

Site Reference: CH-03-21	Site Address: Land adjacent to A1M and North Orbital Road, Roehyde
Parish: Colney Heath	Site area (hectares): 10.65
Existing use: Aggregate, Waste and former Landfill	
Character of site and surroundings: The site is located directly to the west of the A1(M), with the town of Hatfield beyond. The North Orbital Road runs to the north west of the site, with the junction to the motorway direct to the north. To the west are open fields, with open fields, then residential dwelling within Roehyde, to the south.	
Relevant Planning History	
5/1992/1899 Certificate of Lawfulness (Existing) Use of land for parking, maintenance and repair and storage of vehicles machinery, plant and equipment and the storage of materials. Approved, 13/08/1992	

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)	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: CBRE (Daniel Olliffe)

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: Commercial, Logistics

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 10.65

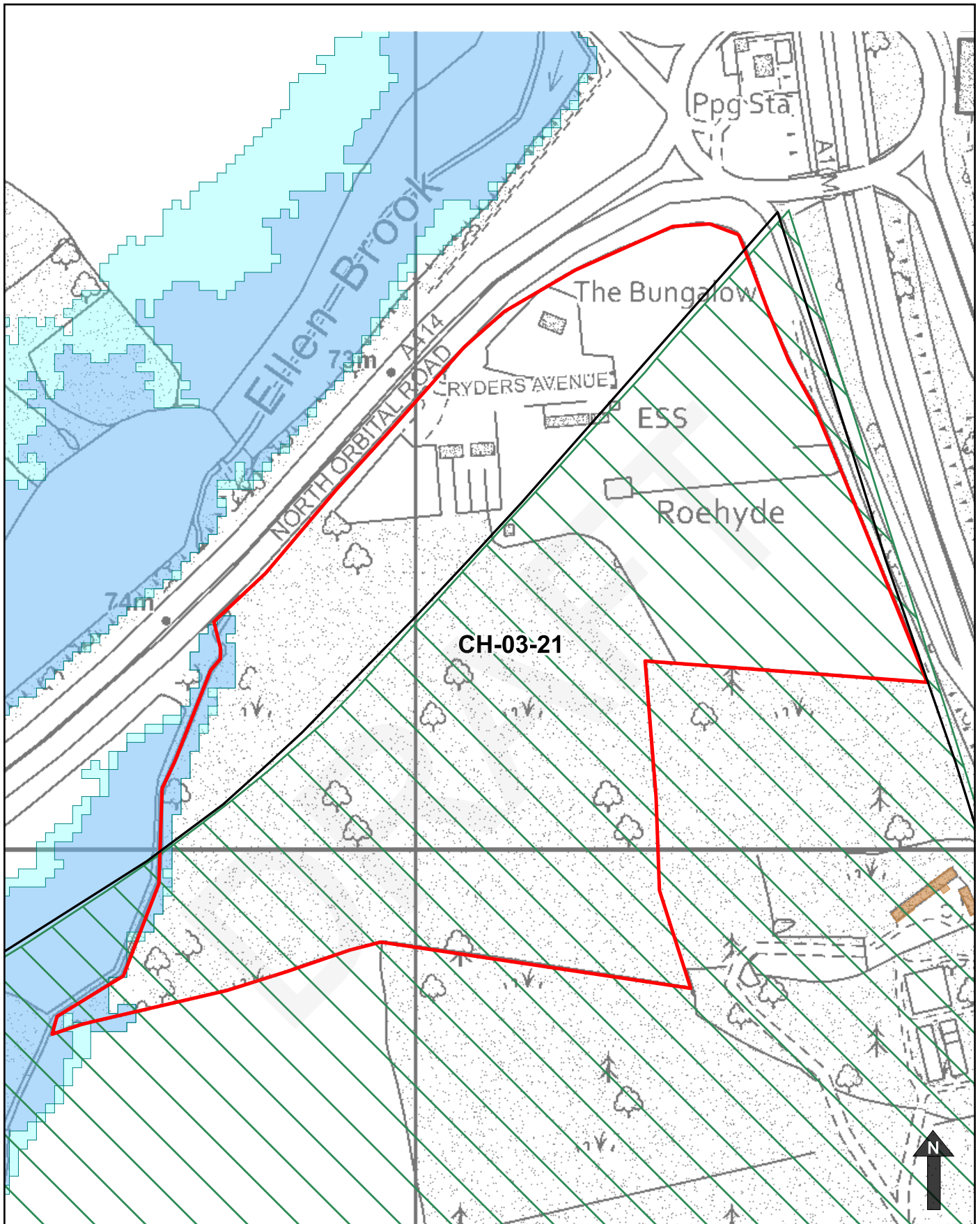
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



