

Wheathampstead Parish

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.

© Crown copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

OS License No: 100018953 - 2009



St Albans
CITY AND DISTRICT

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)	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	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: Agent (Mr A Fuff)

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

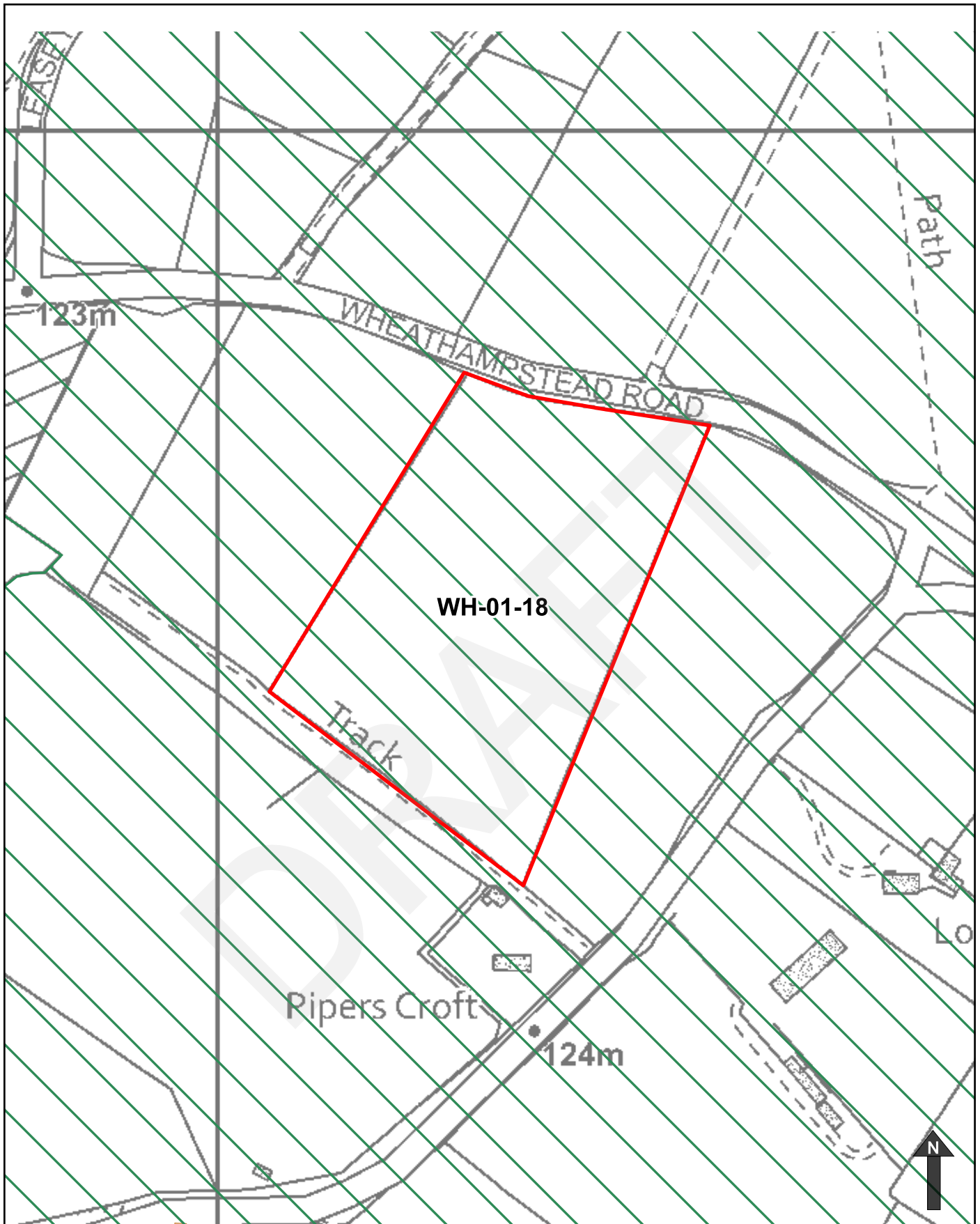
Potential Other Uses - Land Area (in hectares): N/A








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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-02-16	Site Address: Land west of Common Lane Harpenden
Parish: Wheathampstead	Site area (hectares): 6.81
Existing use: Equestrian and grazing	
Character of site and surroundings: Batford is located to the west, with residential properties backing onto the site. Common Lane forms the east boundary, with detached residential dwellings within Sauncy Wood and open fields beyond. Open fields are also located to the north of the site.	
Relevant Planning History	
5/2007/0712, Demolition of existing and erection of replacement dwelling; Approved 29/06/2007	

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)	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)	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: Bidwells (Derek Bromley)

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: 165

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

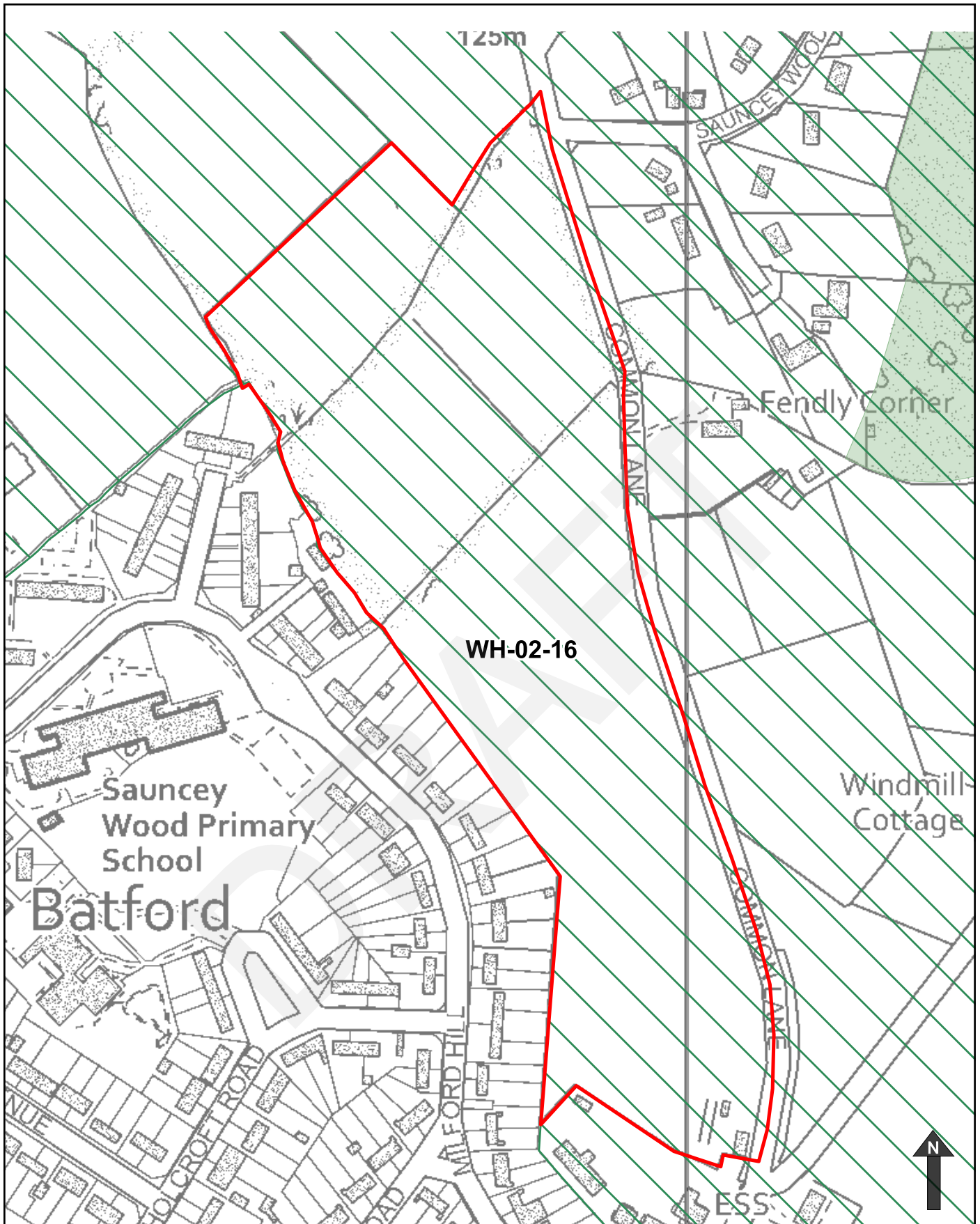
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-02-16

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-02-21	Site Address: Land at Common Lane and Sauncey View
Parish: Wheathampstead	Site area (hectares): 7.19
Existing use: Vacant	
Character of site and surroundings: Batford is located to the west, with residential properties backing onto the site. Common Lane forms the east boundary, with detached residential dwellings within Sauncy Wood and open fields beyond. Open fields are also located to the north of the site.	
Relevant Planning History	
5/2007/0712, Demolition of existing and erection of replacement dwelling; Approved 29/06/2007 5/2006/2361 Demolition of existing and erection of two dwellings; Approved 29/03/2007	

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)	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)	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: Bidwells (Derek Bromley)

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: 175

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

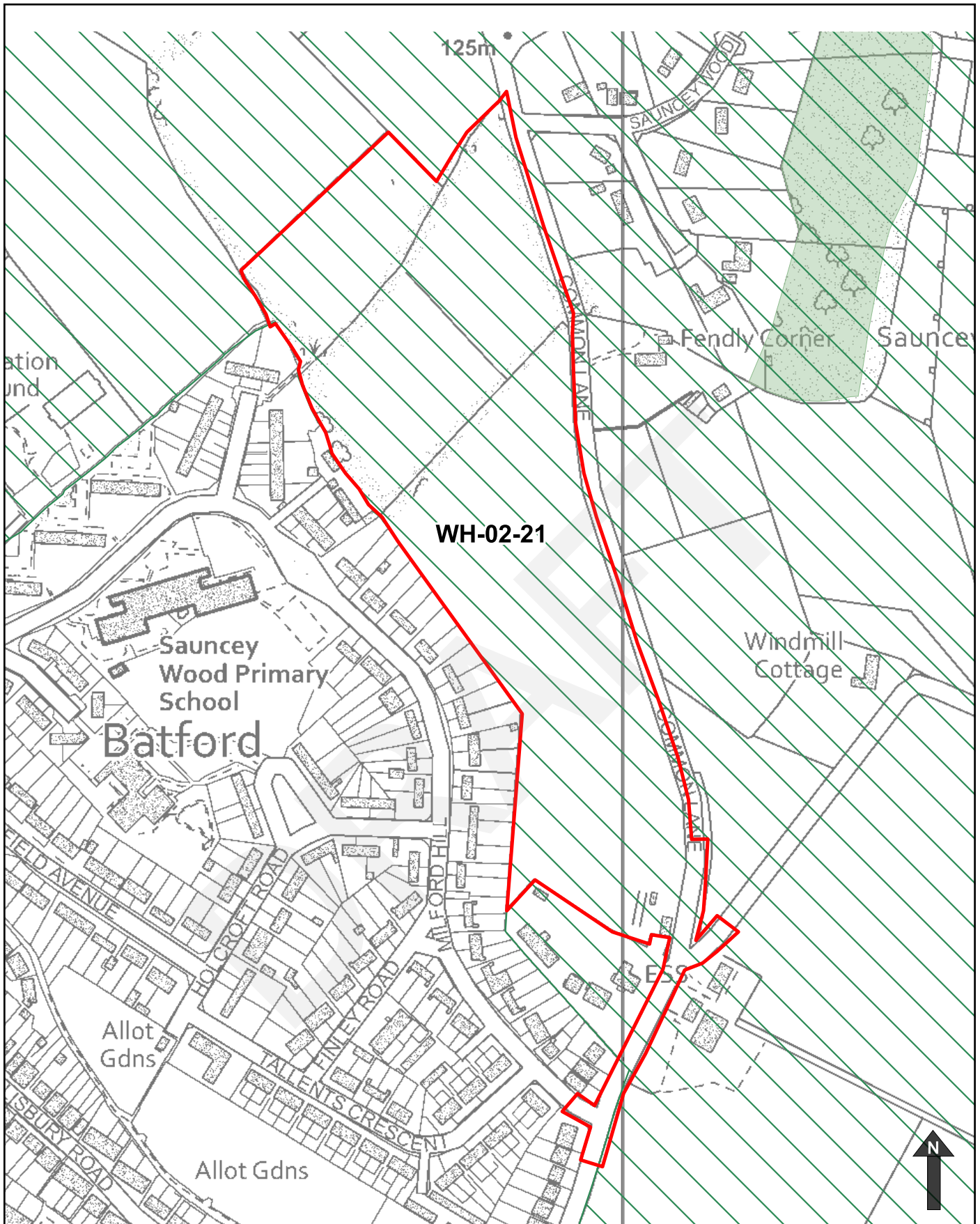
Potential Other Uses - Land Area (in hectares): N/A

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.


















WH-02-21

Sauncey Wood Primary School
Batford

Windmill Cottage

Allot Gdns

Allot Gdns

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

Contains public sector information licensed under the Open Government Licence v3.0
© Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-03-18	Site Address: Off Codicote Road (Former Murphy Chemicals Storage Yard)
Parish: Wheathampstead	Site area (hectares): 1.36
Existing use: Vacant	
Character of site and surroundings: This site lies below the road level of Codicote Road, which runs across the north of the site and is well screened by woods on the site on all sides. There is also a high embankment screening the site from the east. Housing on the former Murphys Chemicals site at Waddling Lane lies to the south, open fields beyond the bank to the east and a residential property in large grounds 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)	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: 50

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

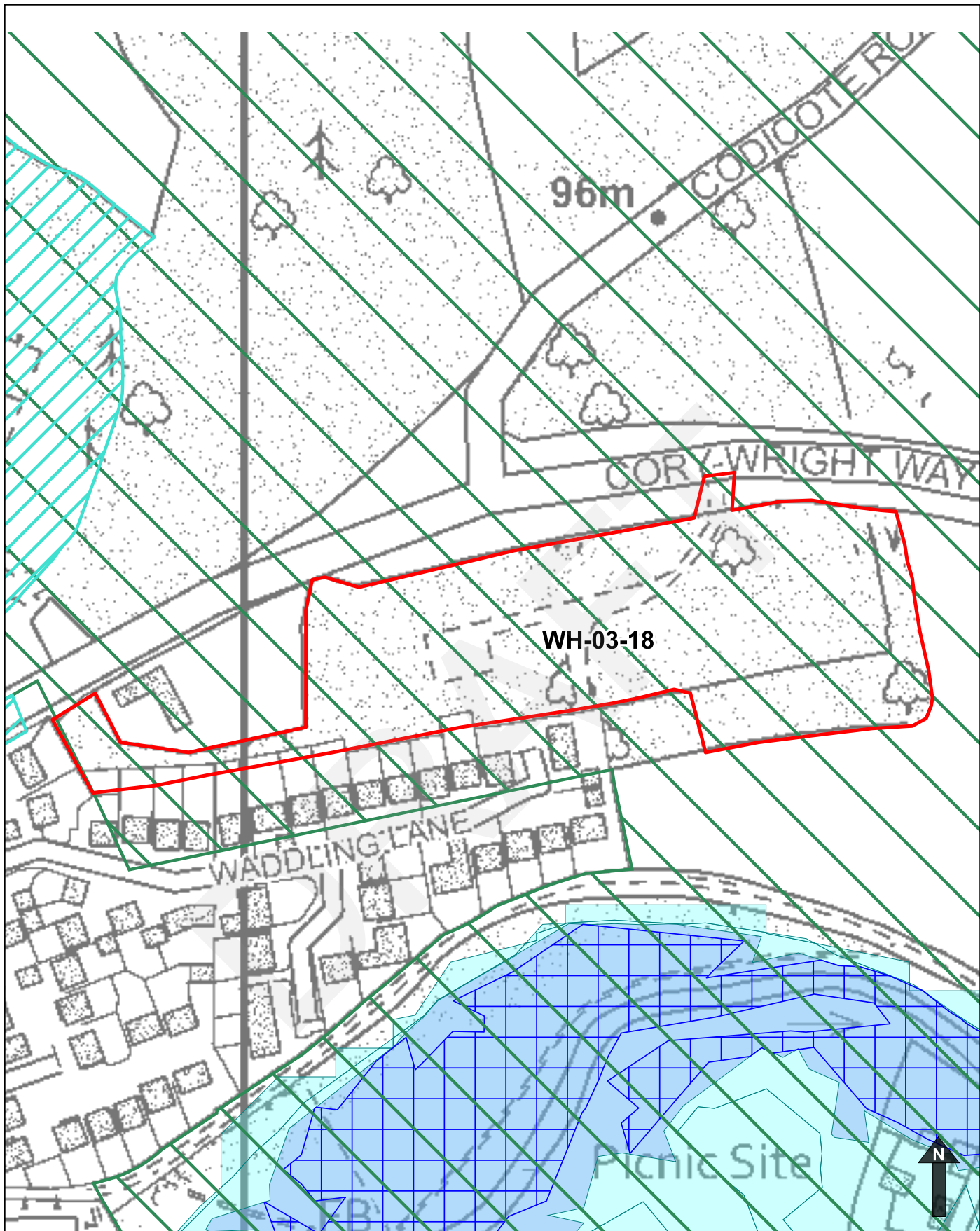
Potential Other Uses - Land Area (in hectares): N/A
















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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-03-21	Site Address: Land South of Codicote Road
Parish: Wheathampstead	Site area (hectares): 1.00
Existing use: The site comprises general scrub land with some self-seeded trees.	
Character of site and surroundings: This site lies below the road level of Codicote Road, which runs across the north of the site and is well screened by woods on the site on all sides. There is also a high embankment screening the site from the east. Housing on the former Murphys Chemicals site at Waddling Lane lies to the south, open fields beyond the bank to the east and a residential property in large grounds 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)	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: Bidwells (Suzi Green)

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: 35

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

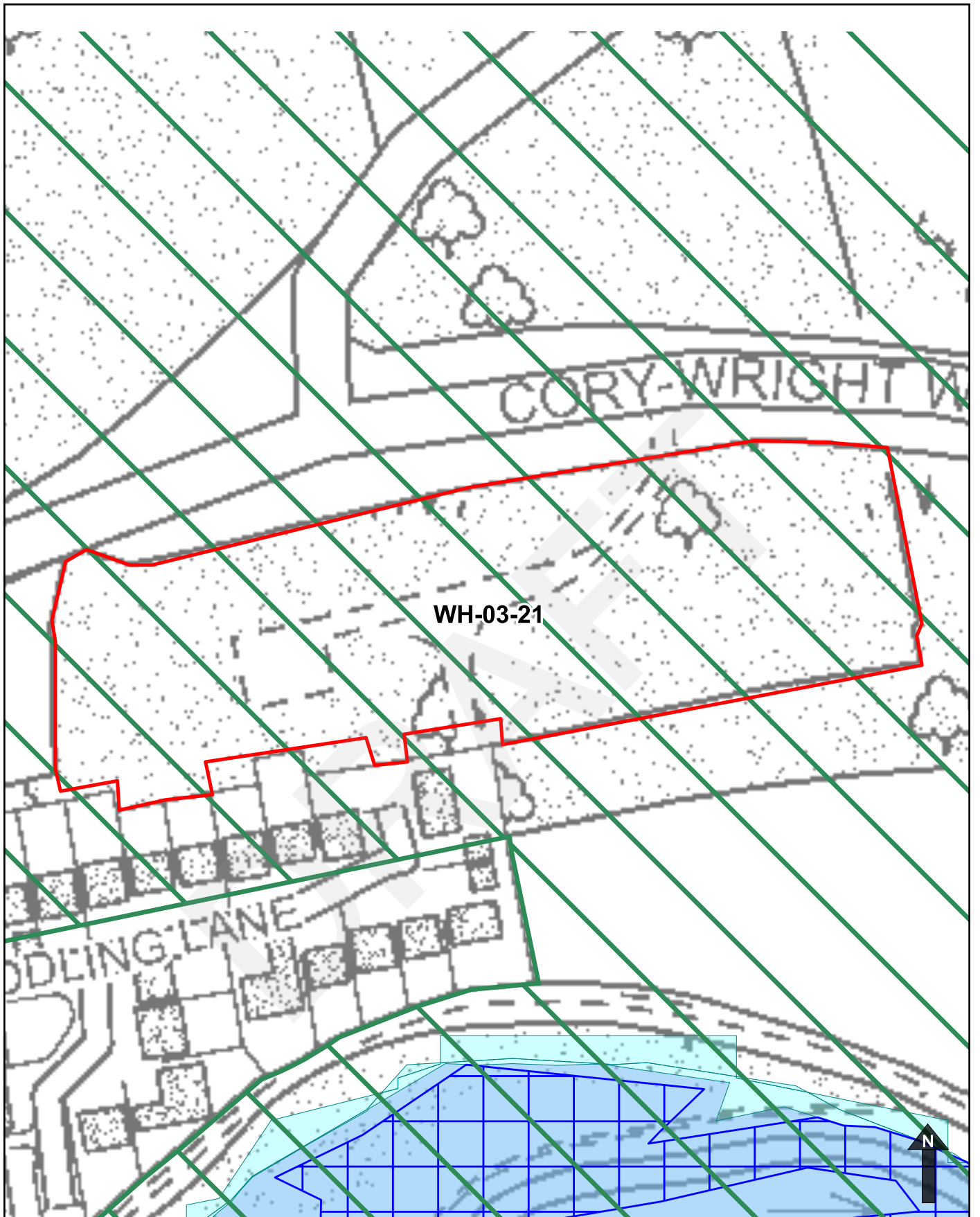
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-04-18	Site Address: Land south of Wheathampstead Road
Parish: Wheathampstead	Site area (hectares): 13.09
Existing use: Agricultural	
Character of site and surroundings: Harpenden is to the north west of the site, with residential properties backing onto the site. Wheathampstead Road is located to the north east of the site, with open fields beyond. Pipers Lane forms the south east boundary, a small number of residential and commercial units, as well as 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)	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	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: Putterills Land & New Homes (Kane Lennon)

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: 315

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

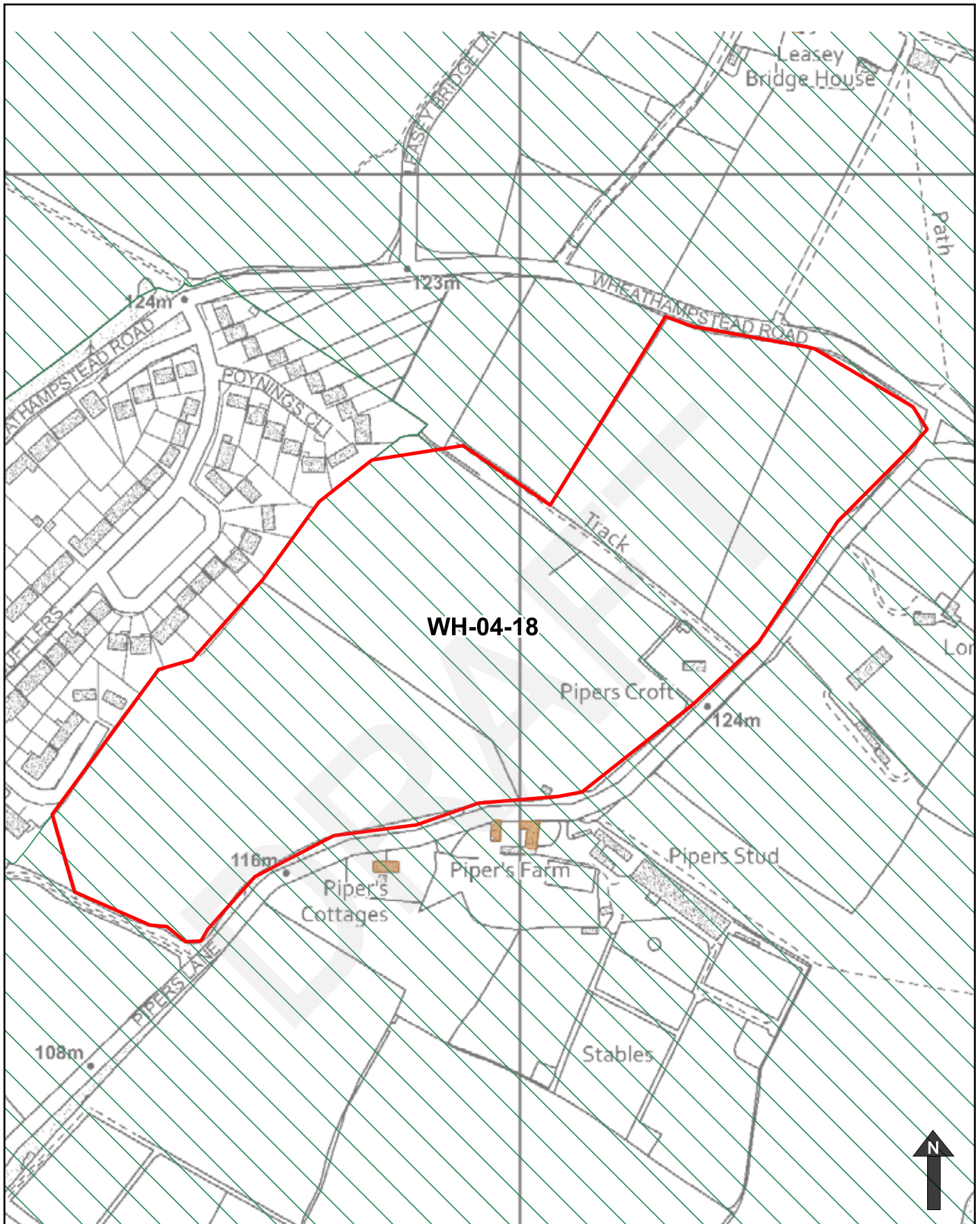
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-04-18

