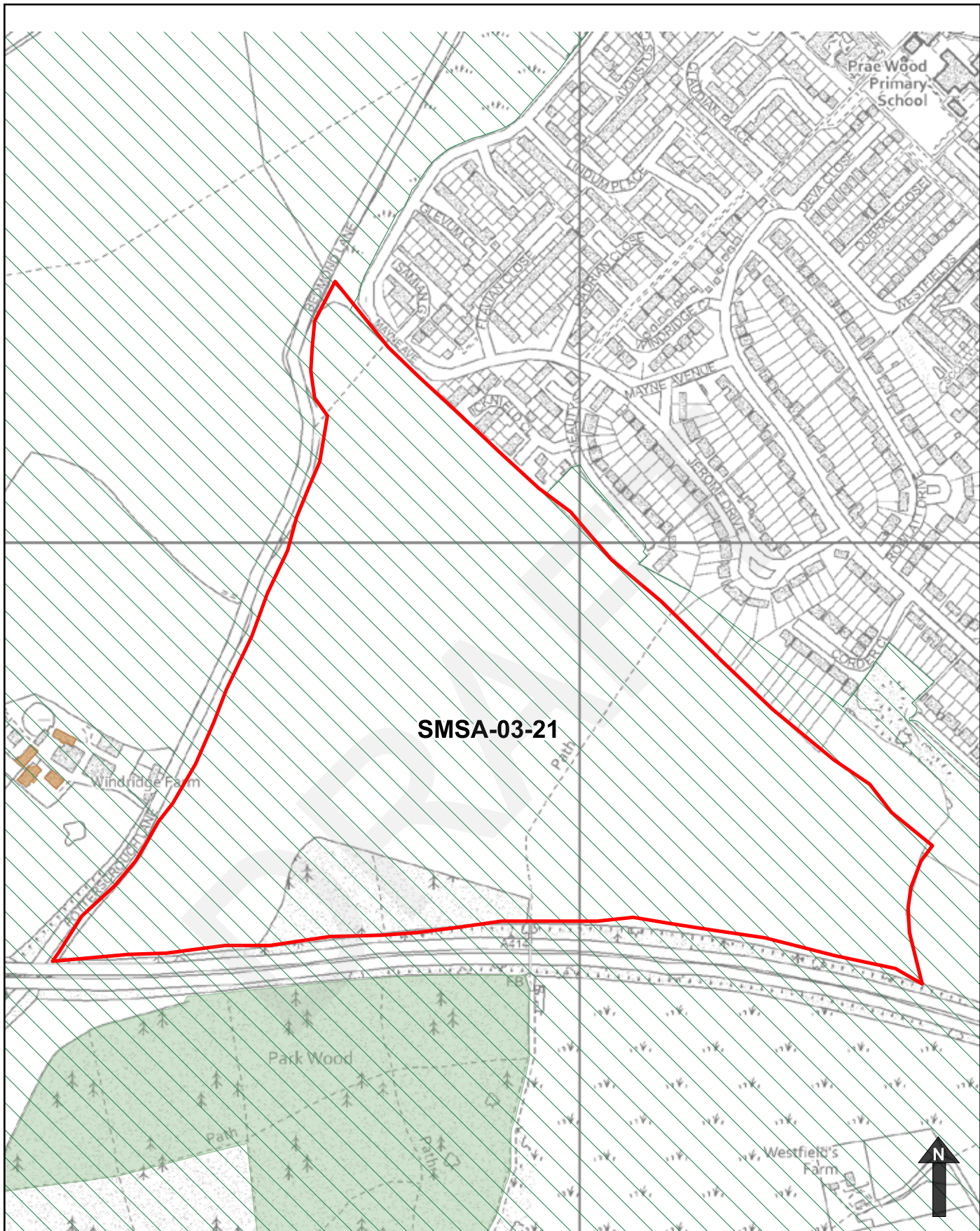
**Potential Other Uses - Land Area (in hectares):** N/A

**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.



**SMSA-03-21**

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

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