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

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Site Reference: CH-04-21	Site Address: Land at Roehyde
Parish: Colney Heath	Site area (hectares): 4.29
Existing use: Storage / Residential / Vacant	
Character of site and surroundings: The site is located directly to the west of the A1(M), with the town of Hatfield beyond. The North Orbital Road runs to the north west of the site, with the junction to the motorway direct to the north. To the west are open fields, with open fields, then residential dwelling within Roehyde, 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*	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: Bell Cornwell LLP (Sarah Kasparian)

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: Light Industrial, General Industrial, Storage and Distribution

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 4.29

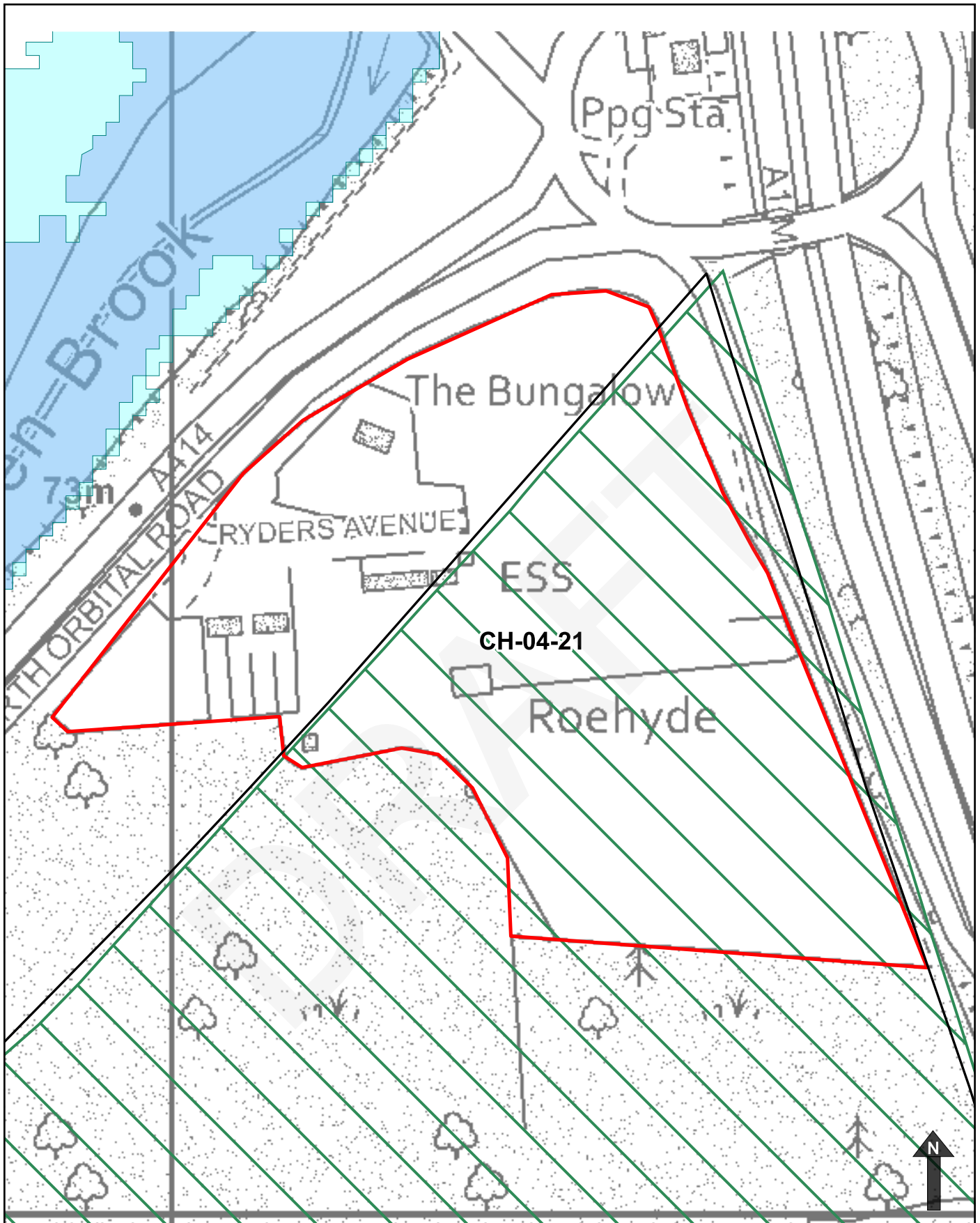
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II*

- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

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Site Reference: CH-06a-21	Site Address: Land at Tyttenhanger, Tarmac
Parish: Colney Heath	Site area (hectares): 17.97
Existing use: Mineral Extraction	
Character of site and surroundings: The A414 is located to the north west of the site. All directions have aspects of open fields, with a fishing lake to the south west. Colney Heath is located to the east of the site.	
Relevant Planning History	
<p>5/2006/2300 Extension for sand and gravel extraction at Tyttenhanger Quarry – Consultation expiry 21 November 2006. Approved, 19/12/2006</p> <p>5/1997/0250 Quarry extension. Approved, 31/07/2001</p> <p>5/1995/1785 Extension to existing quarry - extraction of sand and gravel with restoration to Agriculture. Approved, 24/09/1998</p> <p>5/1992/0769 Gravel working. Approved, 16/06/1992</p> <p>5/1984/0826 Extraction of sand and gravel. with associated washing plant. backfilling of imported materials for part of site. restoration to agriculture. erection of ready mixed concrete plant and associated buildings. Approved, 12/09/1986</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*	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)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: Turley (Steven Kosky)

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 (use not specified), Open Space, Wetland Park, Woodlands

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 4.66

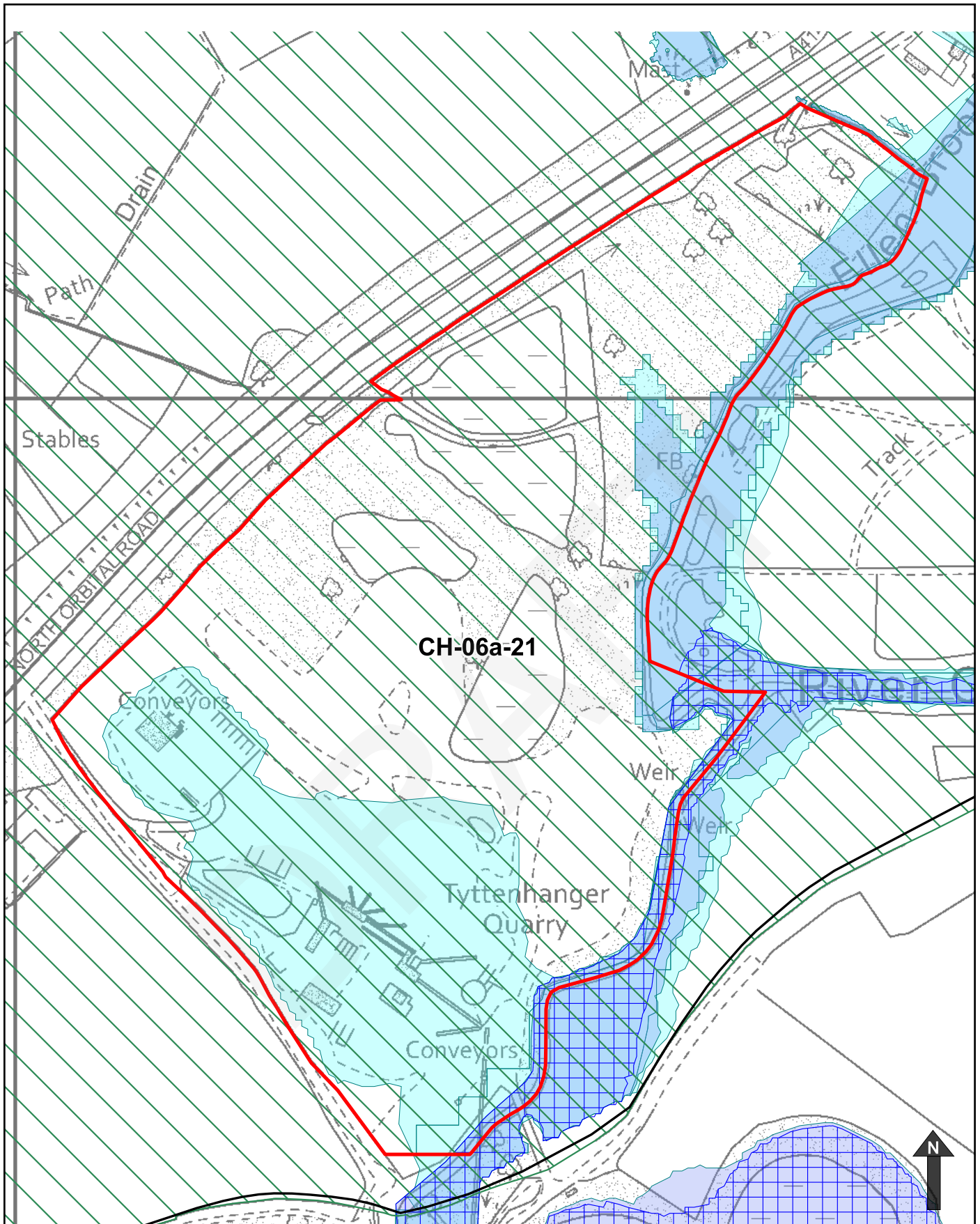
Potential Other Uses - Land Area (in hectares): 13.31

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.



CH-06a-21

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

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Site Reference: CH-06b-21-2	Site Address: Land at Tyttenhanger, Tarmac
Parish: Colney Heath	Site area (hectares): 13.08
Existing use: Vacant	
Character of site and surroundings: The A414 is located to the north west of the site. All directions have aspects of open fields, with a fishing lake to the south.	
Relevant Planning History	
5/1992/0769 Gravel working. Approved, 16/06/1992	

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)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: Turley (Steven Kosky)

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): 1-15 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 7.33