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-04-21	Site Address: Land at Pipers Lane
Parish: Wheathampstead	Site area (hectares): 8.77
Existing use: Agriculture	
Character of site and surroundings: Harpenden is to the north west of the site, with residential properties backing onto the site. Open fields are located to the north east of the site. Pipers Lane forms the south east boundary, a small number of residential and commercial units, as well as 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	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	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 (Sam Hollingworth)

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: 215

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

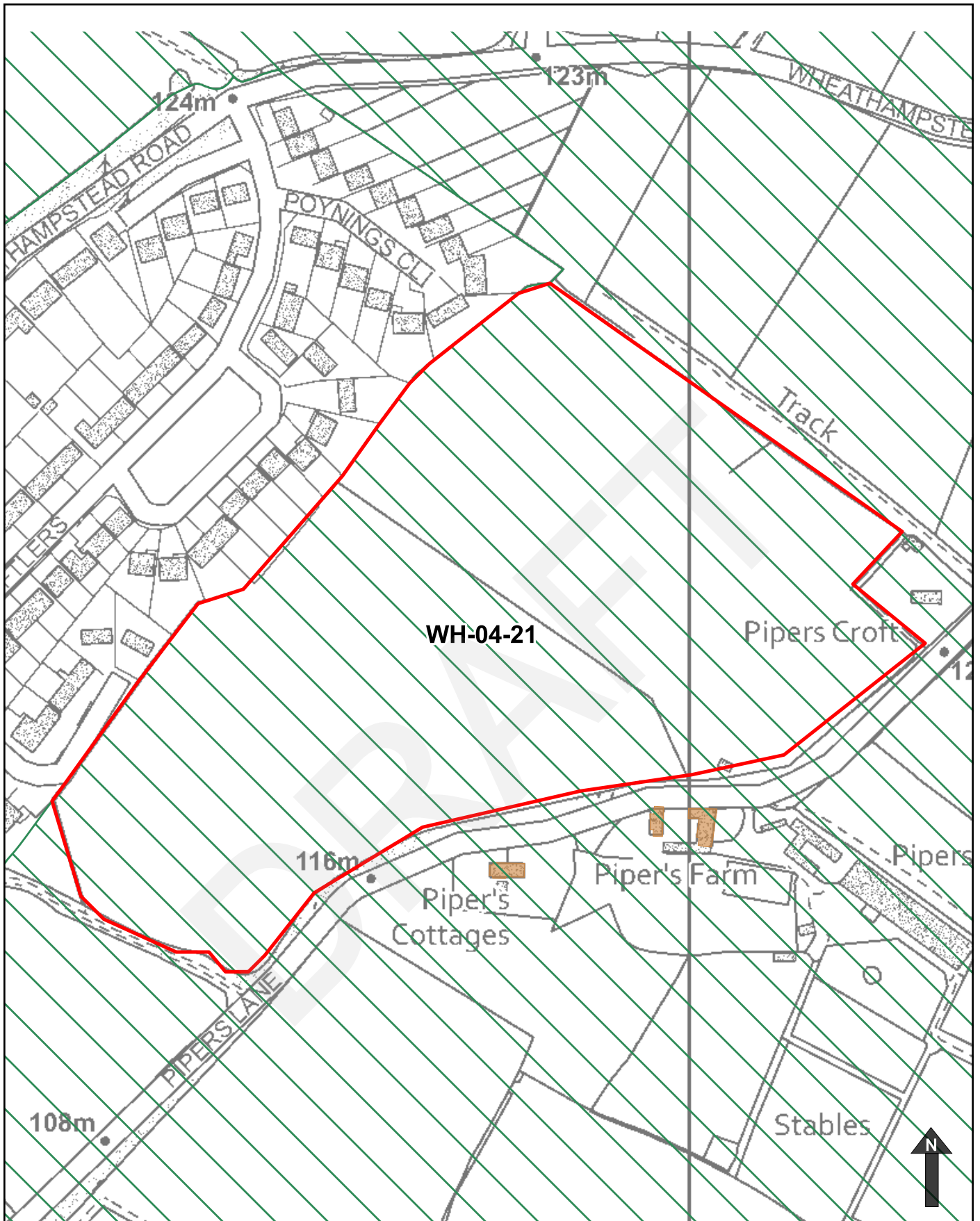
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-04-21

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-05-21	Site Address: Land at Blackbridge off Codicote Road
Parish: Wheathampstead	Site area (hectares): 57.93
Existing use: Semi Restored – Fill Site	
Character of site and surroundings: The site is located east of the fork between Cory-Wright Way and Codicote Road, north east of Sandridge. Open fields are visible from all aspects.	
Relevant Planning History	
<p>5/1989/1137, Restoration of former tip, to form agricultural land and woodland, with new access routes, Approved 18/02/1993</p> <p>5/1986/1457, Use of land as picnic site and public open space, formation of new access, provision of car park and associated works; Approved (Deemed Consent) 22/02/1988</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	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)	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: LK2 Architects Ltd (Mr A Newman)

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: Visitors Centre, Leisure, Sports Facilities, Playing Pitches, Open Space, Woodland, Bike Trails

Estimated Delivery Timescale (housing): 6-25 years

Potential Number Of Homes: N/A

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

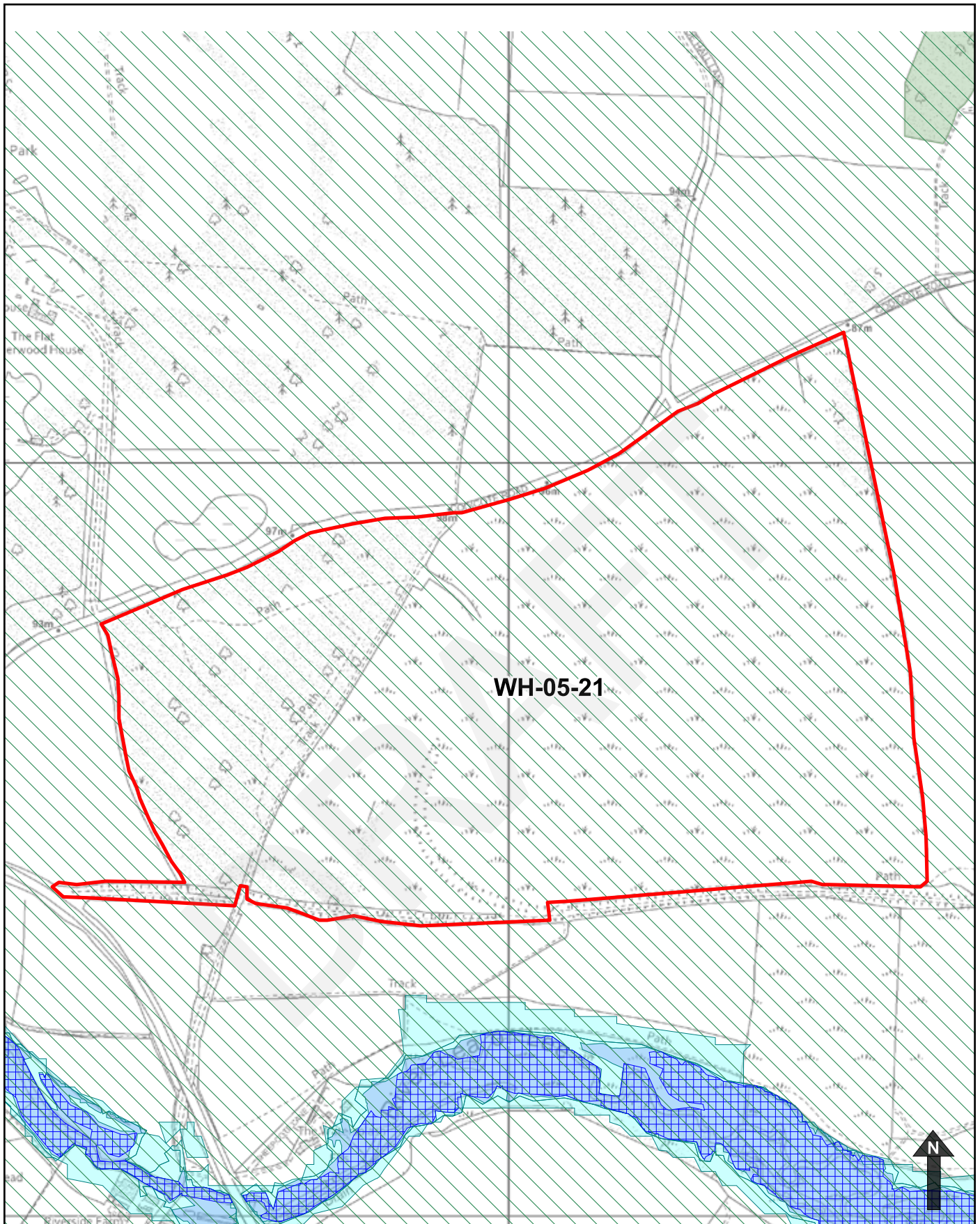
Potential Other Uses - Land Area (in hectares): 57.93

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.



WH-05-21

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-06-17	Site Address: Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead
Parish: Wheathampstead	Site area (hectares): 0.49
Existing use: mixed use	
Character of site and surroundings: A row of residential properties are located to the west of the site, fronting Marshalls Heath Lane. Open fields cover all over visual aspects.	
Relevant Planning History	
<p>5/2019/3252, Prior Approval - Conversion of existing agricultural building into five residential dwellings; Approved 18/02/2020</p> <p>5/1994/1728, Change of use from agricultural building to farriers; Approved 04/01/1995</p> <p>5/1987/1198, Use of room for landscaping business; Approved 20/08/1987</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	Yes		
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)	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	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: Bidwells (Louise Newton)

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

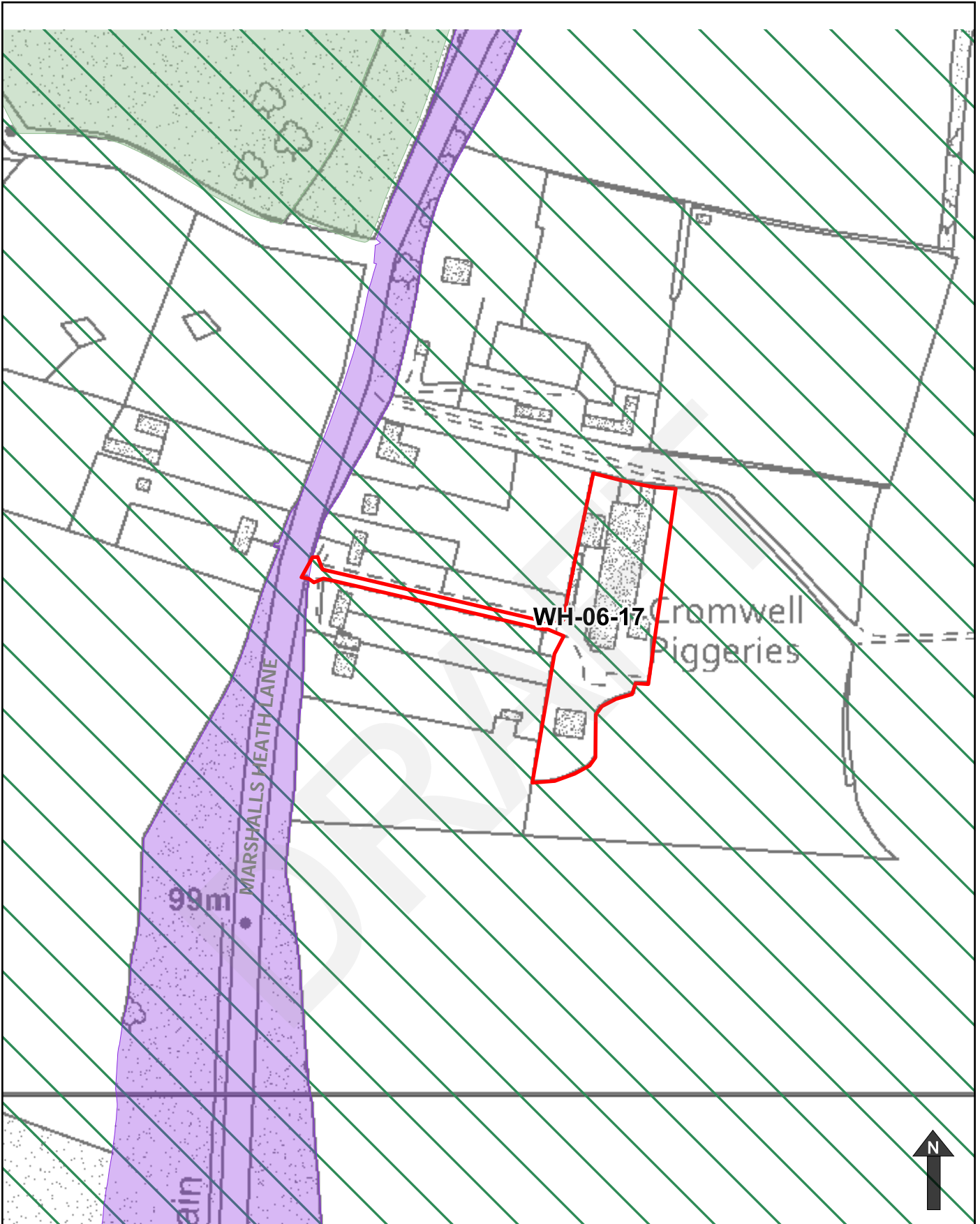
Potential Other Uses - Land Area (in hectares): N/A

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-07-21-1	Site Address: Harpenden Sewage Treatment Works, Piggottshill Lane
Parish: Wheathampstead	Site area (hectares): 1.62
Existing use: Sewage Treatment Works	
Character of site and surroundings: The site is located to the north east of Harpenden. Piggots Hill Lane is to the west of the site, with water treatment works also beyond. To the north of the site is a footpath, the River Lea, and open fields. A golf course is located to the south and east of the site.	
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)	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	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: Savills (Chris Colloff)

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

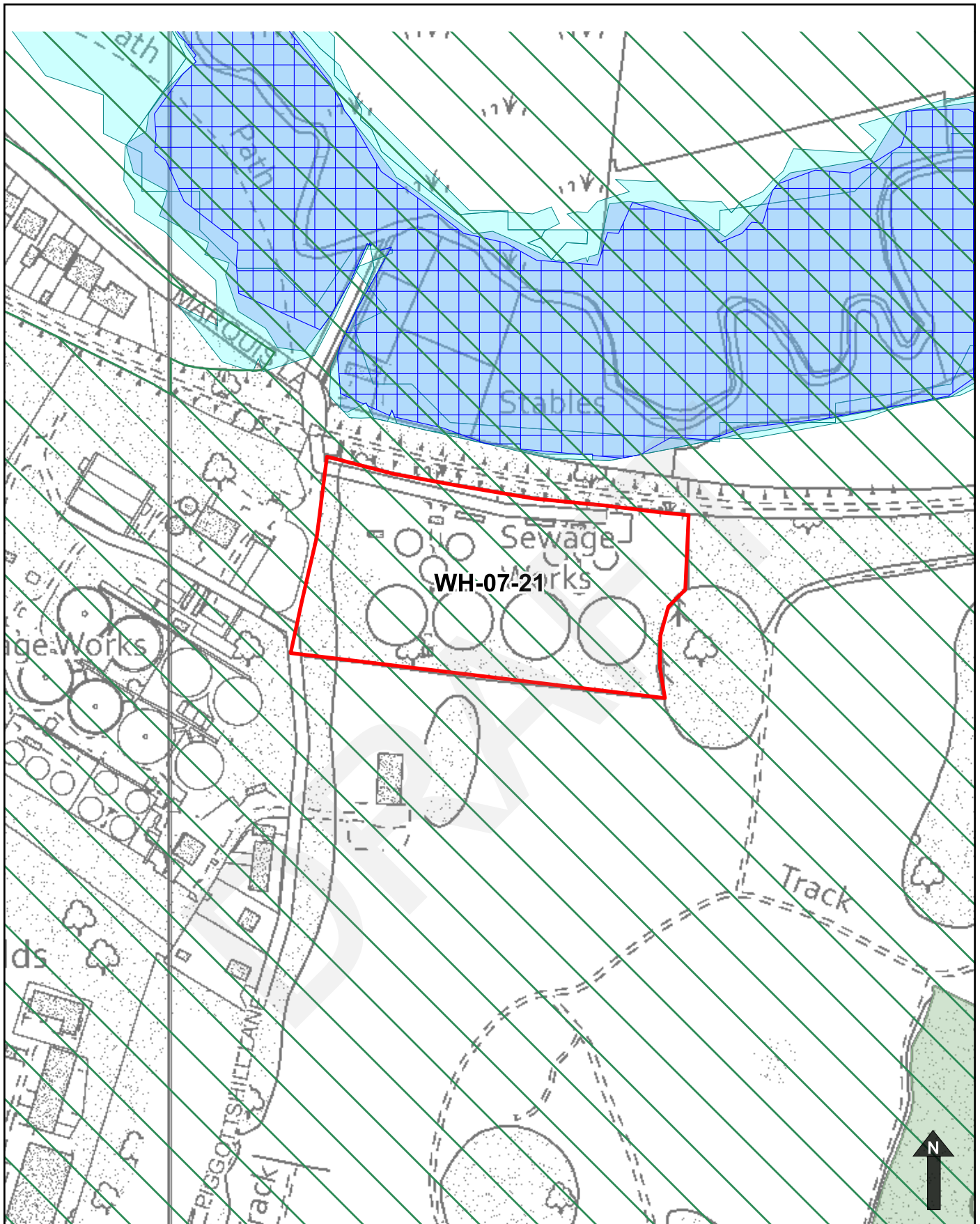
Potential Other Uses - Land Area (in hectares): N/A








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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-07-21-2	Site Address: Harpenden Sewage Treatment Works, Piggottshill Lane
Parish: Wheathampstead	Site area (hectares): 1.62
Existing use: Sewage Treatment Works	
Character of site and surroundings: The site is located to the north east of Harpenden. Piggots Hill Lane is to the west of the site, with water treatment works also beyond. To the north of the site is a footpath, the River Lea, and open fields. A golf course is located to the south and east of the site.	
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)	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	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: Savills (Chris Colloff)

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): 1-10 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 1.62

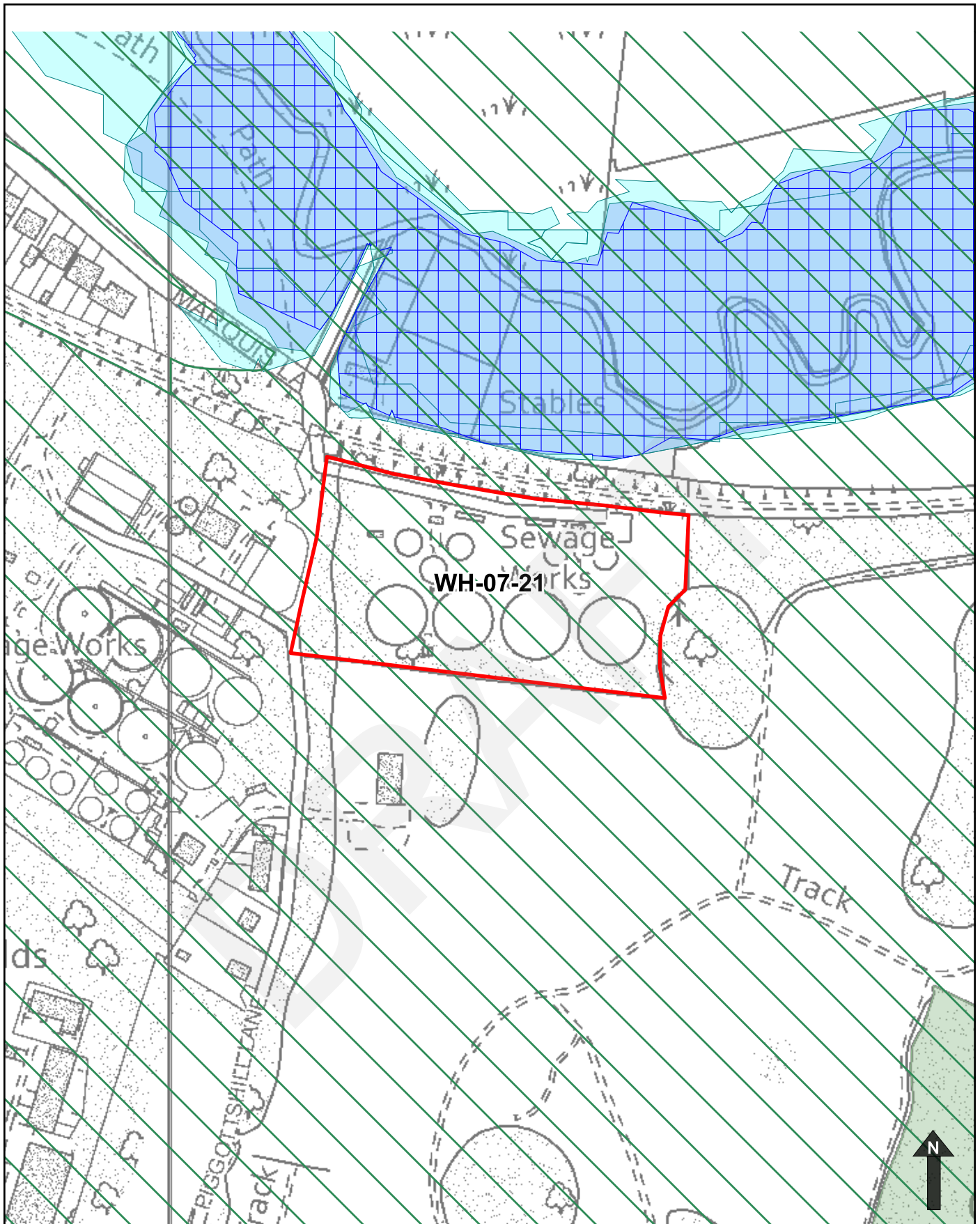
Potential Other Uses - Land Area (in hectares): N/A








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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-08-21	Site Address: Woodlands, 13 Sauncey Wood
Parish: Wheathampstead	Site area (hectares): 0.62
Existing use: residential	
Character of site and surroundings: Common Lane is located to the east of the site, with open fields and Harpenden beyond. Detached dwellings set within woodland surround the site in all other directions.	
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)	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	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: JB Planning Associates (John Boyd)

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

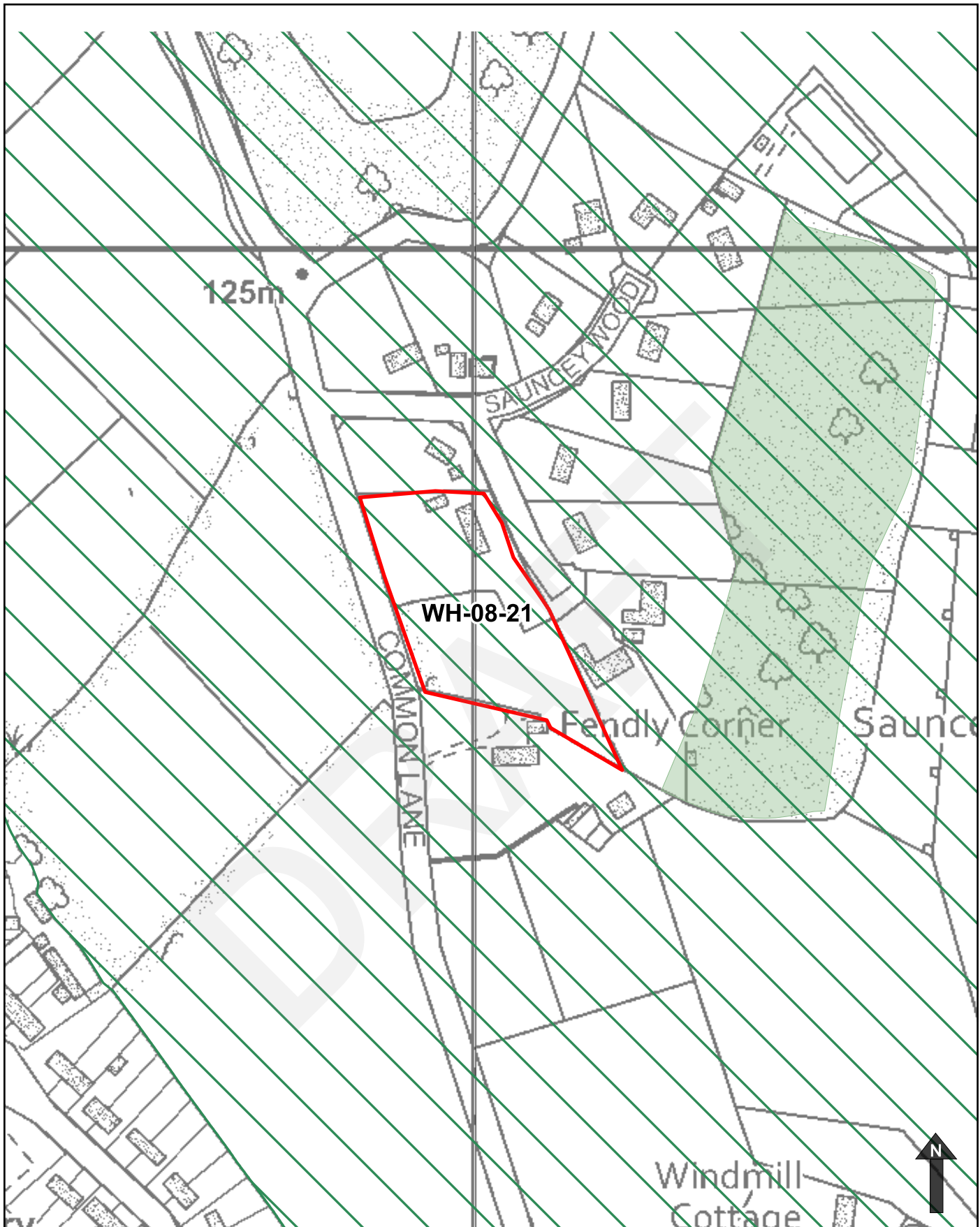
Potential Other Uses - Land Area (in hectares): N/A

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.



125m

WH-08-21















Fendly Corner

Sauncey

COMMON LANE

Windmill Cottage



- | | |
|--|---|
|  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 |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-09-16	Site Address: Land off Sheepcote Lane, Wheathampstead
Parish: Wheathampstead	Site area (hectares): 8.49
Existing use: agricultural	
Character of site and surroundings: Cory-Wright Way forms the north and east boundary of the site, with open fields beyond. The river Lea forms the south boundary of the site, with open fields beyond. The site is to the north east of Wheathampstead, and the sites west boundary abuts residential dwellings.	
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*	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*	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)	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: Carter Jonas (Kieron Gregson)

Availability Conclusions:

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

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: 160

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

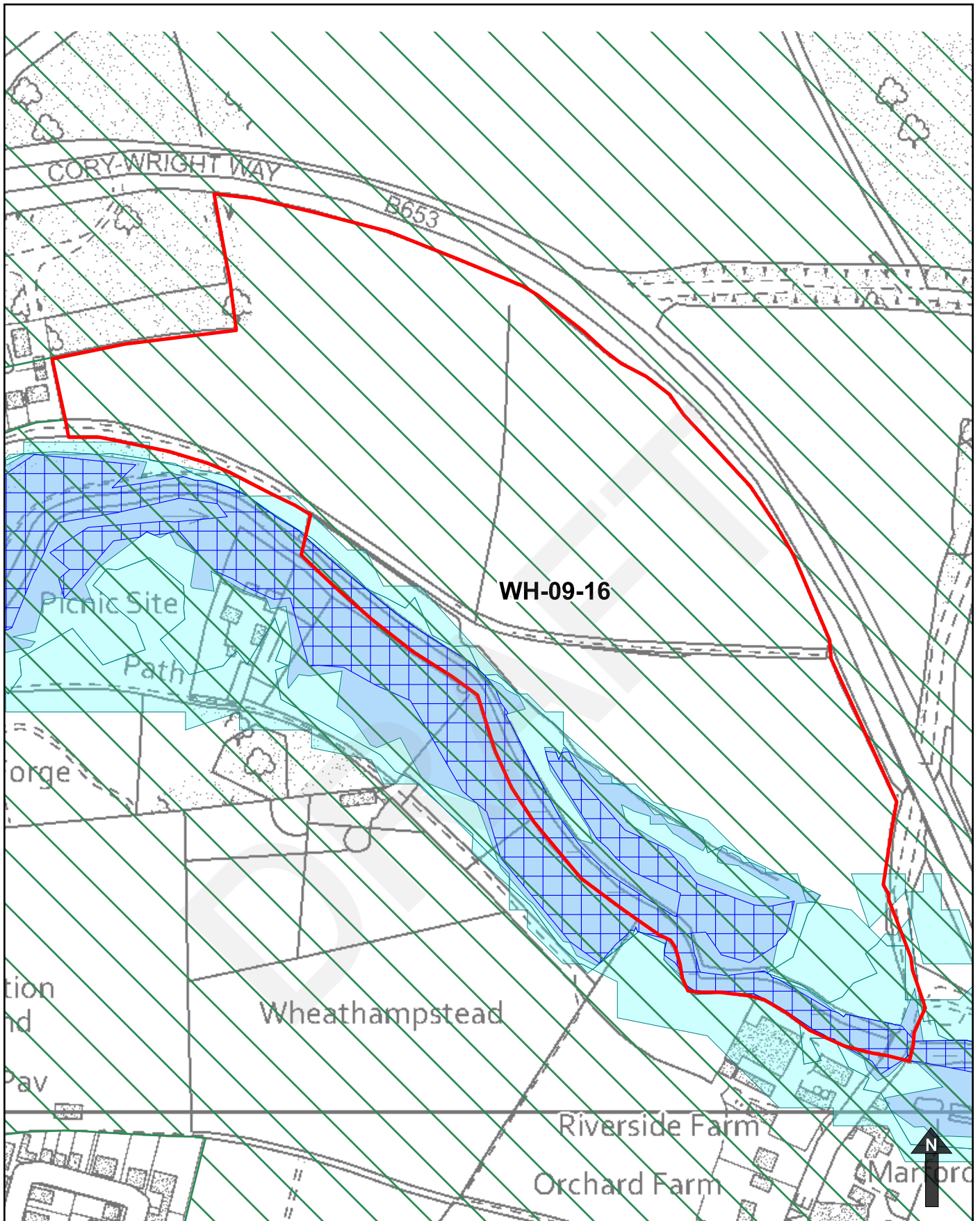
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-10-18	Site Address: Land on the north side of The Slype, Gustard Wood
Parish: Wheathampstead	Site area (hectares): 4.61
Existing use: Agricultural, Equestrian & Residential	
Character of site and surroundings: Gustard Wood is located to the east of the site, with the rear of residential properties abutting this boundary. Woodland is located to the north, with an open fields to the south and west, with Slype Lane between the former.	
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)	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: Putterills Land & New Homes (Kane Lennon)

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: 110

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

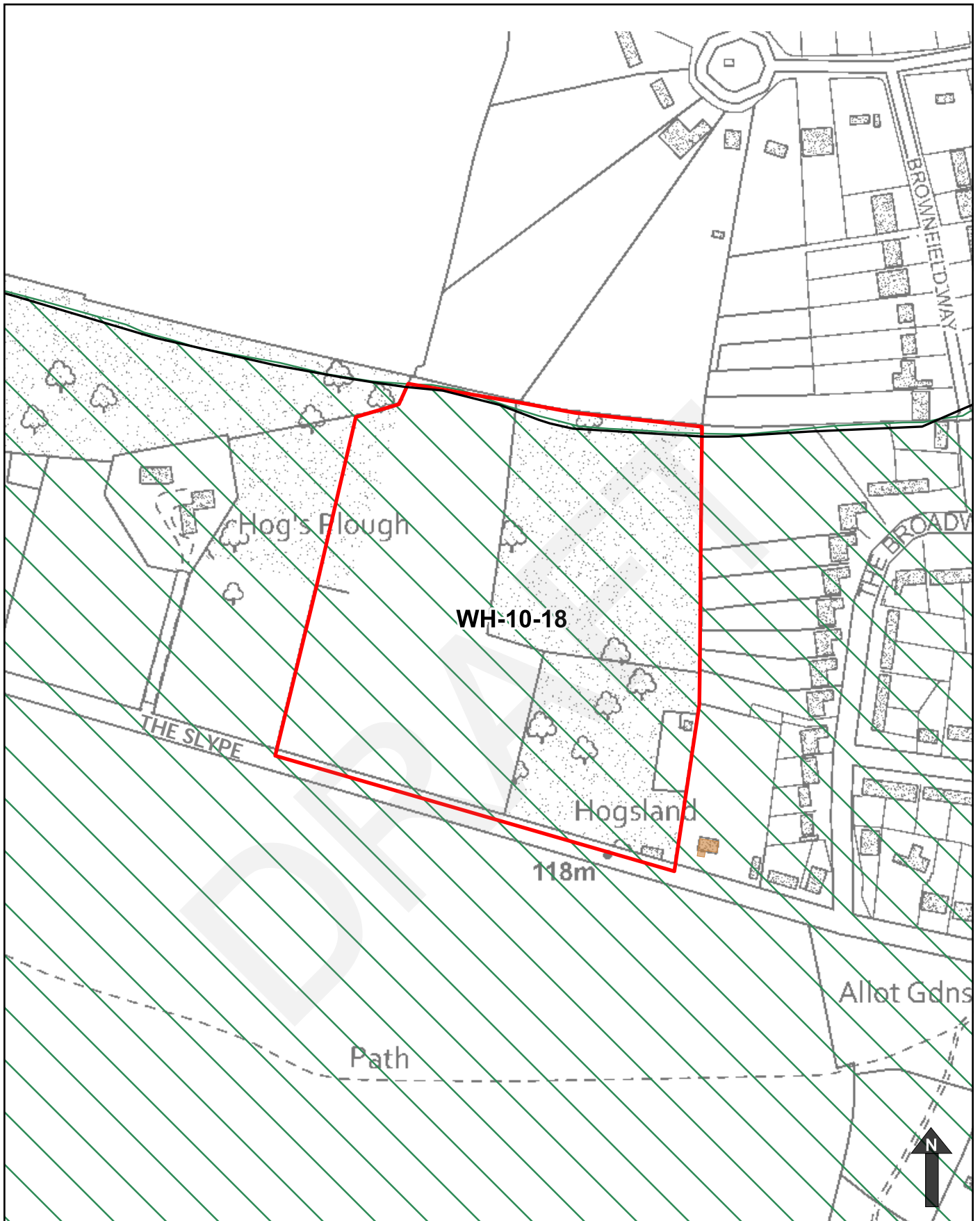
Potential Other Uses - Land Area (in hectares): N/A

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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-11-18	Site Address: Land Adjoining Windmill Cottage, Harpenden
Parish: Wheathampstead	Site area (hectares): 0.27
Existing use: Vacant	
Character of site and surroundings: The site is surrounding in all directions by open fields, and is accessible by a single tract lane connecting Common Lane and Mackerye End 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)	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)	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	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 (Adam Stephenson)

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: 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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-12-17	Site Address: Land Adjoining Wheathampstead Road, Harpenden
Parish: Wheathampstead	Site area (hectares): 5.71
Existing use: open field	
Character of site and surroundings: Wheathampstead Road is located to the north of the site, with open fields to the north. Pipers Lane is located to the east of the site, with open field, and a small number of isolated dwellings beyond. A single dwelling and open field are to the south, with Harpenden 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)	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	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 (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: 140

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

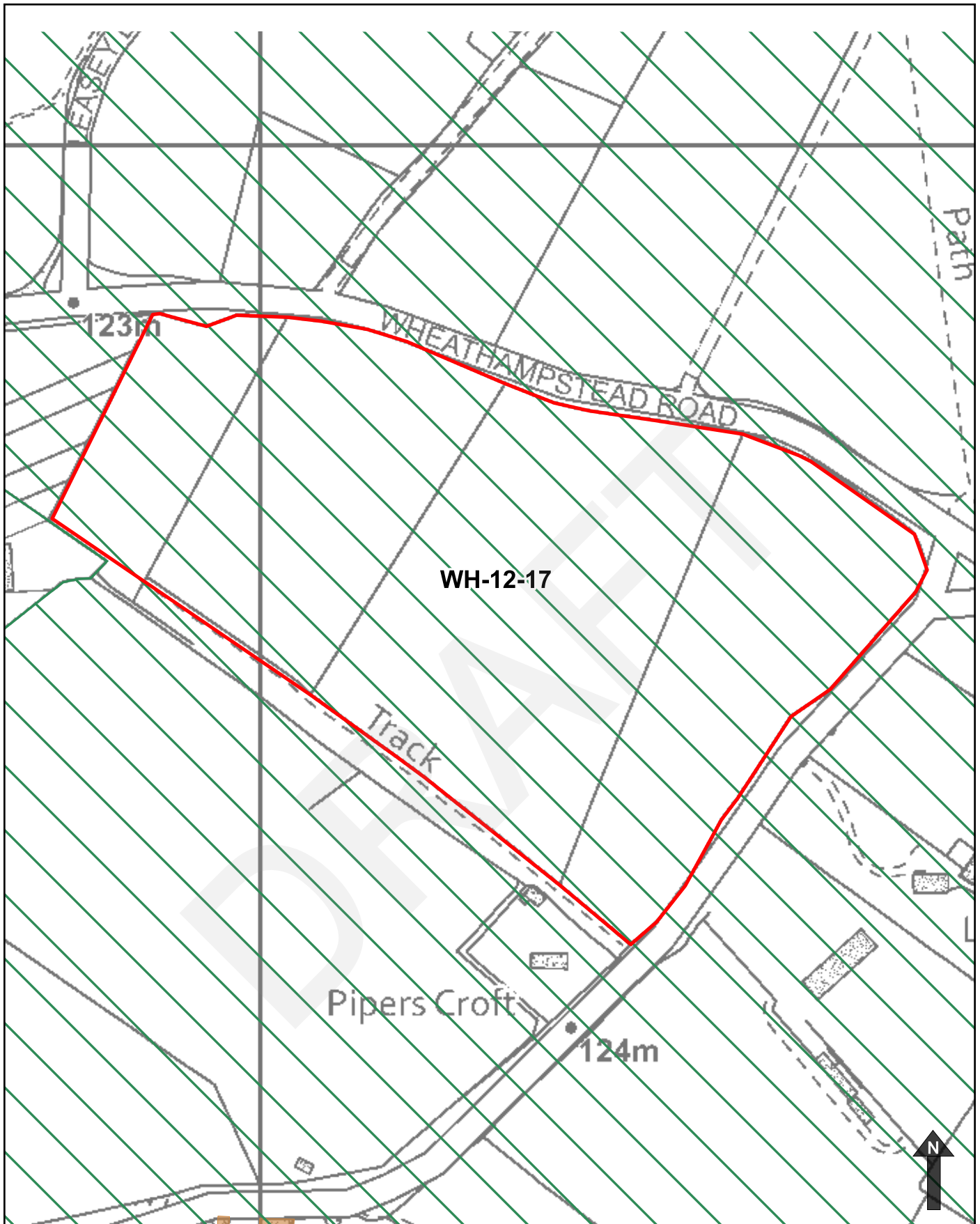
Potential Other Uses - Land Area (in hectares): N/A















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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-12-21	Site Address: Land South of Wheathampstead Road
Parish: Wheathampstead	Site area (hectares): 5.06
Existing use: agriculture	
Character of site and surroundings: Wheathampstead Road is located to the north of the site, with open fields to the north. Pipers Lane is located to the east of the site, with open field, and a small number of isolated dwellings beyond. A single dwelling and open field are to the south, with Harpenden 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)	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: Bidwells (Suzi Green)

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

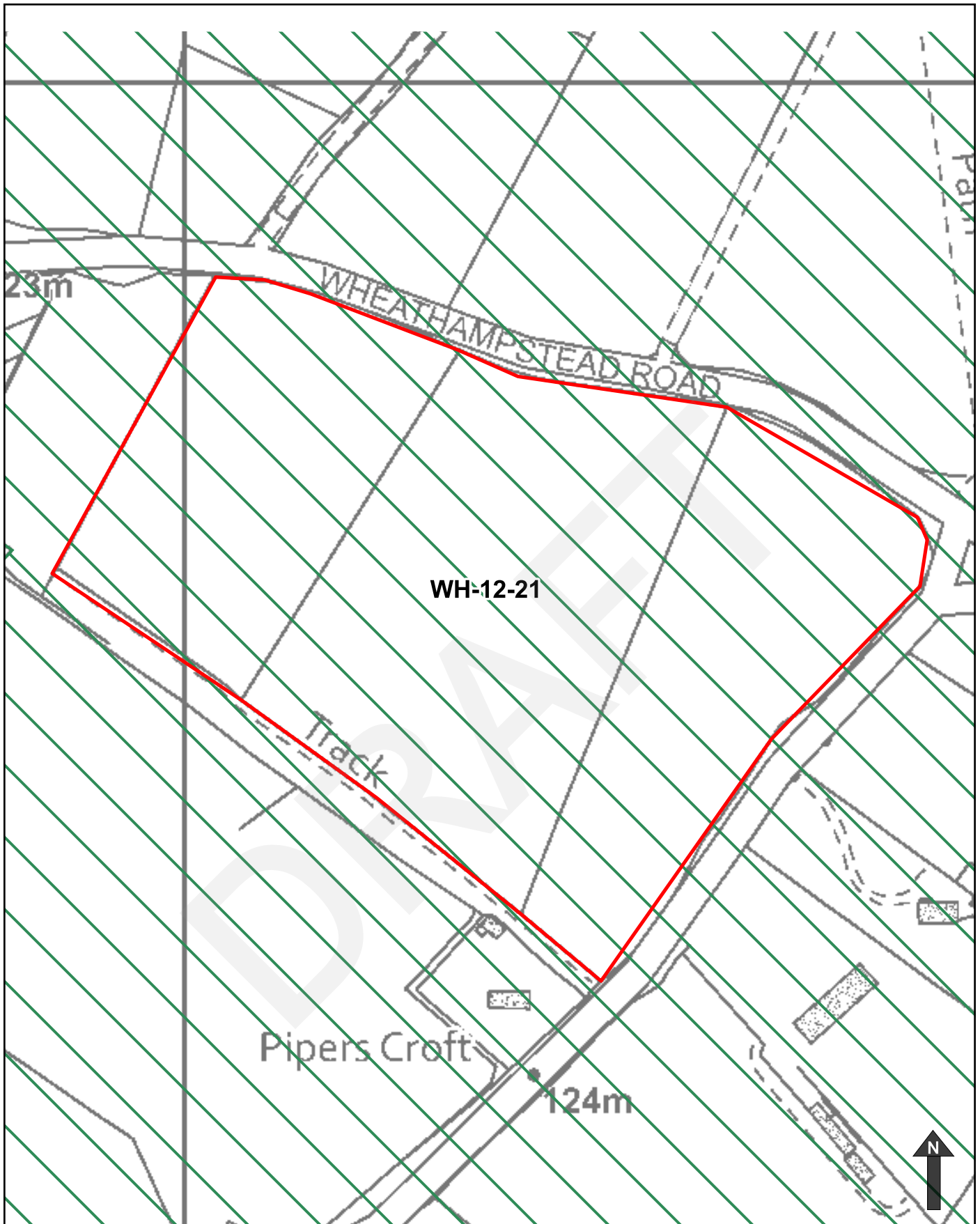
Potential Other Uses - Land Area (in hectares): N/A

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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-13-18	Site Address: The Cherry Tree, 261 Lower Luton Road
Parish: Wheathampstead	Site area (hectares): 0.50
Existing use: Residential	
Character of site and surroundings: Open fields / paddocks to the south and west. Residential area over road to the east. Lower Luton Road to the north, with residential beyond.	
Relevant Planning History	
5/1997/0445, Alterations and extensions to public house (amended description); Approved 13/05/1997	

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*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	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: Unknown

Site Promoter: AJM Planning (Andy MacDougall)

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

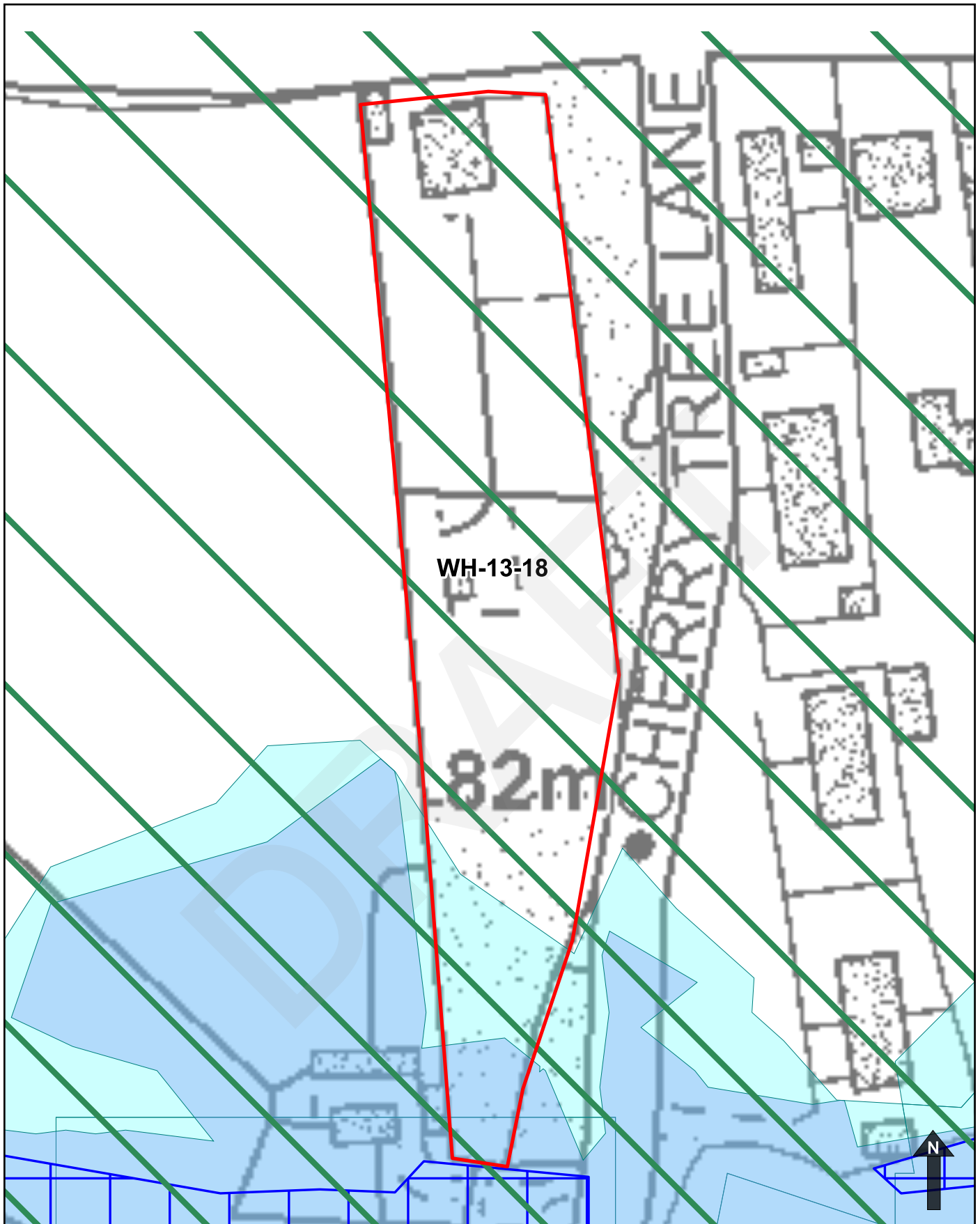
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-13-18

82m



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-13-21	Site Address: 261 Lower Luton Road
Parish: Wheathampstead	Site area (hectares): 0.44
Existing use: restaurant/bar and derelict commercial	
Character of site and surroundings: Open fields / paddocks to the south and west. Residential area over road to the east. Lower Luton Road to the north, with residential beyond.	
Relevant Planning History	
5/1997/0445, Alterations and extensions to public house (amended description); Approved 13/05/1997	

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*	Yes
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)	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: KFH Property Ltd (Keith Hadley)