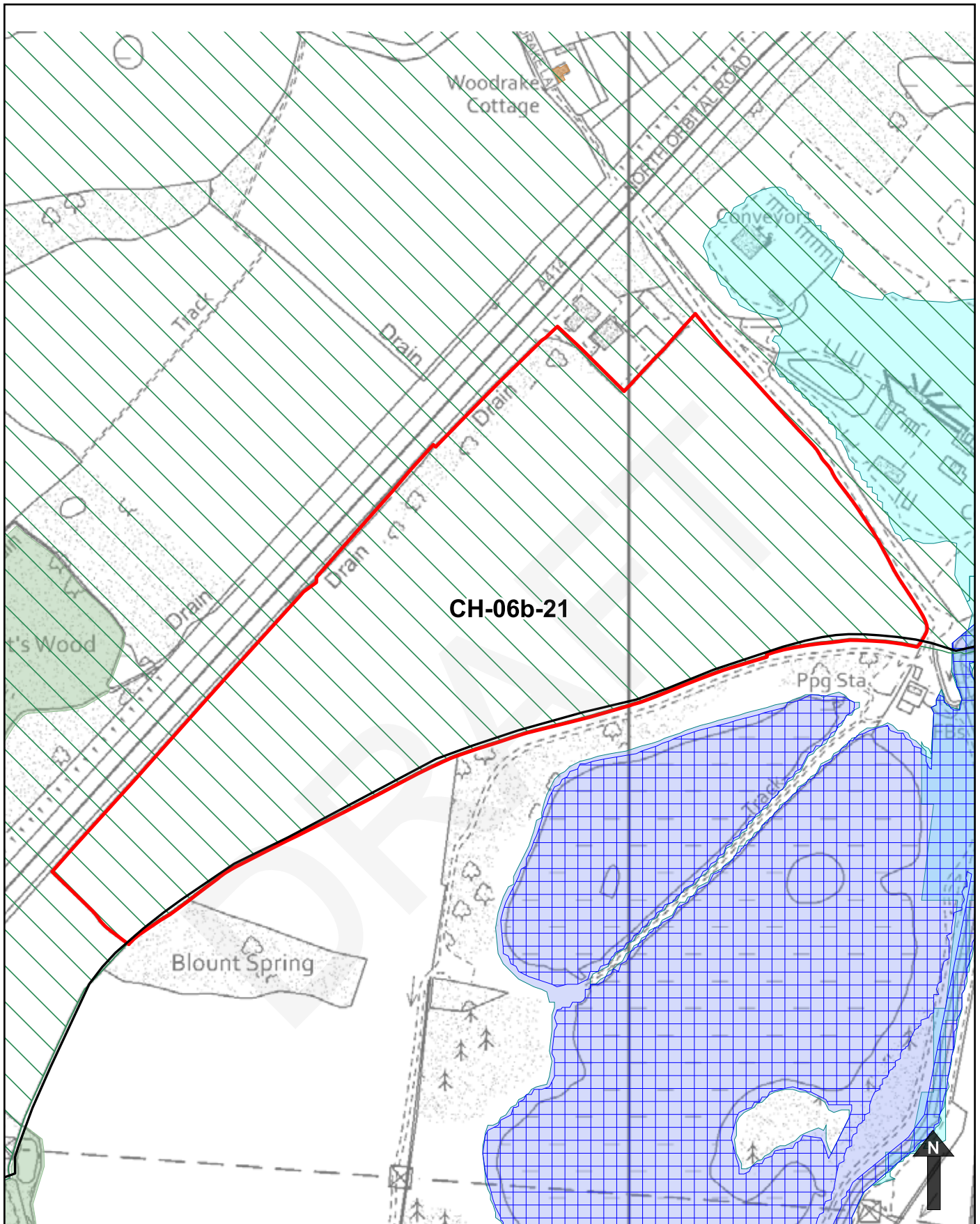
Potential Other Uses - Land Area (in hectares): N/A

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.



CH-06b-21

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

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Site Reference: CH-14-21	Site Address: Land at Colney Heath (Tarmac)
Parish: Colney Heath	Site area (hectares): 43.54
Existing use: Vacant	
Character of site and surroundings: The A414 lies to the north of the site, and forms most of this boundary. The residential area of Sleafshyde, and open fields are beyond this. To the west of the site is the village of Colney Heath, with open fields to the north east, east and south.	
Relevant Planning History	
5/1992/0769 Gravel working. Approved, 16/06/1992	

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)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: Turley (Steven Kosky)

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, Employment (uses not specified), Country Park