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: 15

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

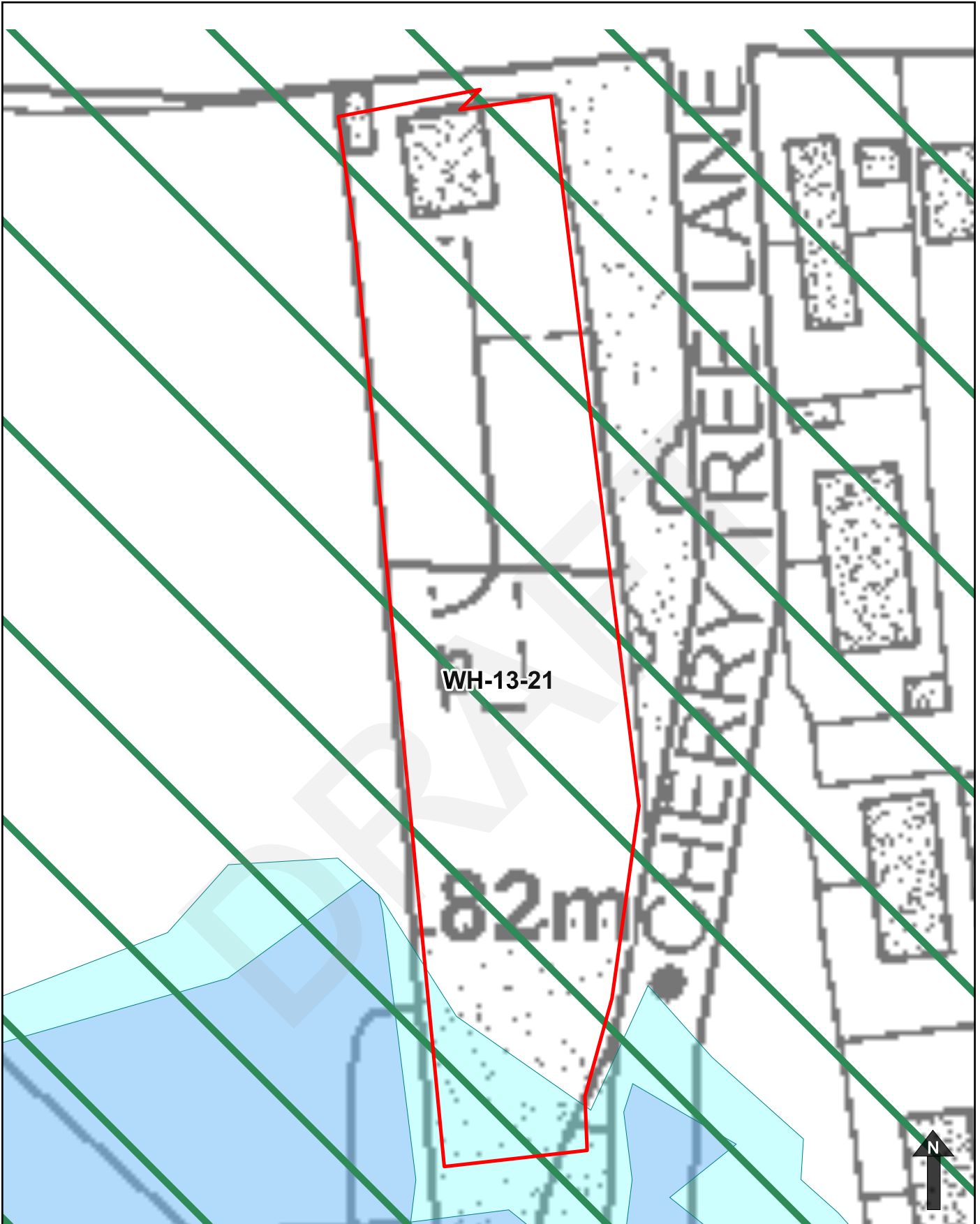
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-13-21

82m



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-14-18	Site Address: Land to east of Common Lane, Harpenden
Parish: Wheathampstead	Site area (hectares): 0.60
Existing use: Vacant	
Character of site and surroundings: The site is triangle in shape, with Common Lane to the west, and a single lane road to Mackerye End to the east. Open fields lie beyond, as well as to the north. Harpenden is a short distance to the south 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)	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)	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	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: Landowner (Adam Stephenson)

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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-15-17	Site Address: Southern part of Murphy's Chemicals Site, Codicote Road
Parish: Wheathampstead	Site area (hectares): 0.81
Existing use: Grassland/ reedbeds	
Character of site and surroundings: Residential areas on parts of former Chemical Works site, to the north and west. River Lea to the south and open fields to the east.	
Relevant Planning History	
5/2018/1260, Creation of nine apartments and nineteen dwellings with new access, associated parking, amenity space and landscaping; Approved 24/04/2019	

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	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 (Vicki Davis)

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

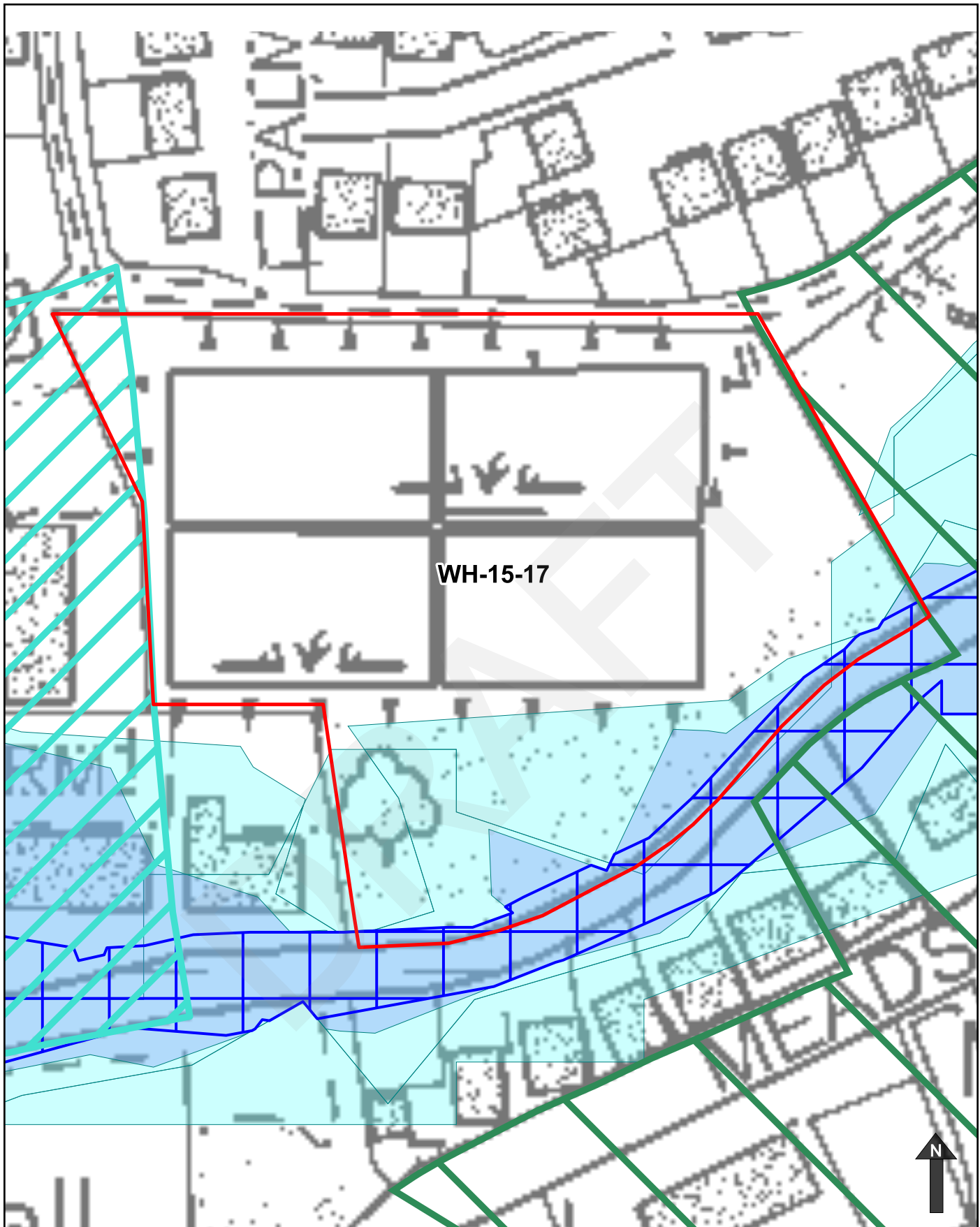
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-15-17



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-16-16	Site Address: 15-17 Castle Rise
Parish: Wheathampstead	Site area (hectares): 1.09
Existing use: Agricultural	
Character of site and surroundings: Southern boundary and a small portion of the eastern boundary runs along the rear of the residential area of the Lea Valley Estate. West, east and northern boundaries are 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	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)	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: 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): 1-5 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

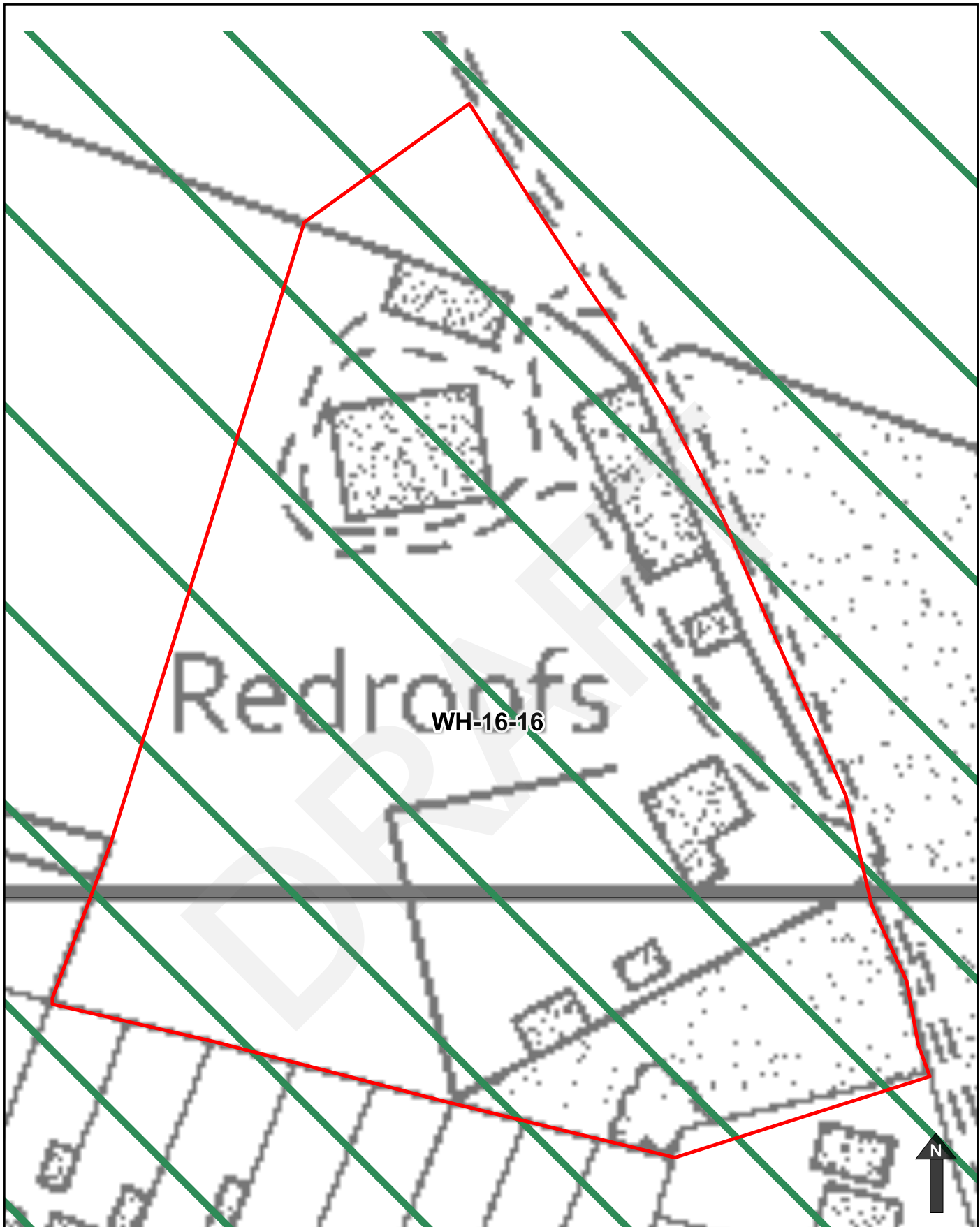
Potential Other Uses - Land Area (in hectares): N/A















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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-16-18	Site Address: Land at 15-17 Castle Rise, Wheathampstead
Parish: Wheathampstead	Site area (hectares): 0.73
Existing use: Agricultural	
Character of site and surroundings: Southern boundary and a small portion of the eastern boundary runs along the rear of the residential area of the Lea Valley Estate. West, east and northern boundaries are 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	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)	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): 1-5 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

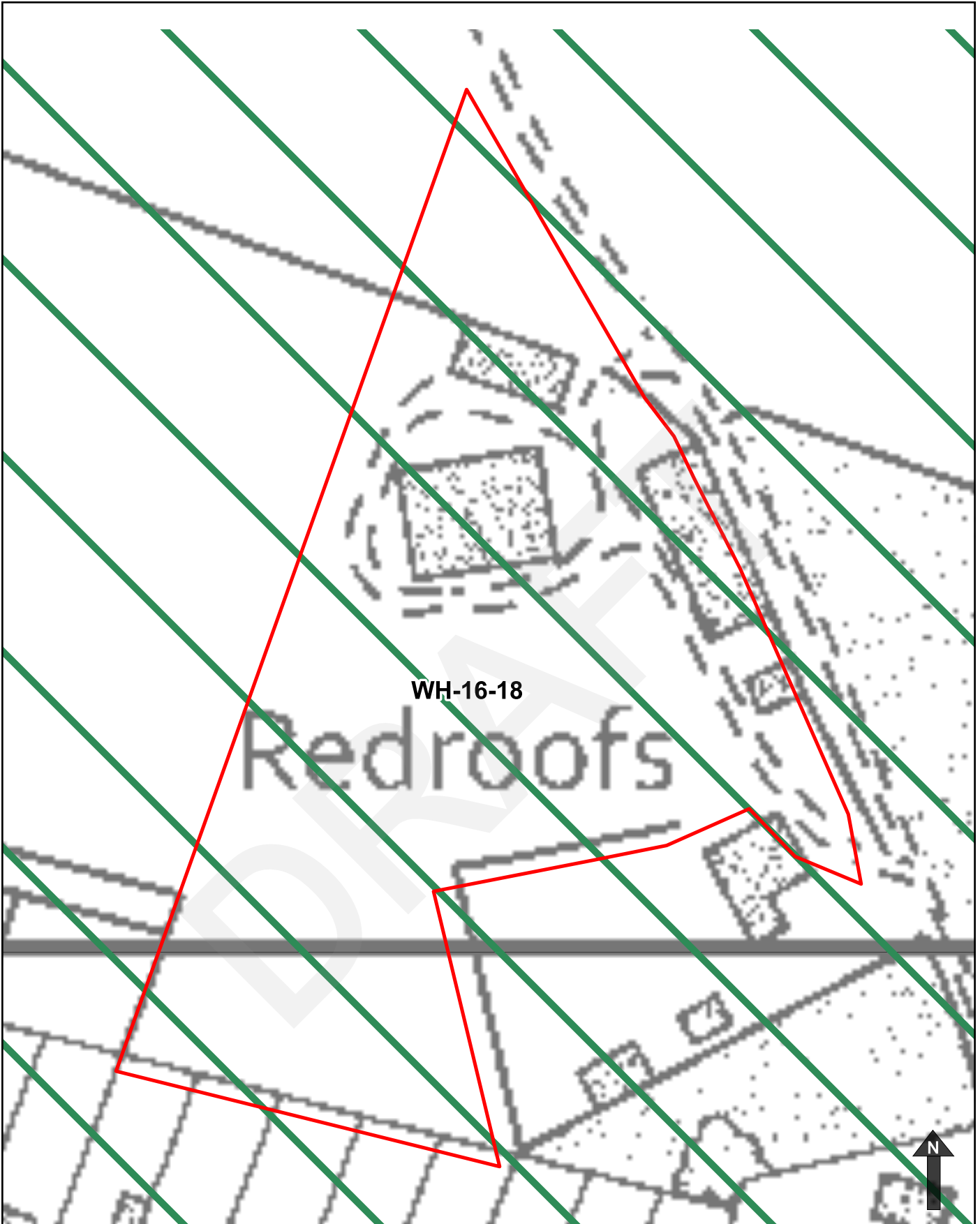
Potential Other Uses - Land Area (in hectares): N/A








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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-16-21	Site Address: Land at Castle Rise
Parish: Wheathampstead	Site area (hectares): 1.04
Existing use: Agricultural use.	
Character of site and surroundings: Southern boundary and a small portion of the eastern boundary runs along the rear of the residential area of the Lea Valley Estate. West, east and northern boundaries are 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	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)	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: Bidwells (Suzi Green)

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

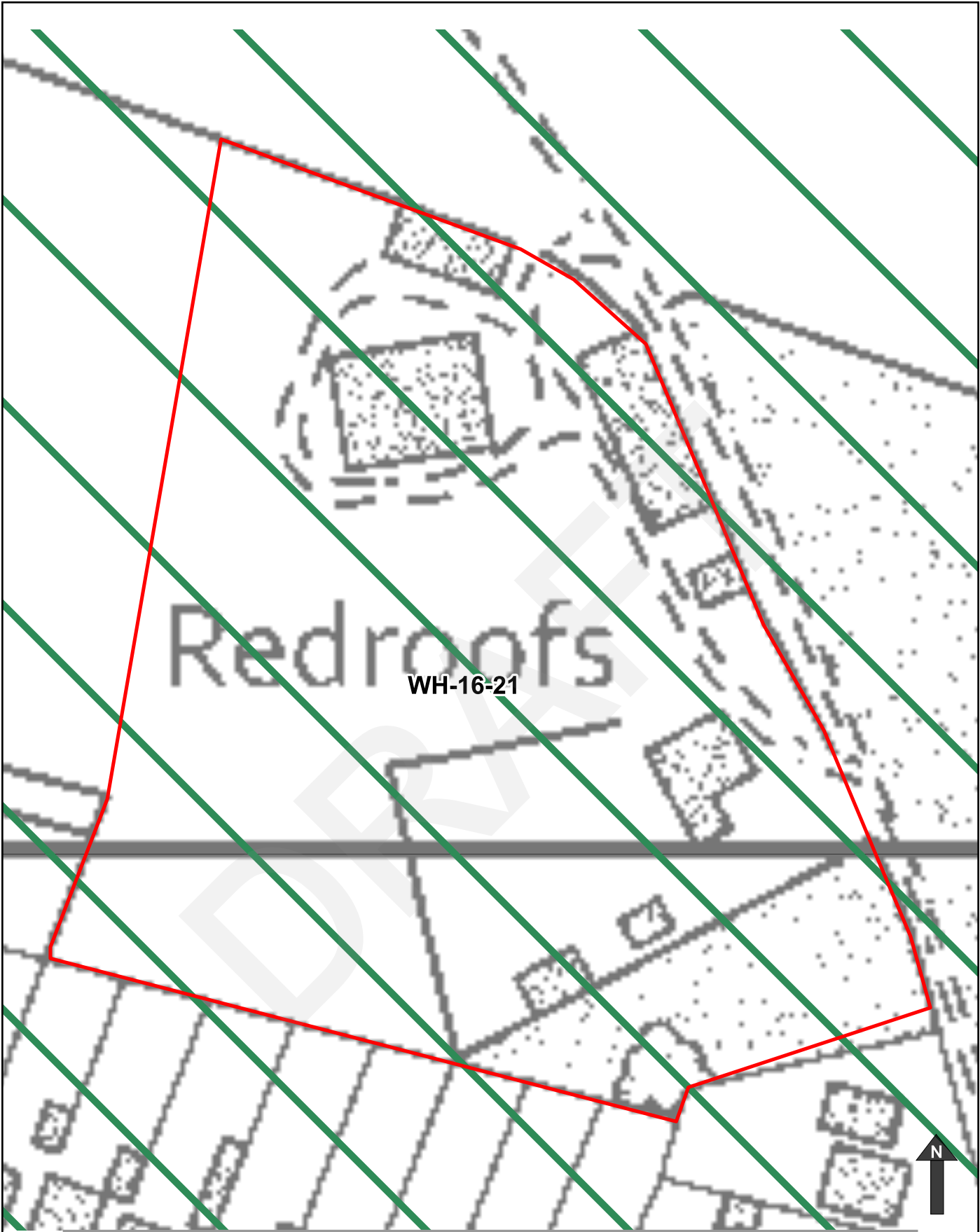
Potential Other Uses - Land Area (in hectares): N/A

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.



Redroofs
WH-16-21



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

Contains public sector information licensed under the Open Government Licence v3.0
© Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-17-21-1	Site Address: Land at Cherry Tree Lane
Parish: Wheathampstead	Site area (hectares): 4.31
Existing use: equestrian grazing and stabling	
Character of site and surroundings: Lower Luton Road is located to the north of the site, with residential properties beyond. To the east of the site is a restaurant, with Cherry Tree Lane and further residential properties beyond. Open fields and the river Lea are to the south of the site, with a single dwelling and woodland to the west.	
Relevant Planning History	
5/1996/0806, Erection of stable; Approved 04/07/1996 5/1993/0842, Erection of horse shelter; Approved 14/07/1993	

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*	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)	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: Strutt & Parker (Stuart Gray)

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: 85

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

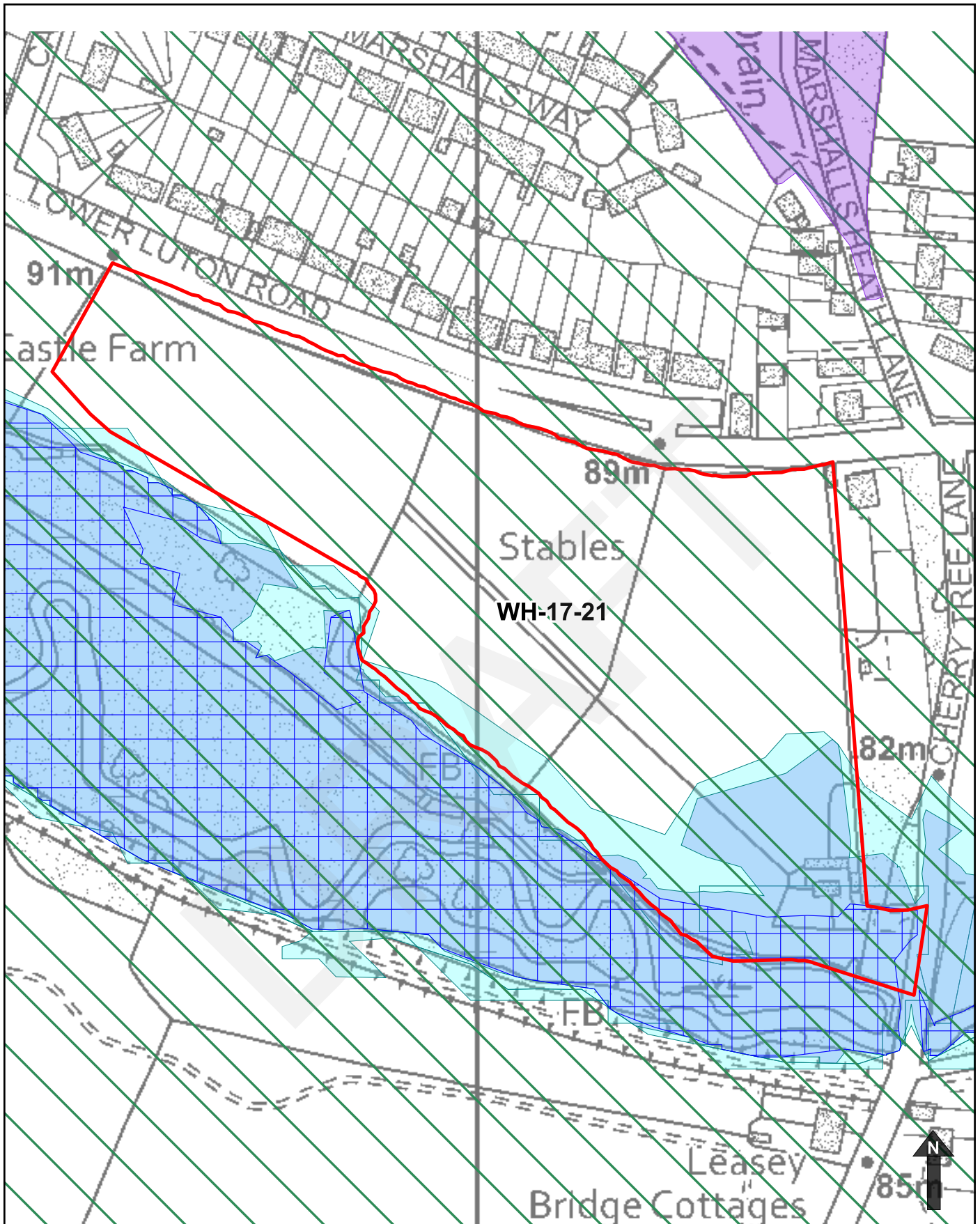
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-17-21-2	Site Address: Land at Cherry Tree Lane
Parish: Wheathampstead	Site area (hectares): 4.31
Existing use: equestrian grazing and stabling	
Character of site and surroundings: Lower Luton Road is located to the north of the site, with residential properties beyond. To the east of the site is a restaurant, with Cherry Tree Lane and further residential properties beyond. Open fields and the river Lea are to the south of the site, with a single dwelling and woodland to the west.	
Relevant Planning History	
5/1996/0806, Erection of stable; Approved 04/07/1996 5/1993/0842, Erection of horse shelter; Approved 14/07/1993	

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*	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)	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: Strutt & Parker (Stuart Gray)

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: Agricultural Practicing

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

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

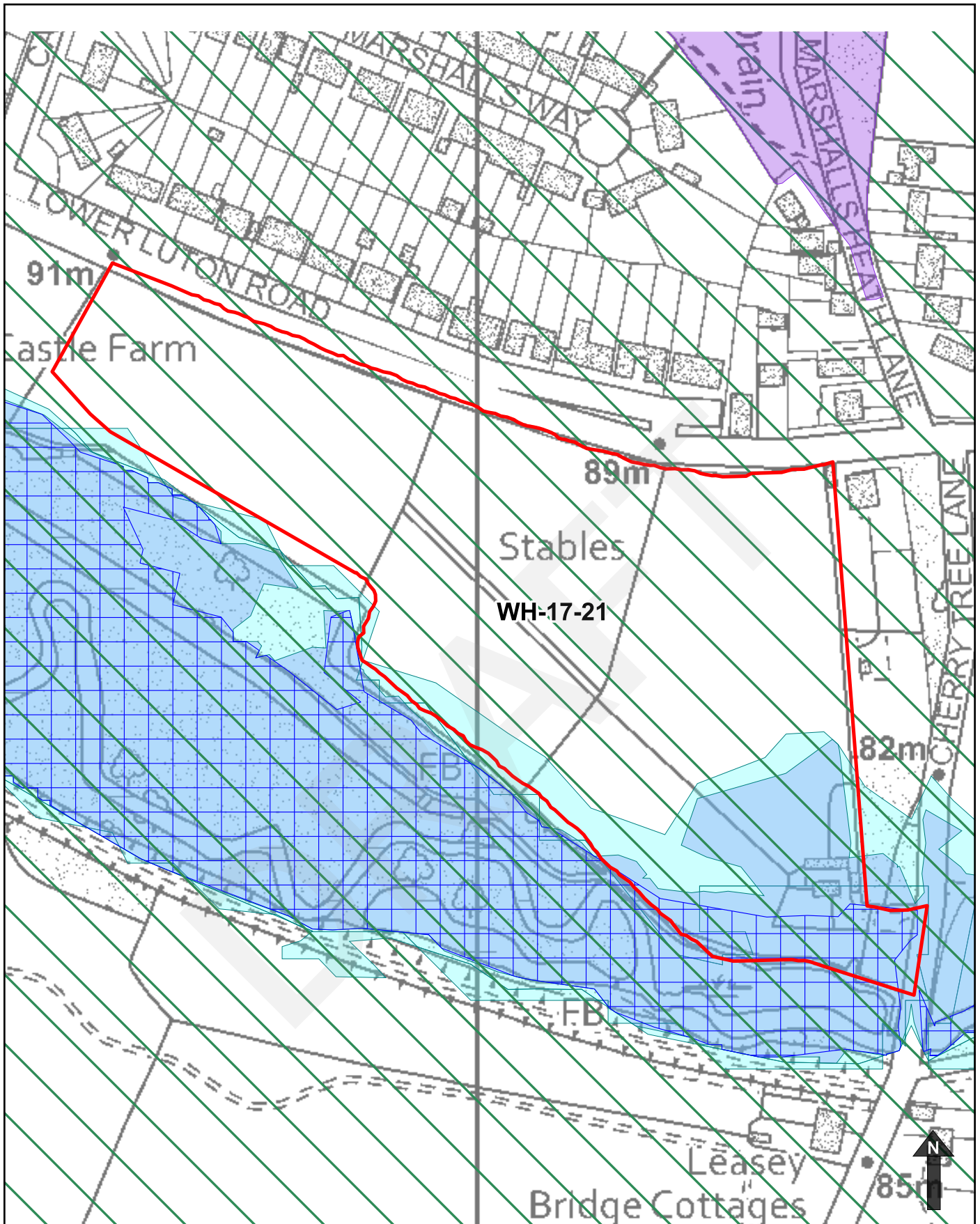
Potential Other Uses - Land Area (in hectares): 4.31

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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-18-21	Site Address: Land East of The Hill
Parish: Wheathampstead	Site area (hectares): 14.09
Existing use: agriculture	
Character of site and surroundings: Wheathampstead is located directly to the north of the site, with residential dwellings directly adjacent. The B651 forms the west boundary, with open fields and woodland beyond. Dyke Lane forms much of the south east boundary, with open fields, as well as a small number of commercial units, 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	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)	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: Taylor Wimpey (Thomas Mitchell)

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: 340

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

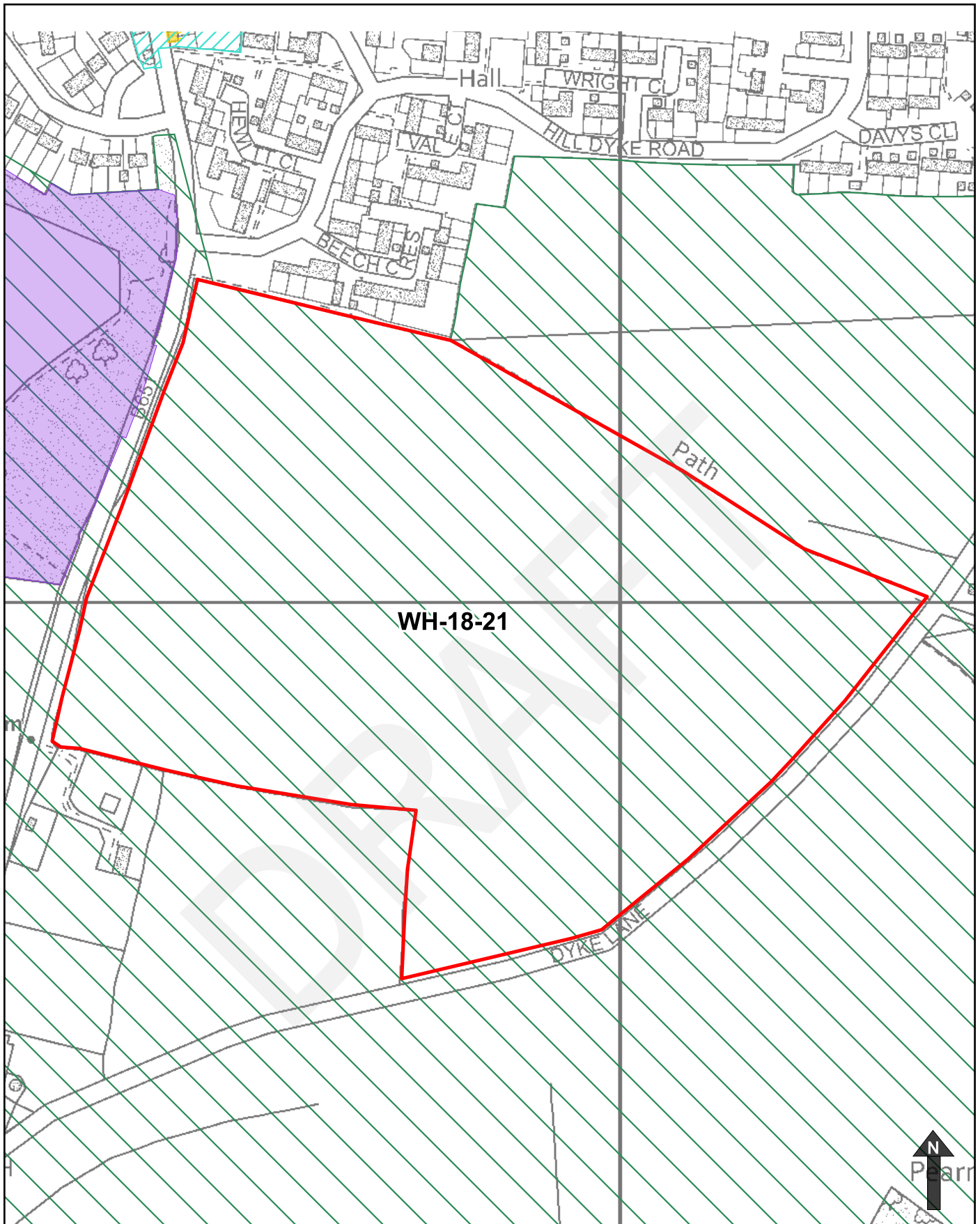
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-18-21

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-19-21	Site Address: Land South of Hill Dyke Road
Parish: Wheathampstead	Site area (hectares): 3.74
Existing use: agriculture	
Character of site and surroundings: Wheathampstead is located to the north of the site, with an open field between. Dyke Lane forms much of the south east boundary, with open fields, as well as a small number of commercial units, beyond. An open field is located to the south west of the site.	
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	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: Taylor Wimpey (Thomas Mitchell)

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: 90

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

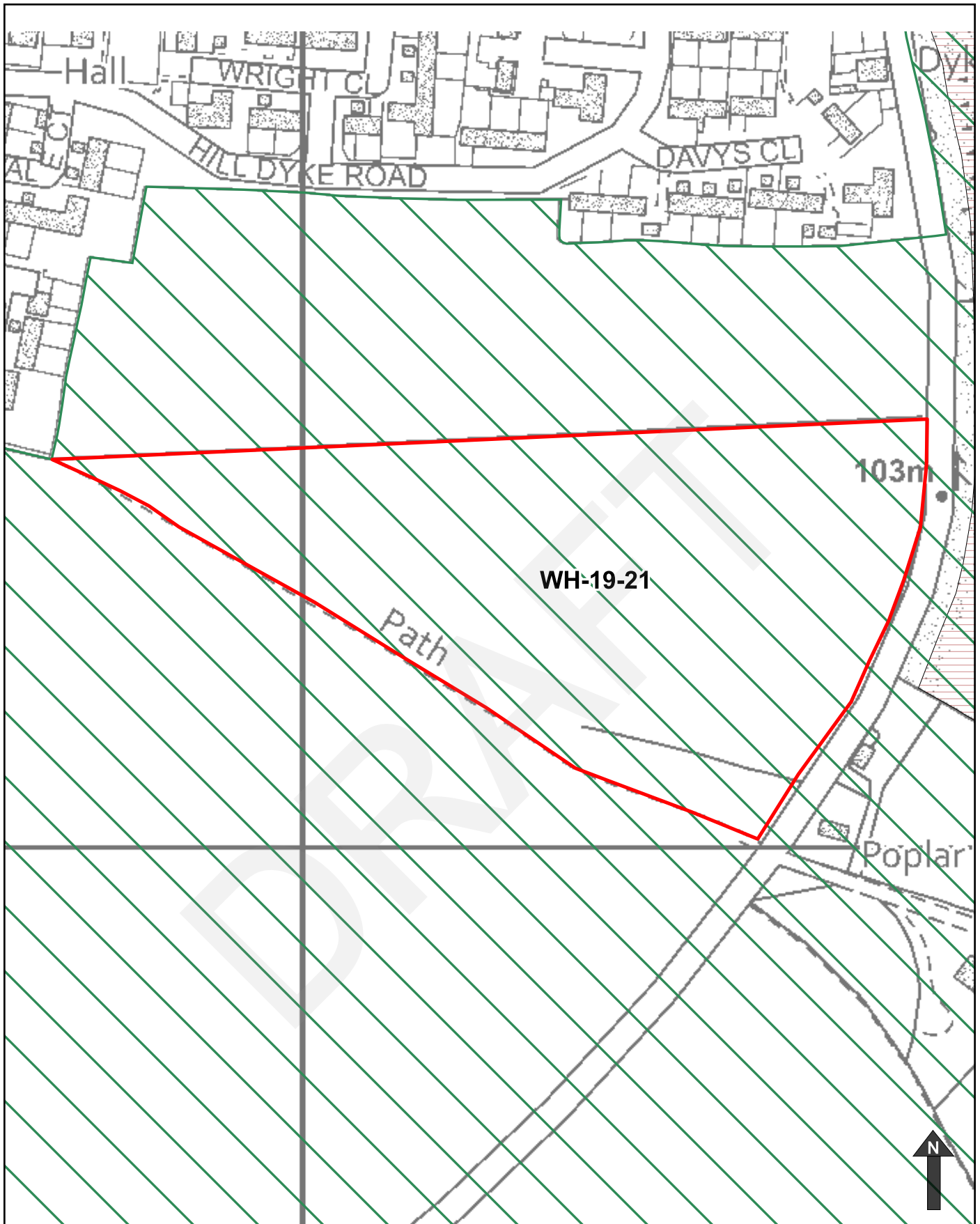
Potential Other Uses - Land Area (in hectares): N/A

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.

















103m

WH-19-21

Path

Poplar



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-20-16	Site Address: Glebe Allotments, Marford Road
Parish: Wheathampstead	Site area (hectares): 3.21
Existing use: Allotment - states non statutory - need to check	
Character of site and surroundings: Wheathampstead is located to the south west of the site, with allotments forming much of the west boundary, and residential dwellings and Marford Road forming the south boundary. Dwellings fronting Sheepcote Lane are located to the east. Commercial buildings, open fields and the river Lea are located to the north of the site.	
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)	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	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: Bidwells (Richard Butler)

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

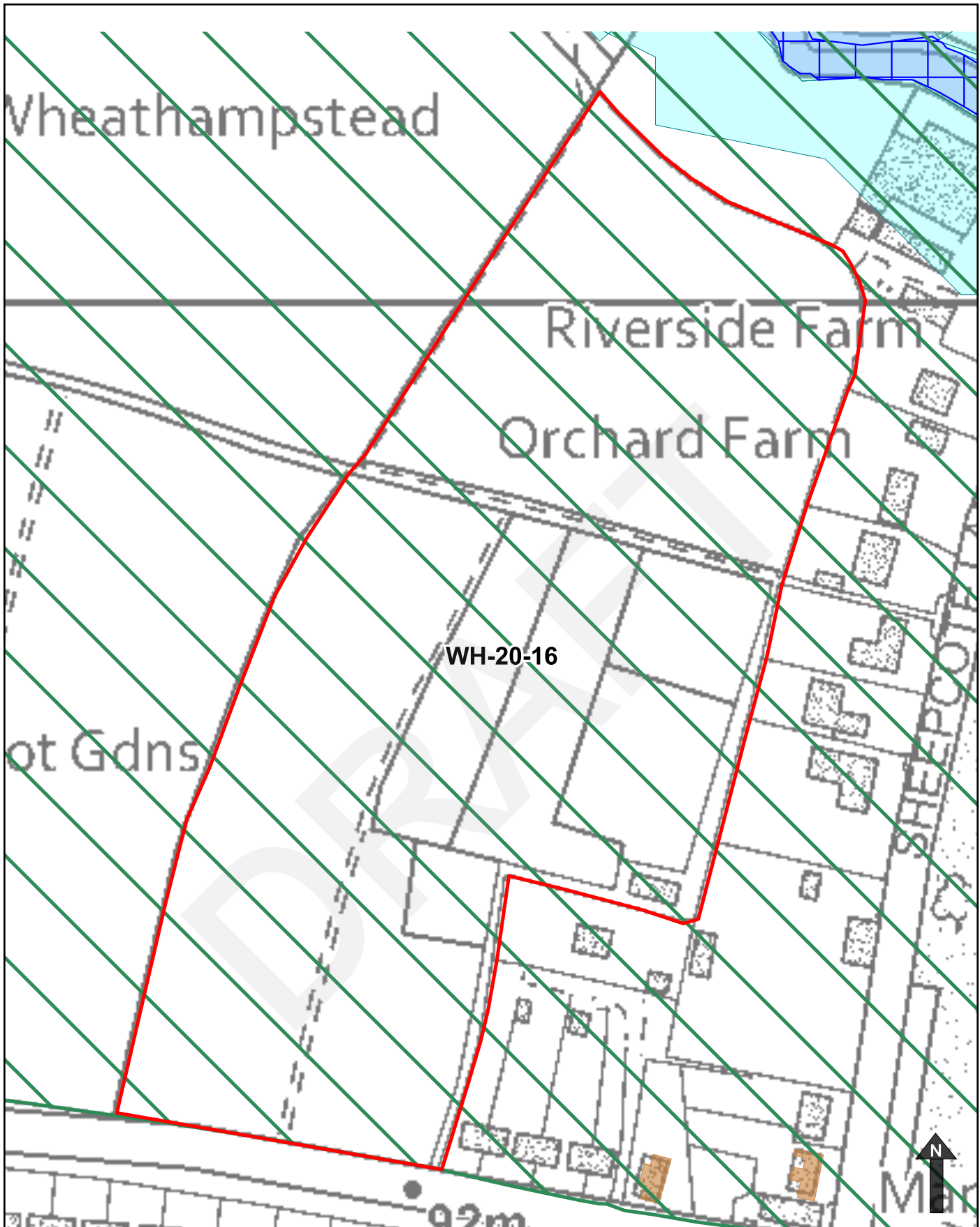
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-20-16

-  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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-21-18	Site Address: Land to the west of the B651 to the north of The Wicked Lady pub
Parish: Wheathampstead	Site area (hectares): 7.12
Existing use: Agricultural	
Character of site and surroundings: The B651 is located to the east of the site, with a public house and open fields located beyond. Woodland and a playing pitch are located to the south of the site, with woodland and open fields to the north 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	Yes		
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)	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)	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: Unknown

Site Promoter: Aylward Town Planning Ltd (Mark Aylward)

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: 175

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

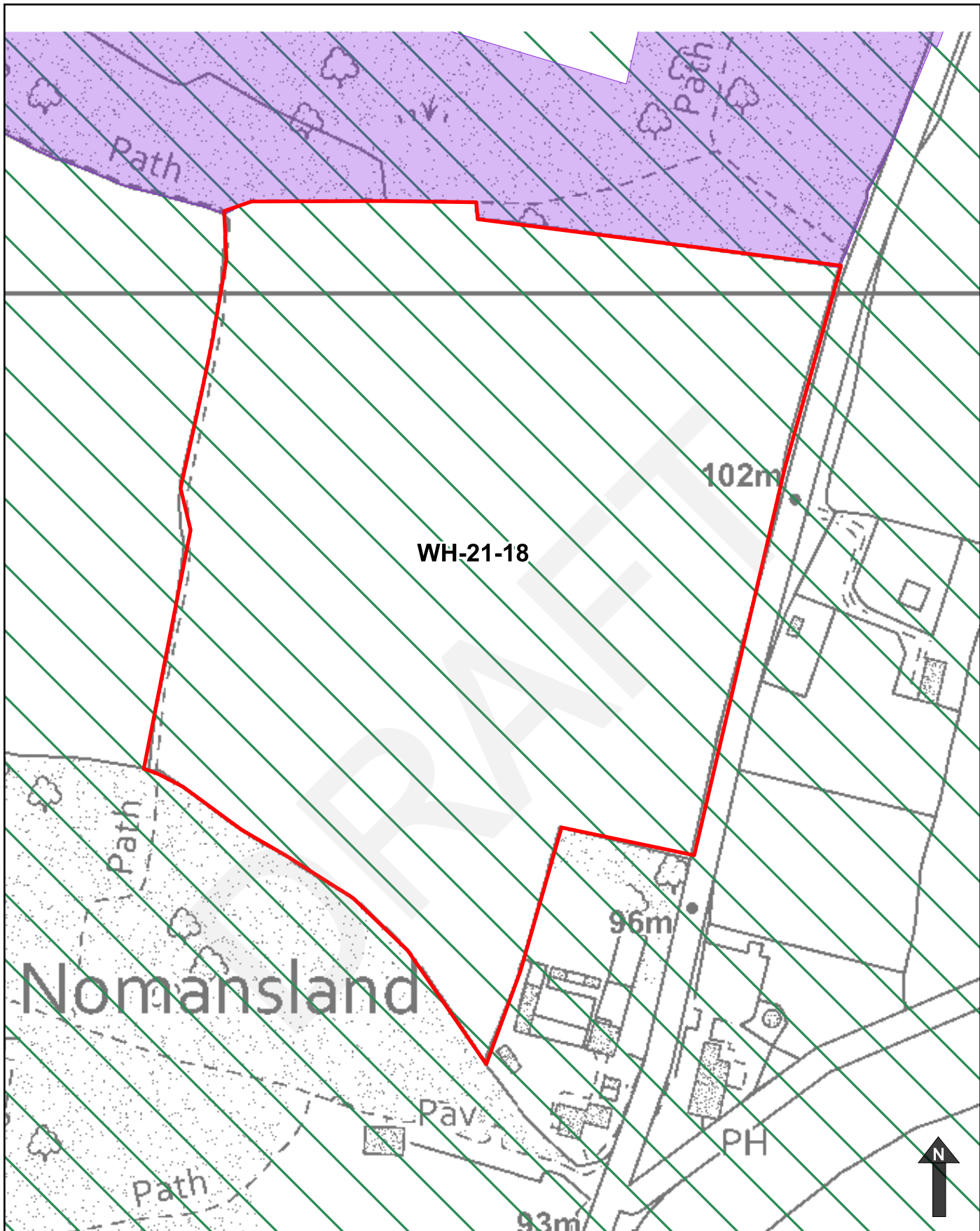
Potential Other Uses - Land Area (in hectares): N/A








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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-22-17	Site Address: Former Highway Chipping Depot, Lower Luton Road / Kingfisher Close
Parish: Wheathampstead	Site area (hectares): 0.34
Existing use: Vacant, former depot	
Character of site and surroundings: Residential garden and green space leading to River Lea to the south. Suburban access road Kingfisher Close to the east. Mixed green space / scrub / meadow to the north 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*	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*	No	Source Protection Inner Zone (SPZ1)	Yes
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)	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: 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: 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

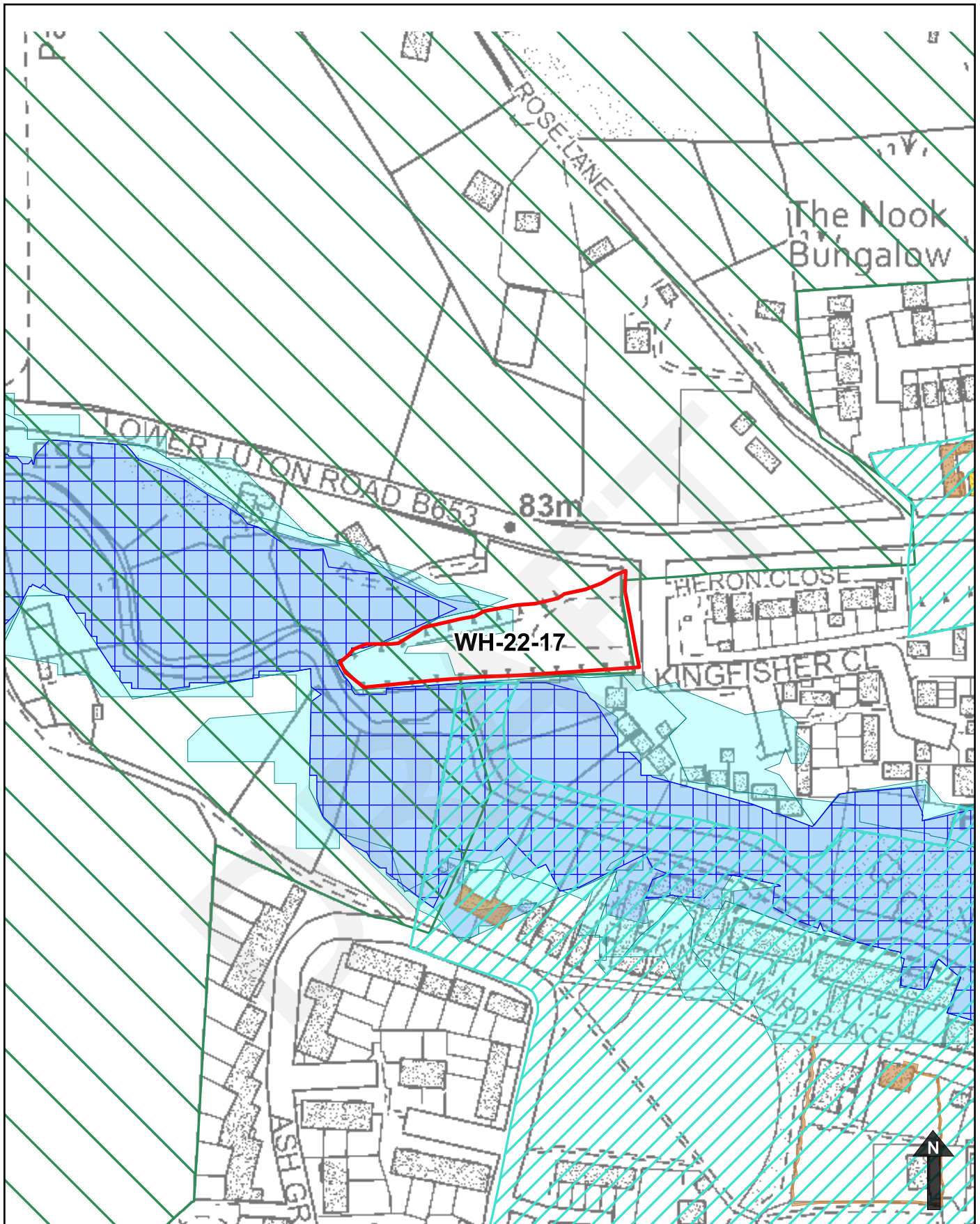
Potential Other Uses - Land Area (in hectares): N/A
















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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-23-21	Site Address: Land south of the Slype, Blackmore End
Parish: Wheathampstead	Site area (hectares): 4.73
Existing use: agriculture	
Character of site and surroundings: The Slype is located to the north of the site, with residential properties of Gustard Wood beyond. Residential properties also back onto the site to the east. Open fields are visible from all other aspects of the site.	
Relevant Planning History	
5/2005/1926, Two temporary horse field shelters; Approved 07/11/2005	

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)	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	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: Whirledge & Nott (Kate Jennings)

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: 115

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

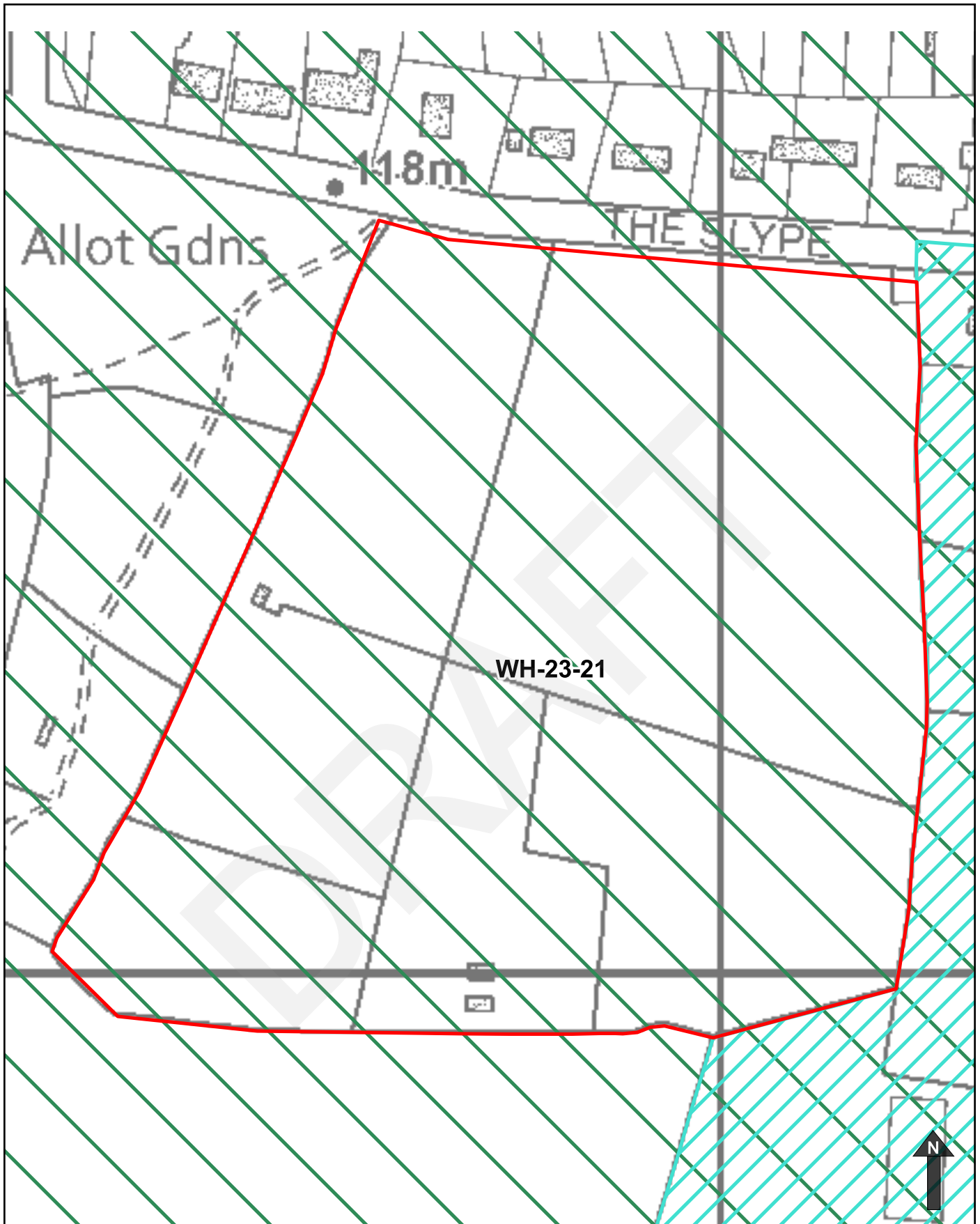
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-24-17	Site Address: Amwell Top Field, Wheathampstead
Parish: Wheathampstead	Site area (hectares): 5.65
Existing use: agricultural	
Character of site and surroundings: Wheathampstead is located to the north east of the site, with residential dwellings backing onto the sites north boundary. Playing pitches are located to the east, whilst open fields and woodland form all other aspects.	
Relevant Planning History	
5/2002/2198, Demolition of existing and erection of one detached dwelling; Approved 10/01/2003 5/1987/0396, Erection of pair of semi-detached houses; Approved 08/05/1987	

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*	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)	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: Mrs Henrietta Walton

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): 1-10 years

Potential Number Of Homes: 140

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

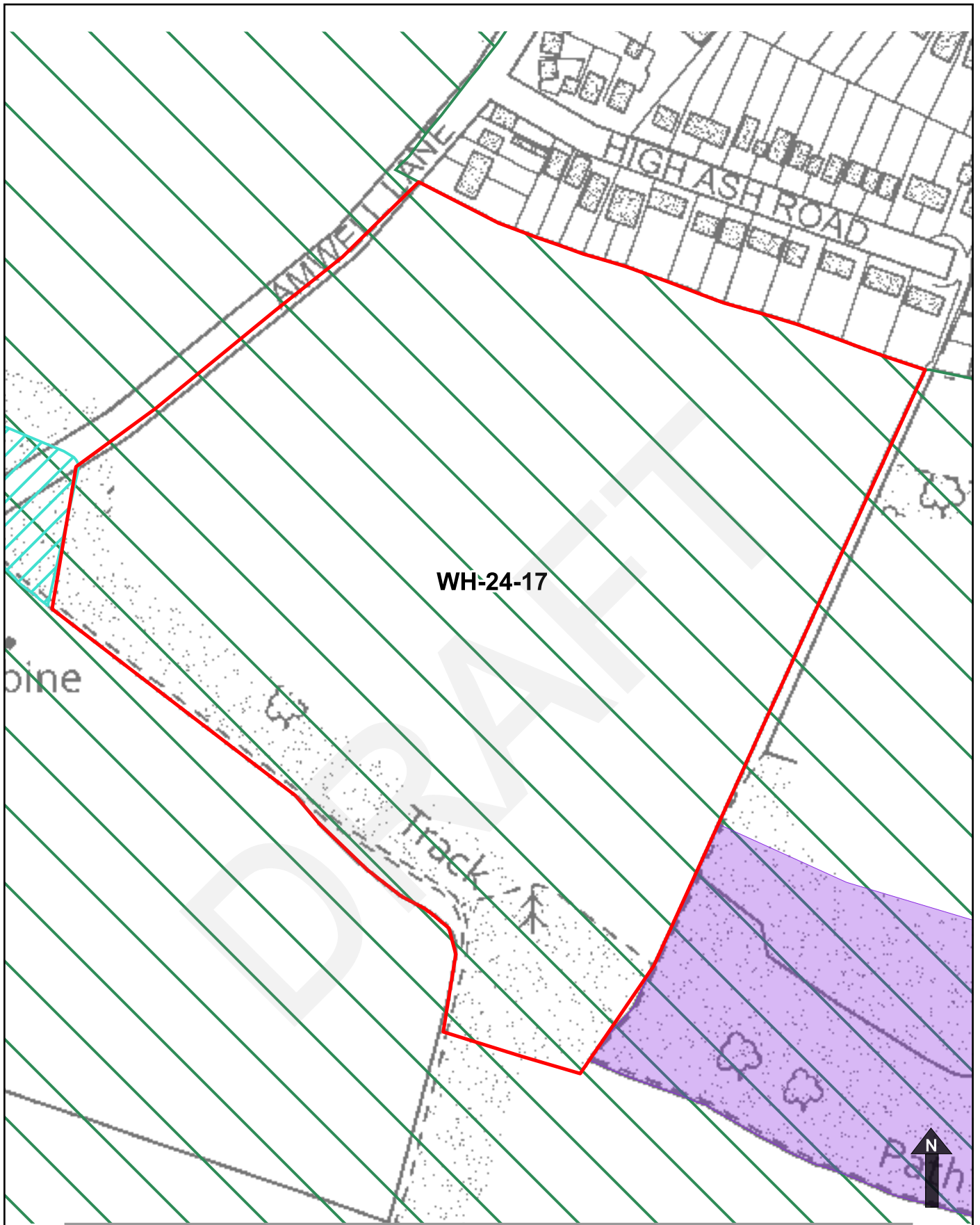
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-24-17

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-25-21	Site Address: Land west of Lamer Lane
Parish: Wheathampstead	Site area (hectares): 7.32
Existing use: vacant	
Character of site and surroundings: Wheathampstead is located directly to the south of the site, with residential properties abutting the boundary. To the east is B651, with a school and open fields beyond. A commercial unit is located to the north of the site, with open fields coving all other aspects.	
Relevant Planning History	
5/2008/0996, Two stable blocks (outline with all matters reserved); Approved 07/07/2008	

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)	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, Biodiversity Improvements, Green Belt Compensatory Land, Tree Planting, Open Space

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: 75

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

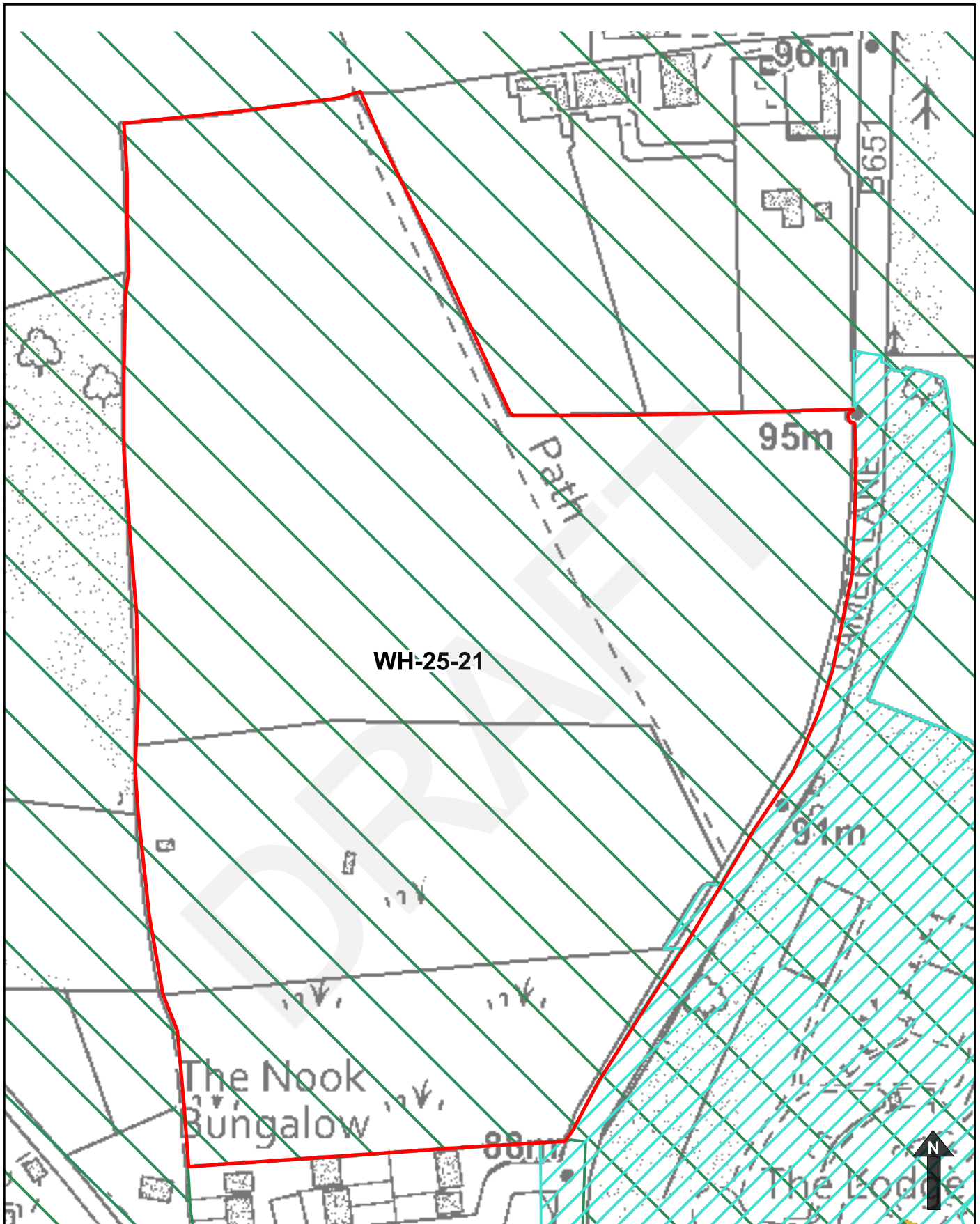
Potential Other Uses - Land Area (in hectares): 4.20

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.


















WH-25-21

The Nook
Bungalow

The Lodge



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

Contains public sector information licensed under the Open Government Licence v3.0
© Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-26-21	Site Address: Bowersbury Farm Bower heath lane Harpenden
Parish: Wheathampstead	Site area (hectares): 1.79
Existing use: Mixture Business and residential on green belt.	
Character of site and surroundings: Woodland is located to the north west of the site. Open fields, with a small number of associated agricultural buildings, surround the site.	
Relevant Planning History	
<p>5/2021/2244, Demolition of existing buildings, stores, enclosures, cage and ancillary structures and construction of four bedroom detached dwelling with bin store, fencing and electronic gates, associated landscaping works and parking; Approved 24/09/2021</p> <p>5/1994/0823, Prior Approval - Barn for hay and equipment storage; Approved 24/06/1994</p> <p>5/1985/1495, Change of use from Cattle shed to grain store, animal feed store and fertilizer store, including grain cleaning and mixing; Approved 13/08/1986</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)	Yes
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	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	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 (Gerald Middleton)

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): 1-10 years

Potential Number Of Homes: 65

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

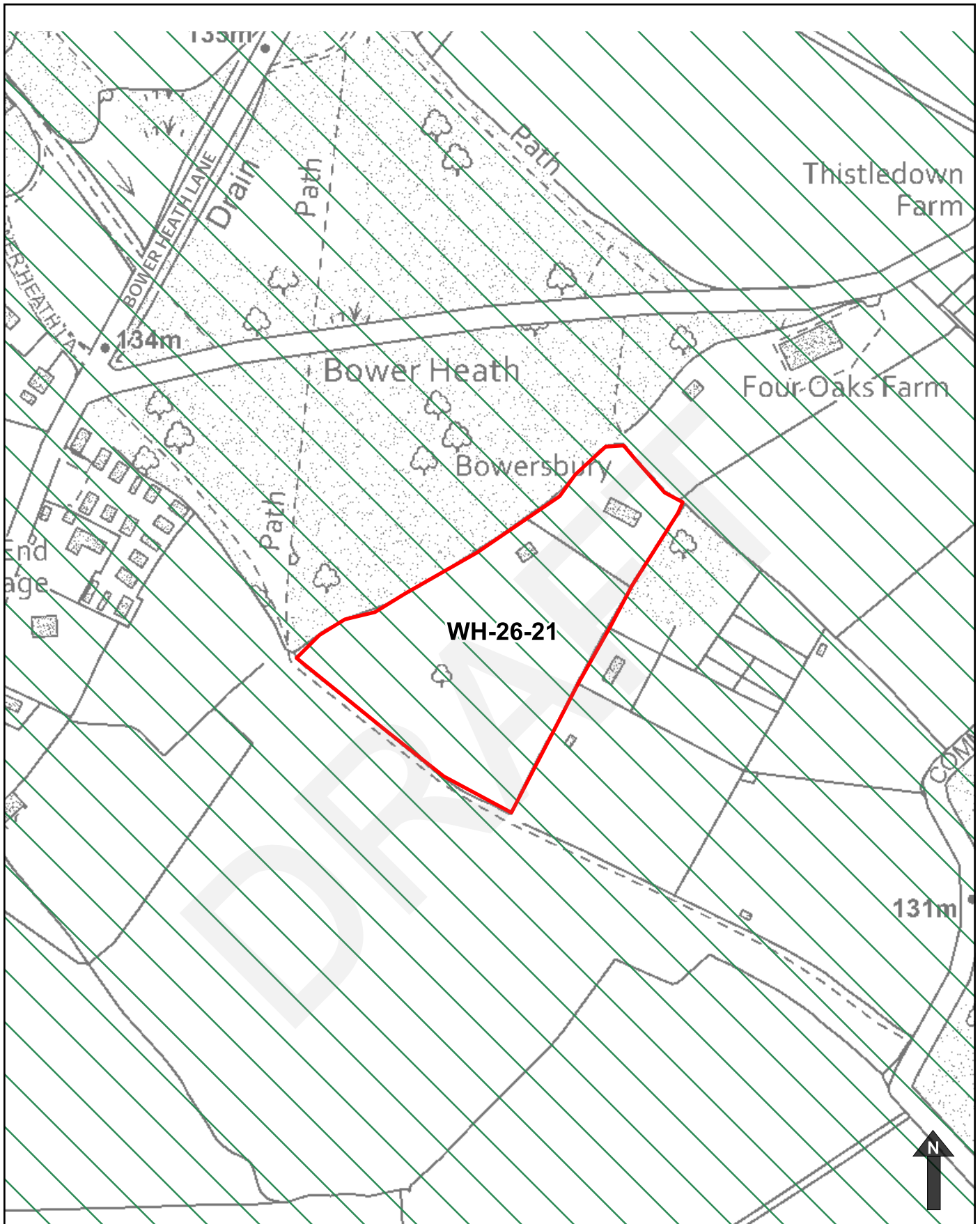
Potential Other Uses - Land Area (in hectares): N/A

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 | 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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-27-18	Site Address: Land at Dairy Cottage, Lamer Lane, Wheathampstead
Parish: Wheathampstead	Site area (hectares): 1.84
Existing use: Agricultural and residential	
Character of site and surroundings: To the east of the site is the B651, with a school and open fields beyond. A commercial unit is located to the north of the site, with open fields coving all other aspects.	
Relevant Planning History	
<p>5/1994/0823, Prior Approval - Barn for hay and equipment storage; Approved 24/06/1994</p> <p>5/1993/0828, Prior Approval Replacement barn; Approved 06/07/1993</p> <p>5/1991/2135, Use of outbuildings for storage of vehicles; Approved 20/01/1992</p> <p>5/1984/1775, Use of premises for a landscape business including storage of tools, plant and materials, with associated office and sales; Approved 28/02/1985</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)	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: Putterills Land & New Homes (Kane Lennon)

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 |  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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-28-21	Site Address: Land at Hill Dyke Road
Parish: Wheathampstead	Site area (hectares): 3.55
Existing use: agriculture	
Character of site and surroundings: The site lies to the south of Hilldyke Road. Trees/vegetation partially screen the site along its northern and western boundaries. Residential properties abut the site's western boundary. To the south and south east is open countryside.	
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	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	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 (Sam Hollingworth)

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: 90

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

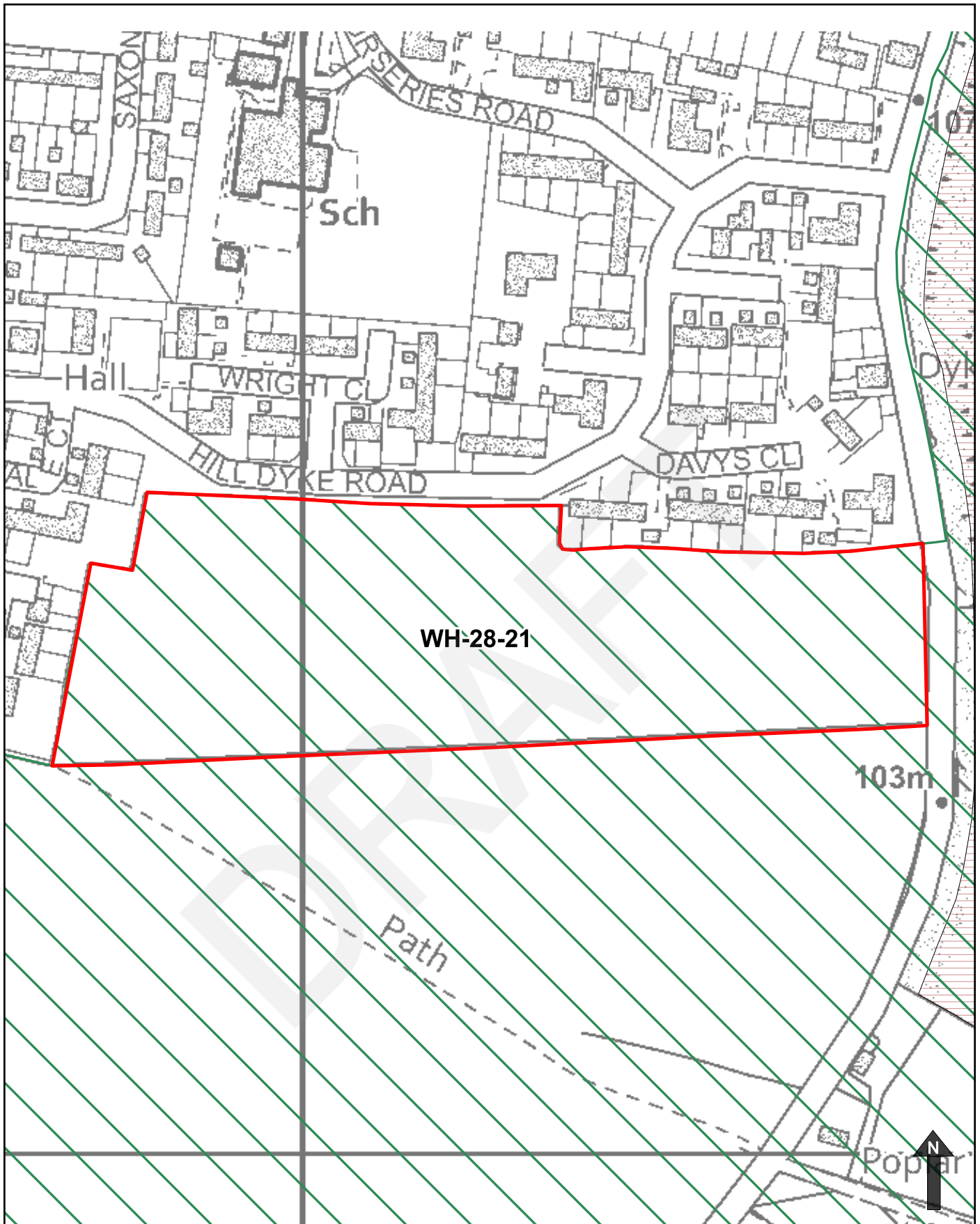
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-29-21	Site Address: Land Adj Waterend House, Waterend Lane
Parish: Wheathampstead	Site area (hectares): 1.61
Existing use: Agriculture/grassland	
Character of site and surroundings: Water End lane is located to the north west of the site. Other than a dwelling located to the west, all open aspects from the site are of open fields and woodland, with the river Lea also 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)	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: Strutt & Parker (Luke Telford)

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: Solar Farm

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: N/A

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

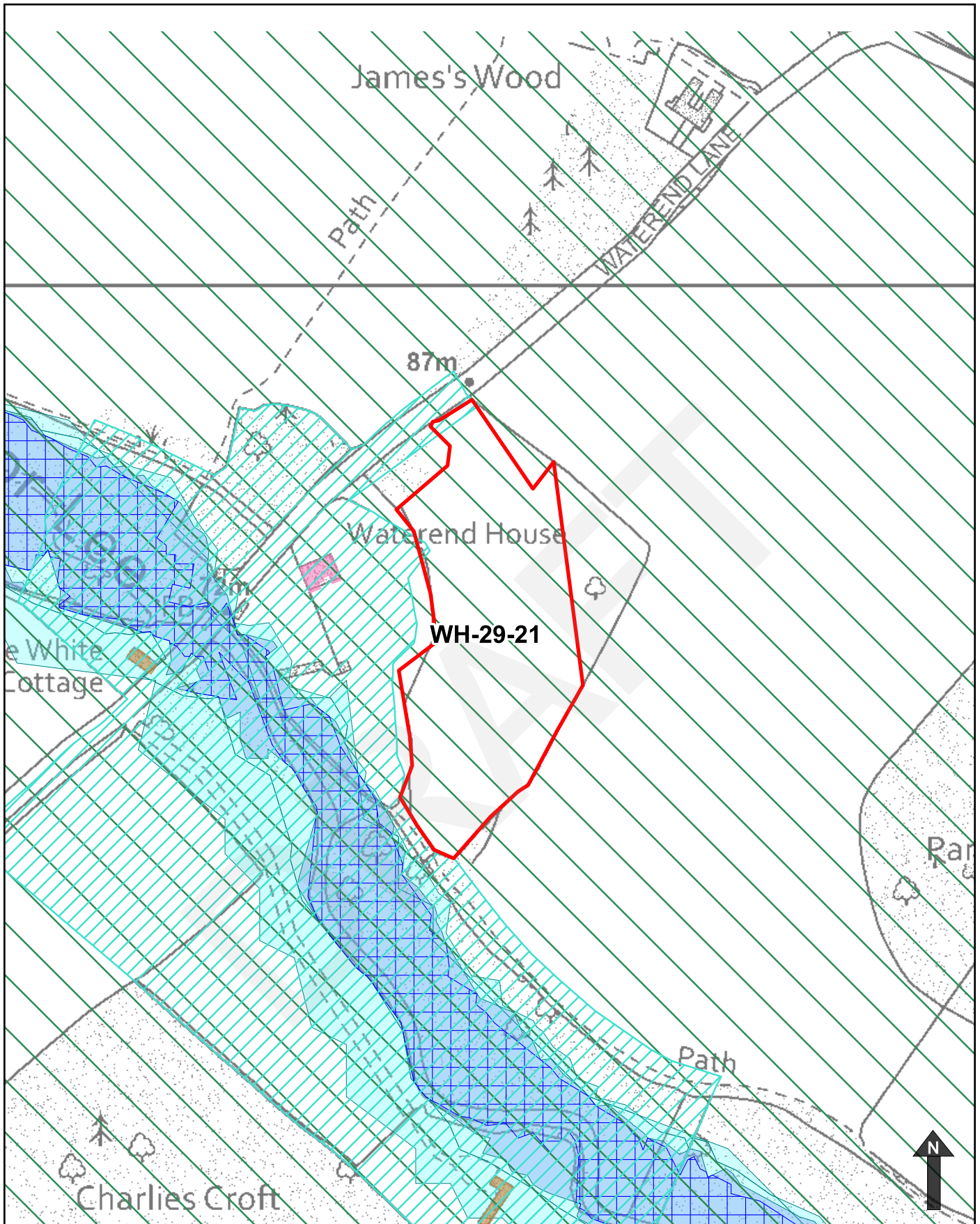
Potential Other Uses - Land Area (in hectares): 1.61
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-30-21	Site Address: Aldwickbury Park Golf Club
Parish: Wheathampstead	Site area (hectares): 65.80
Existing use: golf course with ancillary facilities	
Character of site and surroundings: The site is located to the north east of Harpenden, with a mix of water treatment works, residential dwellings and a school along this boundary. A path is located to the north of the site, with open fields and the river Lea beyond, and open fields to the east.	
Relevant Planning History	
<p>5/2002/0412, Erection of golf machinery store (resubmission following approval of 5/2000/1440); Approved 22/04/2002</p> <p>5/2000/1440, Erection of golf course machinery store; Approved 18/04/2001</p> <p>5/1993/1265, Development of 18 hole golf course, club house and car park (reserved matters); Approved 26/10/1993</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)	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)	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: Carter Jonas (Kieron Gregson)

Availability Conclusions:

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

Achievability

Proposed Use: Housing: Market, Retirement Village, Neighbourhood Centre, Leisure Facilities: Gym, Pool; Public Open Space

Estimated Delivery Timescale (housing): 6-25 years

Potential Number Of Homes: 1440

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

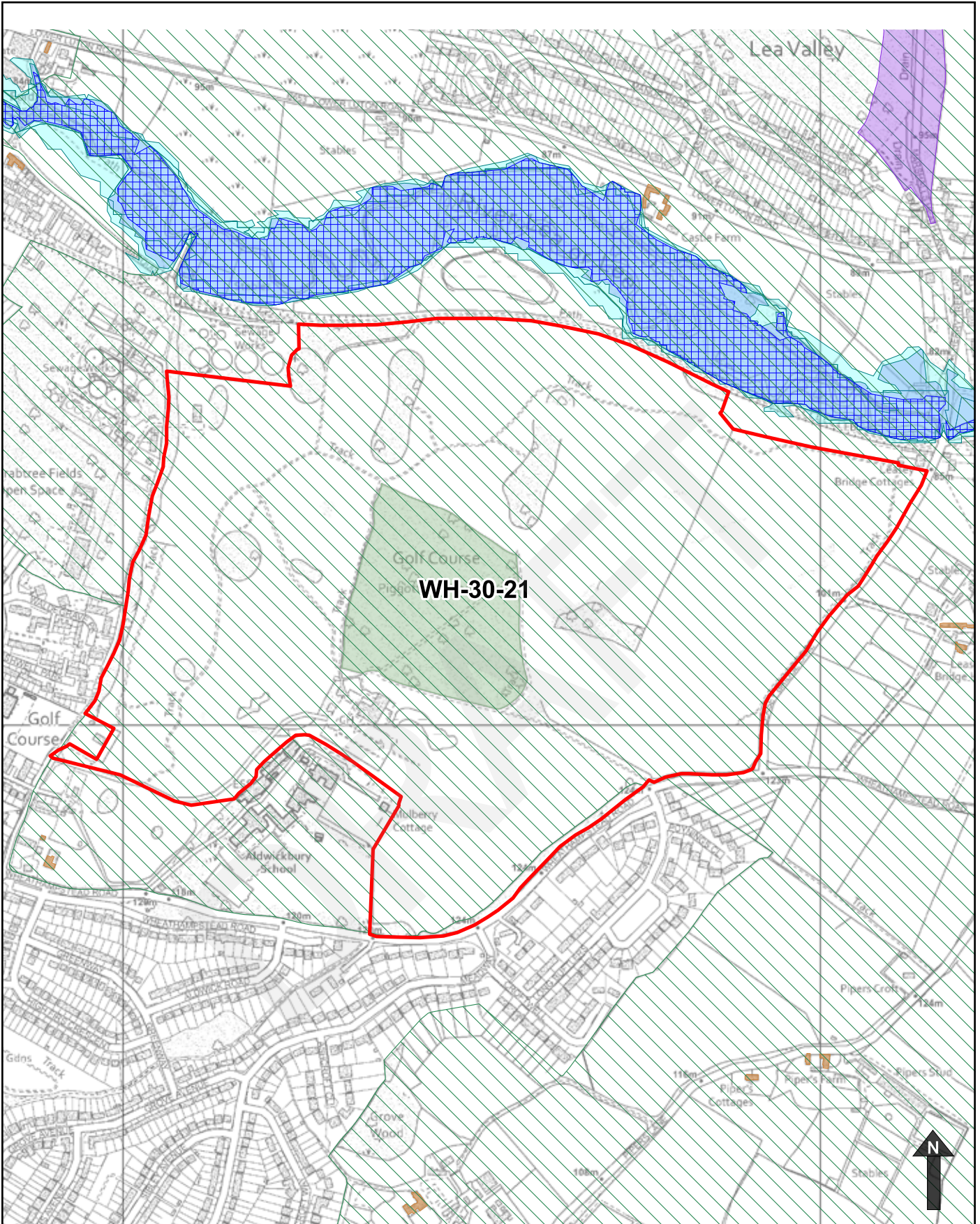
Potential Other Uses - Land Area (in hectares): Not specified

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* | | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-31-18	Site Address: Plots 123 and 124 to land R/O Manor Road
Parish: Wheathampstead	Site area (hectares): 0.11
Existing use: Vacant	
Character of site and surroundings: The site is located in the centre of an open field, with the Lea Valley Estate to the South East. Open countryside is in all other directions.	
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)	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:

The site is not suitable. The site is of insufficient size to provide a capacity for five or more dwellings.

Availability

Landowner: Unknown

Site Promoter: Landowner (Selma Sen)

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

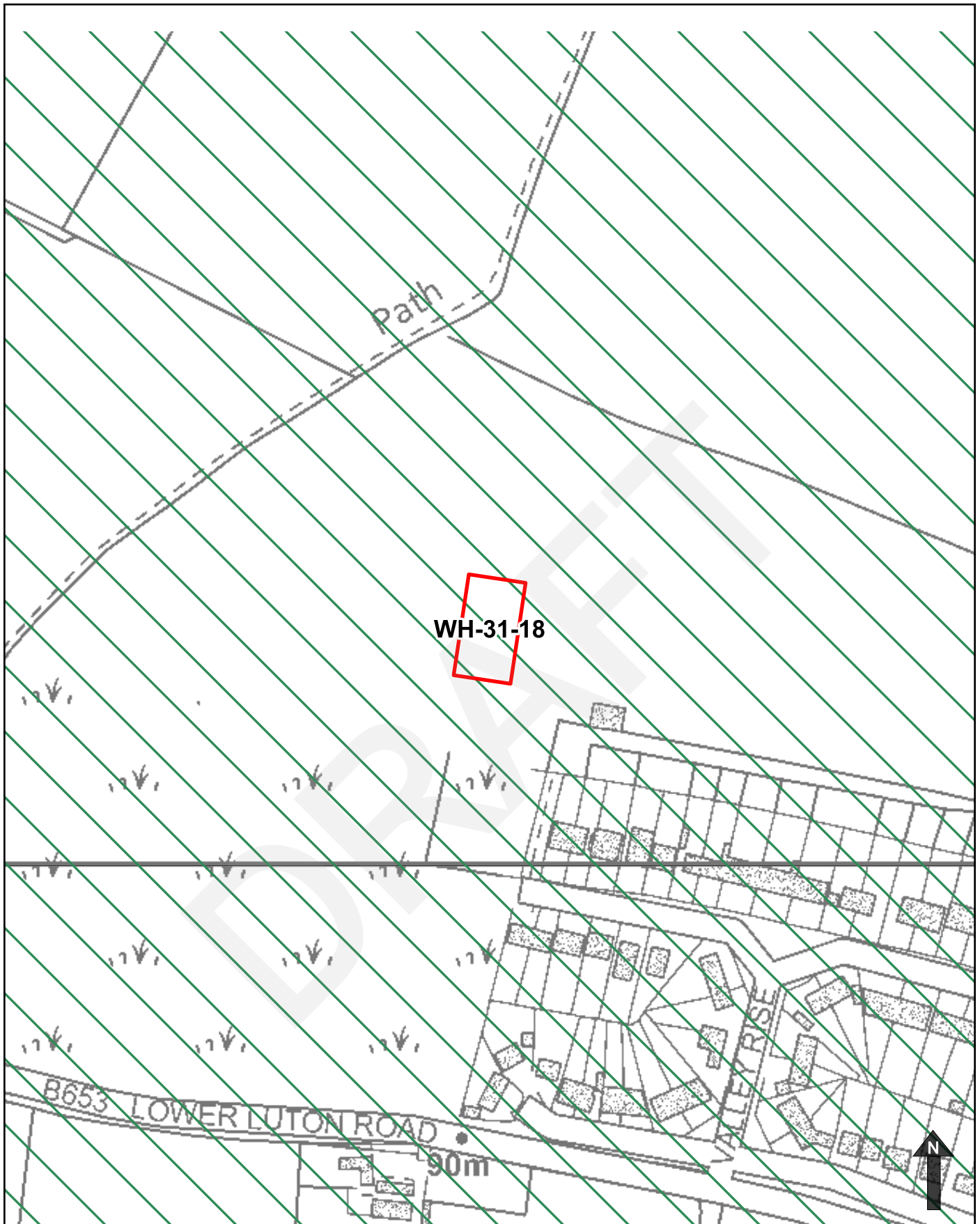
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-32-16	Site Address: North of Wheathampstead Road
Parish: Wheathampstead	Site area (hectares): 3.49
Existing use: agricultural?	
Character of site and surroundings: North and east is rural in nature, Golf course to the north of the site, with Aldwickbury School to the east and residential area of Harpenden to the south and west of the site.	
Relevant Planning History	
<p>5/2013/2626, Erection of horse stables and hardstanding; Approved 10/12/2013</p> <p>5/2006/1535, Demolition of existing and erection of four dwellings, access road and refurbishment of granary building (resubmission following refusal of 5/2006/0753); Approved 04/09/2006</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)*	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)	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: 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: 85

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.



WH-32-16

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-32-21	Site Address: Land north of Wheathampstead Road
Parish: Wheathampstead	Site area (hectares): 2.26
Existing use: vacant	
Character of site and surroundings: North and east is rural in nature, Golf course to the north and east of the site and residential area of Harpenden to the south and west of the site.	
Relevant Planning History	
<p>5/2013/2626, Erection of horse stables and hardstanding; Approved 10/12/2013</p> <p>5/2012/1452, Demolition of existing school hall and two free standing stores. Construction of new school hall with extensions to Coach House and senior classroom block, replacement windows and alterations to openings, and erection of a temporary external staircase to the senior teaching block; Approved 11/10/2012</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)	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)	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: 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: 55

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

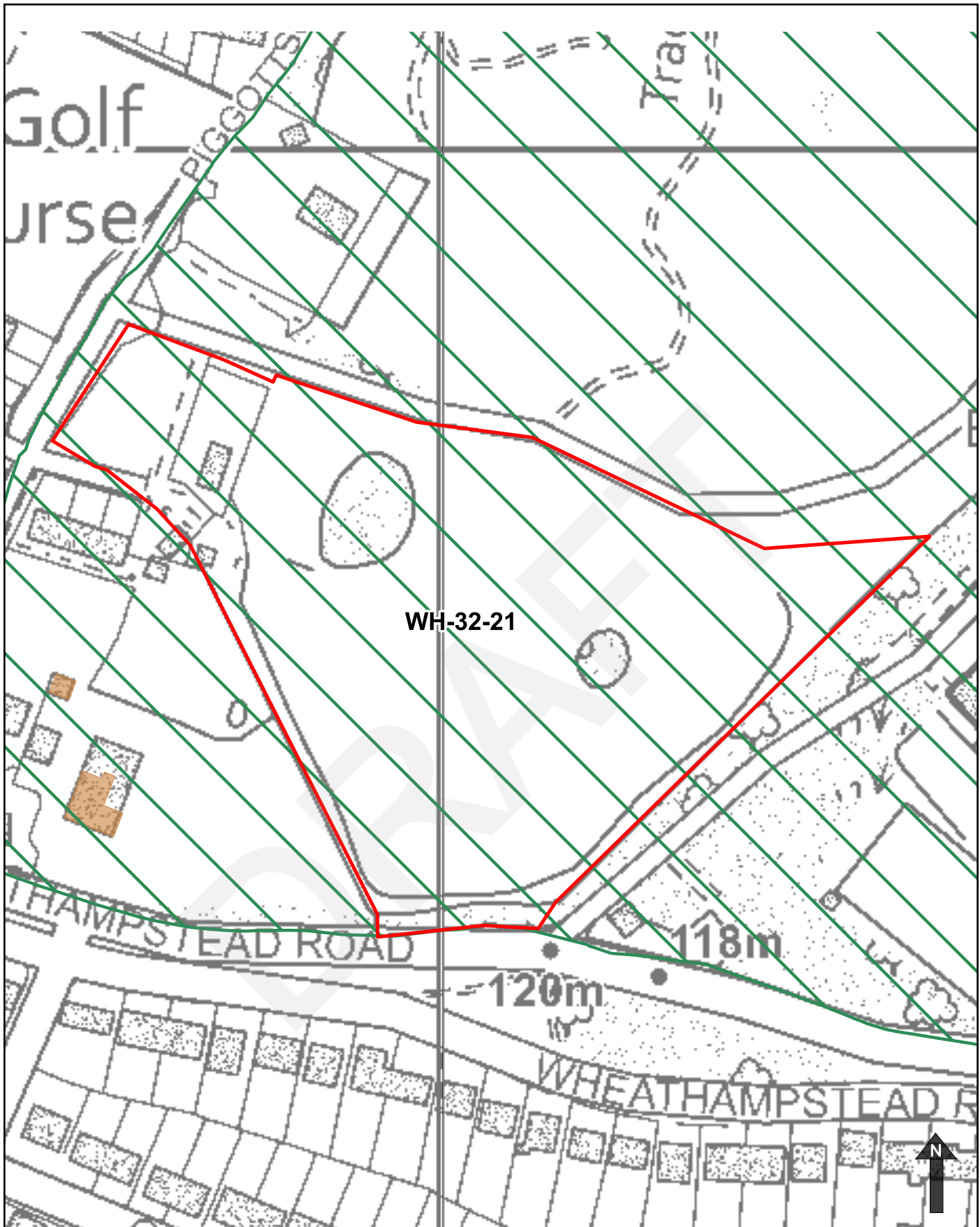
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-32-21

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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-33-21	Site Address: Pipers Croft, Pipers Lane, Harpenden
Parish: Wheathampstead	Site area (hectares): 1.46
Existing use: single dwelling	
Character of site and surroundings: Wheathampstead Road is located to the north of the site, with open field beyond. Pipers Lane is located to the east of the site, with open field, and a small number of isolated dwellings beyond. A single dwelling and open field are to the south, with open fields to the west.	
Relevant Planning History	
<p>5/1992/1701, Deemed application on appeal against Enforcement Notice for the erection of structures on the land; Decision and decision date not available</p> <p>5/1992/1700, Deemed application on appeal against Enforcement Notice for the use of the land for stationing a caravan, storing of building materials, hardcore and bricks; Decision and decision date not available</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)	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	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: James Denny Consulting

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.



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-34-21	Site Address: Land west of High Meads
Parish: Wheathampstead	Site area (hectares): 1.95
Existing use: agriculture	
Character of site and surroundings: Wheathampstead is located to the east of the site, with residential properties abutting the boundary also to the south east and north. 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	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 (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: 70

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

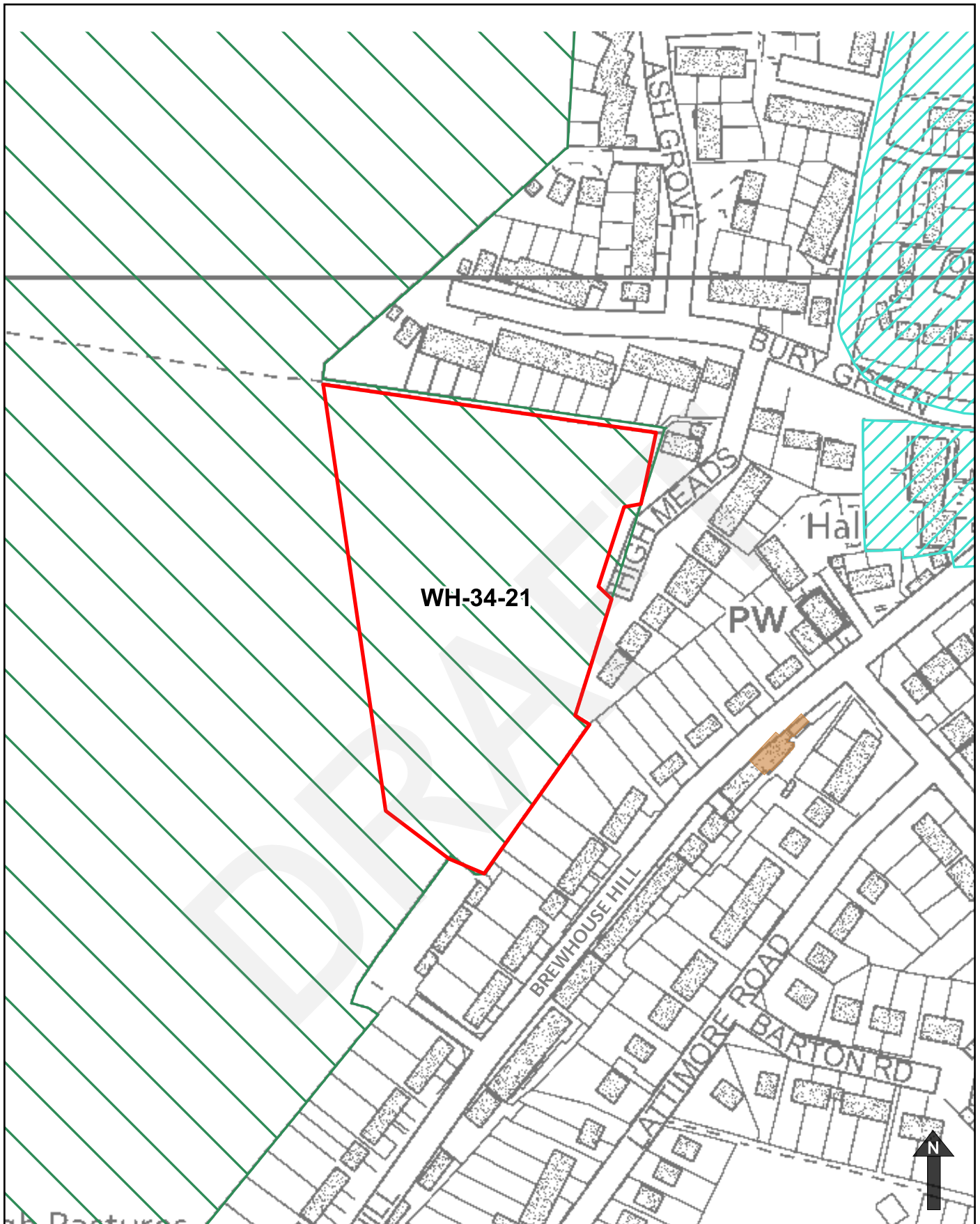
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-34-21

PW

- | | |
|--|---|
|  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 |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-35-18	Site Address: Land North of Manor Road. Wheathampstead
Parish: Wheathampstead	Site area (hectares): 10.19
Existing use: Agricultural	
Character of site and surroundings: The Lea Valley Estate is located to the south east of the site, and residential properties abut these boundaries. A school is located to the west of the site. Open fields are located to the north.	
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	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: Wheatland Management (Lea Valley Ltd)

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): 1-10 years

Potential Number Of Homes: 245

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

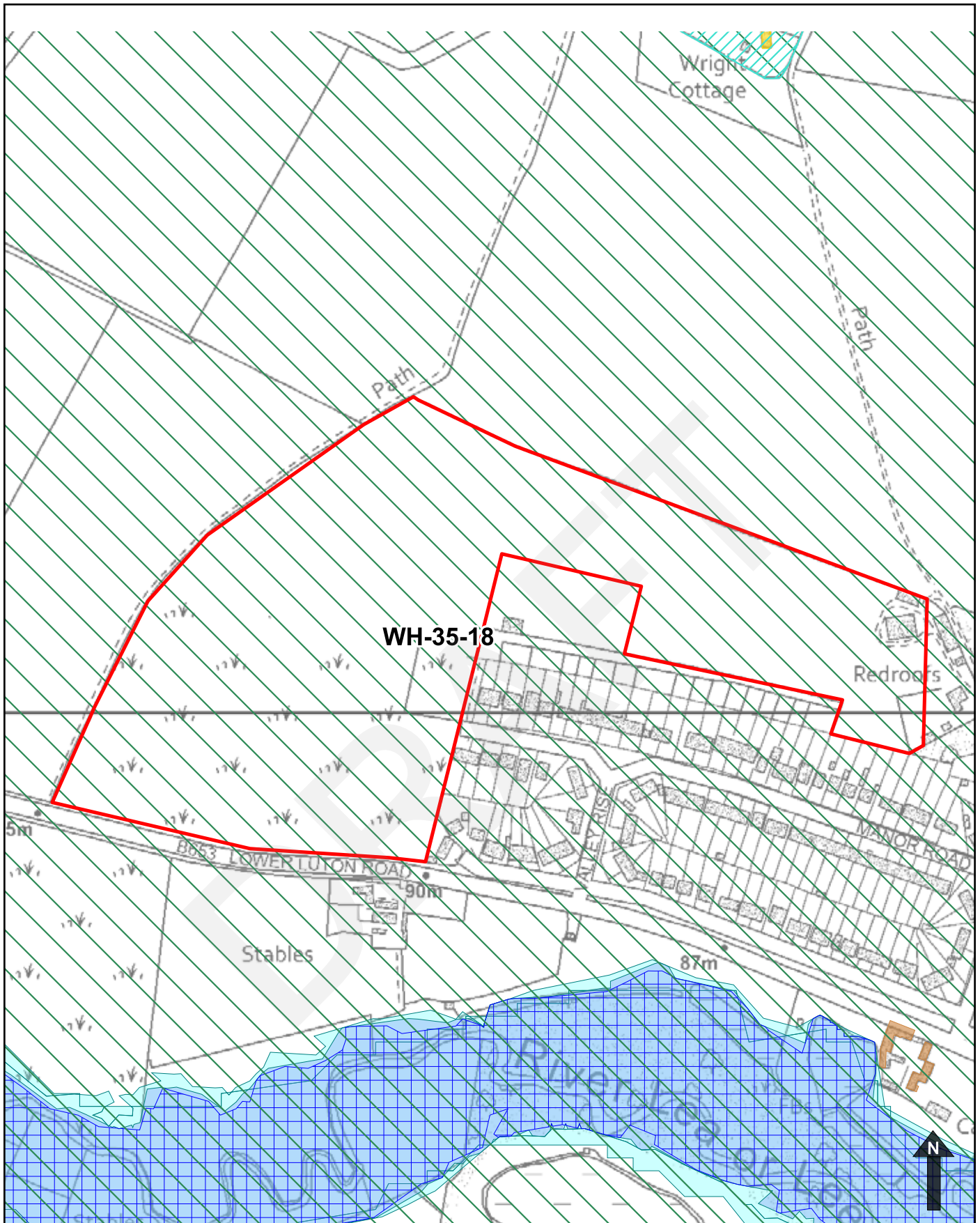
Potential Other Uses - Land Area (in hectares): N/A






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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-36-21	Site Address: Land West of Bury Lane
Parish: Wheathampstead	Site area (hectares): 2.14
Existing use: agriculture	
Character of site and surroundings: Wheathampstead is located to the east of the site, and residential properties this boundary. To the north is the river Lea, Lower Luton Road and open fields beyond. Open fields are also located to west and south 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)	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)	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	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 (Richard Hardy)

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

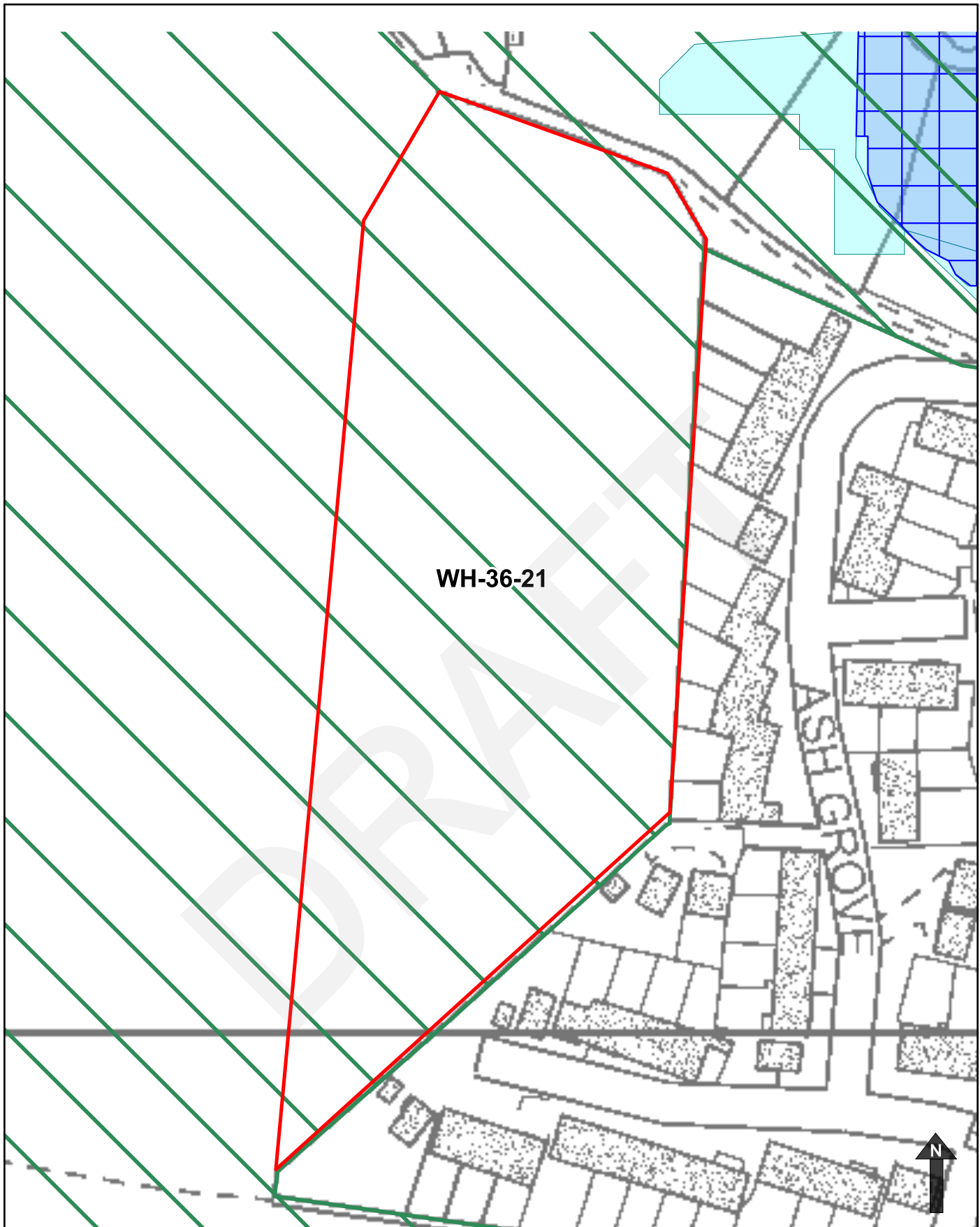
Potential Other Uses - Land Area (in hectares): N/A

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.



WH-36-21

ASH GROVE



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

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-37-17	Site Address: Land at Meads Lane, Wheathampstead
Parish: Wheathampstead	Site area (hectares): 0.20
Existing use: single residential house with large garden	
Character of site and surroundings: It lies adjacent to a residential development to the west. Immediately to the north is the River Lea, whilst Meads Lane runs to the south, with a Thames Water site and children's nursery beyond.	
Relevant Planning History	
<p>5/2007/0076, Six detached dwellings - amendment to planning permission 5/2006/0446; Approved 20/03/2007</p> <p>5/2006/0446, Amendment to existing planning permission (5/04/0100) for the erection of six detached dwellings with the addition of front and rear dormer windows and window in front gable; Approved 19/04/2006</p> <p>5/2004/0100, Erection of six detached dwellings (resubmission following refusal of 5/2002/0861); Approved 01/09/2004</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*	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	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 (Mr Miles Galliford)

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: 5

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

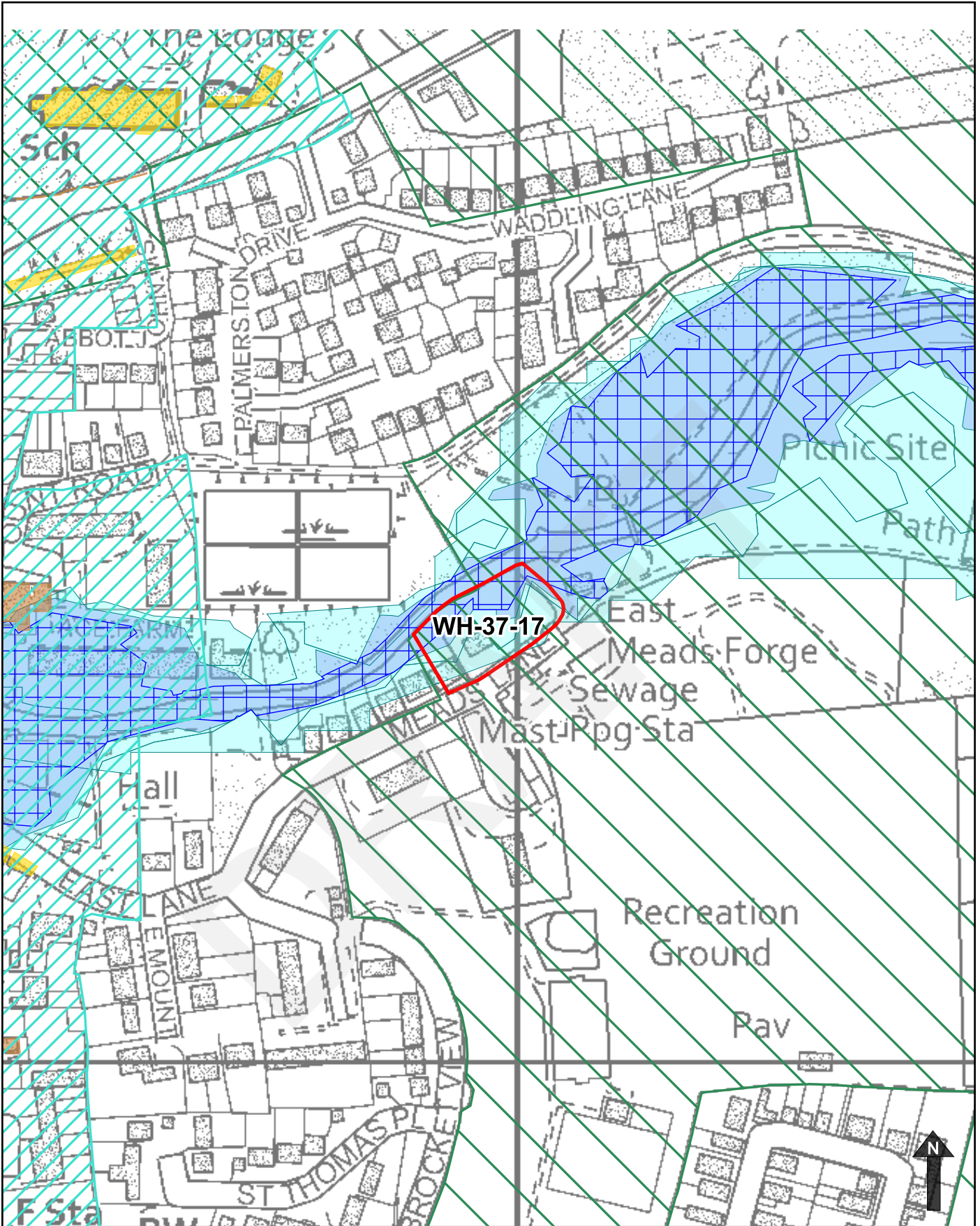
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-38-18	Site Address: Land between 17 and 18 Gustard Wood
Parish: Wheathampstead	Site area (hectares): 0.37
Existing use: Vacant, former garden land.	
Character of site and surroundings: Gustard Wood is located to the east of the site, as is in the middle of a row of dwellings with follow the road. Across the road are open fields, with open fields also to the rear.	
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)	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	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: 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: 15

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

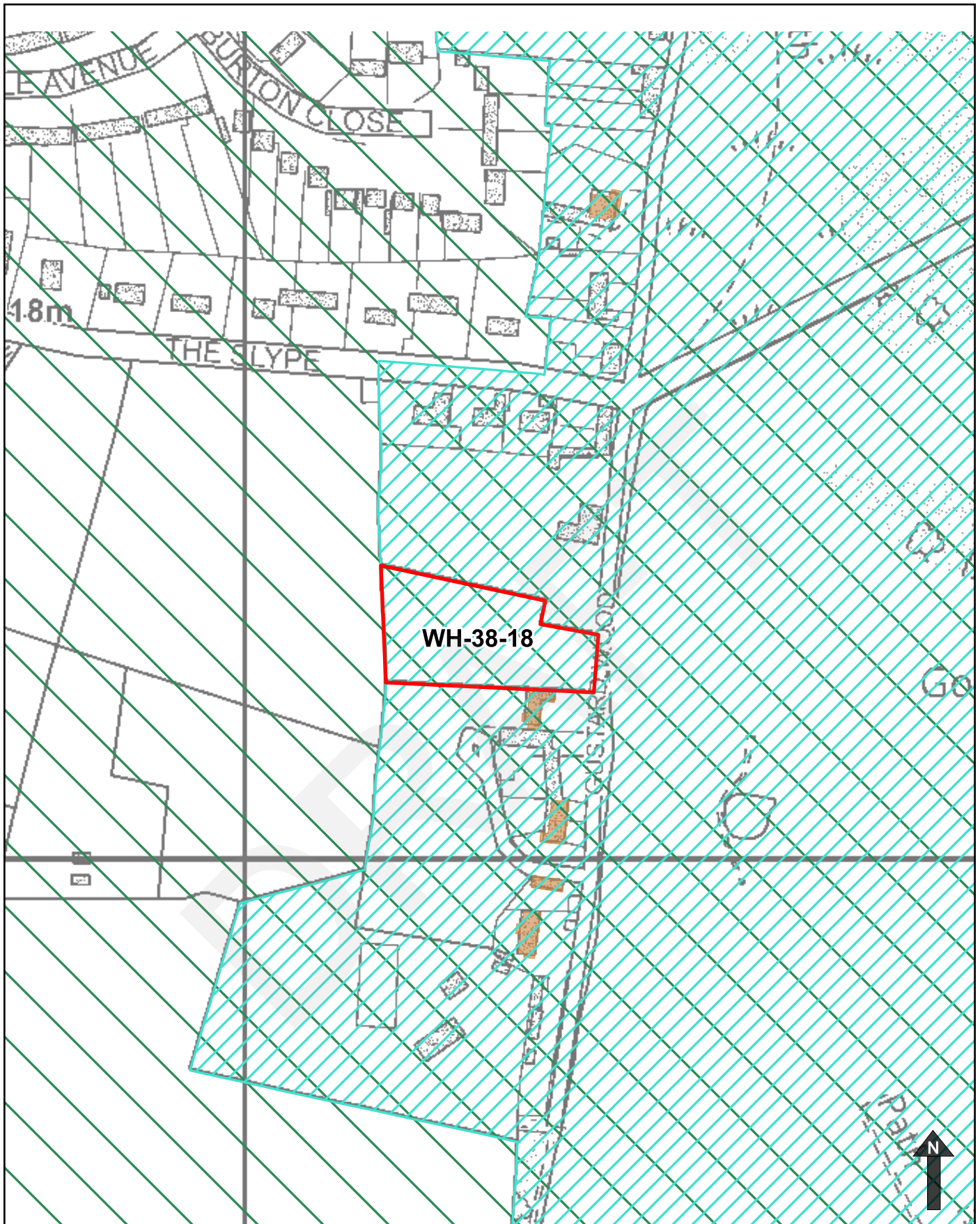
Potential Other Uses - Land Area (in hectares): N/A
















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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-39-18	Site Address: Folly Meadow, Off Lower Luton Road
Parish: Wheathampstead	Site area (hectares): 1.42
Existing use: Smallholding including livestock, under a farm business tenancy	
Character of site and surroundings: Lower Luton Road is located to the North of the site, with open fields beyond. The river Lea forms the south and west boundary, with open fields beyond. Wheathampstead is located to the south east of the site.	
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*	Yes (Not Suitable)	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*	No	Source Protection Inner Zone (SPZ1)	Yes
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)	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:

This site is not suitable. A majority of the site located within Flood Zone 3B and there is no realistic prospect of development outside this constraint.

Availability

Landowner: private

Site Promoter: Mr Geoffrey Simons, Trustees of the W A Simons Will Trust

Availability Conclusions:

N/A

Achievability

Proposed Use: Housing

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: 15

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

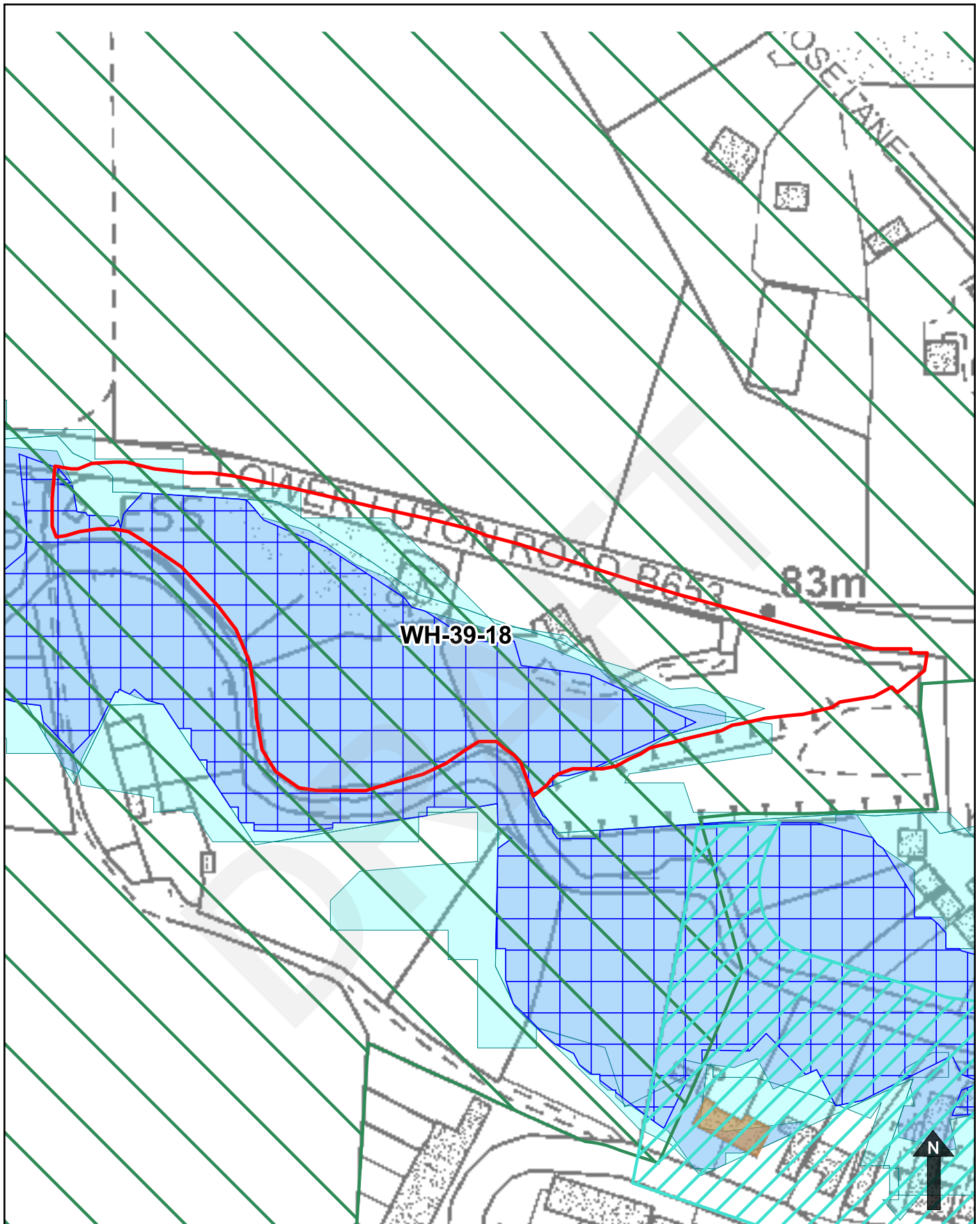
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

N/A

Overall Conclusions

The site is not being progressed as it is not considered 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* | |

Contains public sector information licensed under the Open Government Licence v3.0
 © Crown copyright and database rights 2021 Ordnance Survey 100018953.



Site Reference: WH-40-21	Site Address: Land to North of Castle Rise
Parish: Wheathampstead	Site area (hectares): 3.18
Existing use: Fallow land covered in rough scrub and trees	
Character of site and surroundings: To the south of the Site is Wheathampstead Road, with residential beyond. To the west are playing pitches associated with Aldwickbury School, with a Golf Club to the north 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)	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)	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	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: Plotolders Land Management Group Limited (PLMGL) (Melvyn Wallace Duggan)

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): 1-10 years

Potential Number Of Homes: 80

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

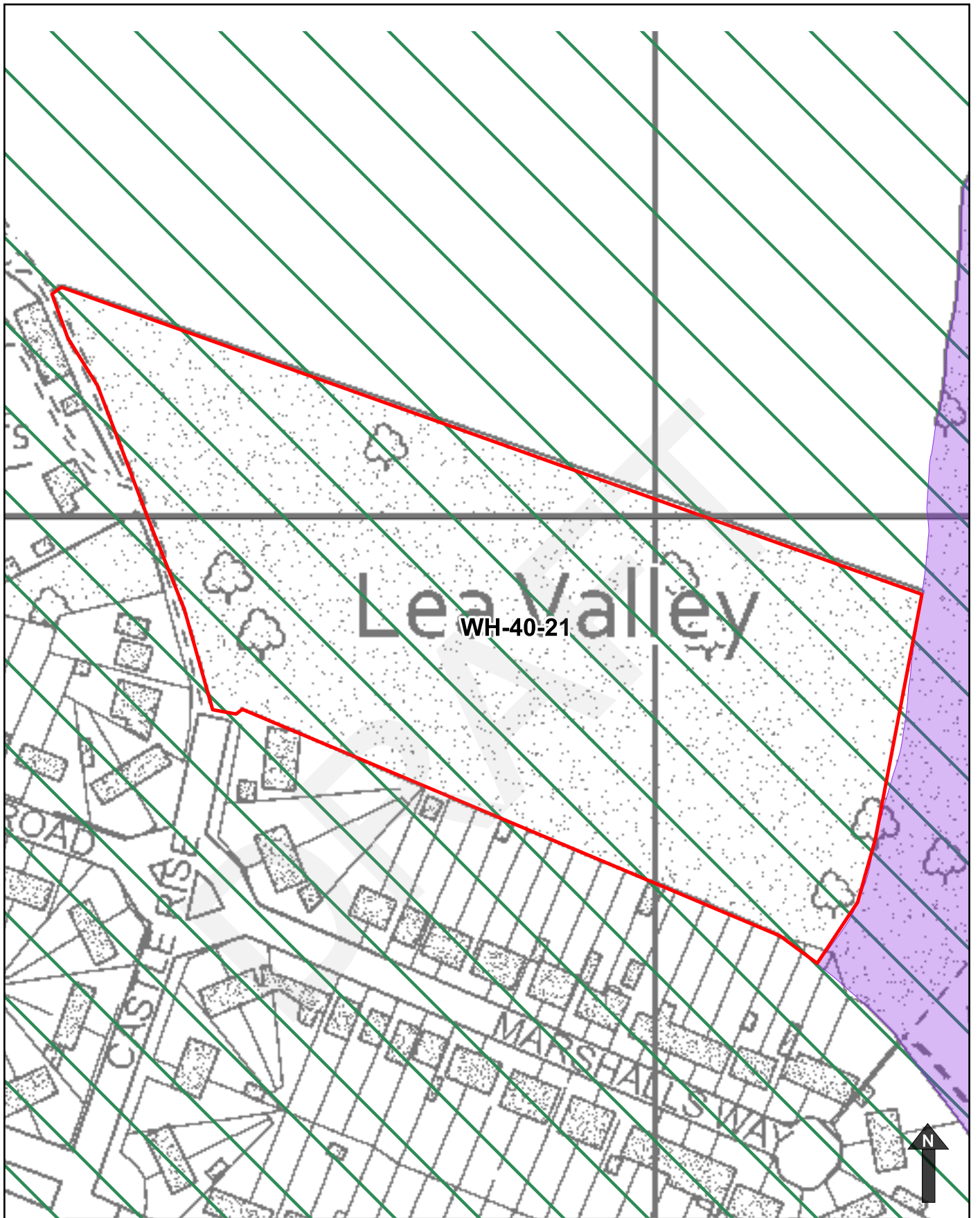
Potential Other Uses - Land Area (in hectares): N/A

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.



Lea Valley
WH-40-21

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

Contains public sector information licensed under the Open Government Licence v3.0
© Crown copyright and database rights 2021 Ordnance Survey 100018953.