Estimated Delivery Timescale (housing): 6-20 years

Potential Number Of Homes: 770

Potential Employment - Land Area (in hectares): 3.70

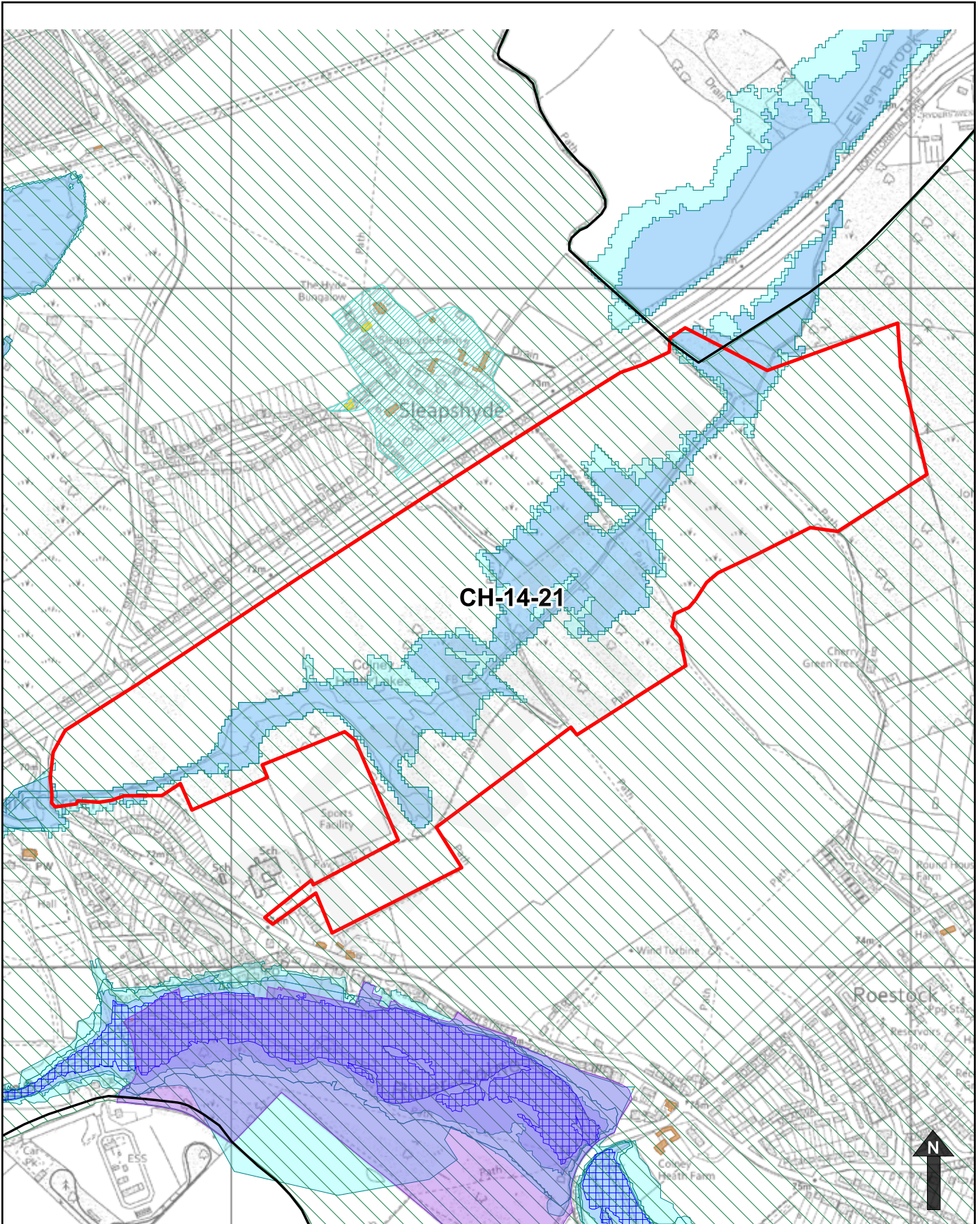
Potential Other Uses - Land Area (in hectares): 33.00








Achievability Conclusions:








Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
- Listed Buildings
-  Grade I
-  Grade II
-  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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Site Reference: CH-26-21	Site Address: Roehyde Farm, Roestock Lane, Bullens Green
Parish: Colney Heath	Site area (hectares): 18.76
Existing use: Vacant / Residential	
Character of site and surroundings: The site is located directly to the west of the A1(M), with the town of Hatfield beyond. Commercial premises are located to the north. To the west are open fields, with residential dwelling within Roehyde to the south.	
Relevant Planning History	
No Relevant Planning History.	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
Non-Absolute Constraints			
Listed Building(s)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	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	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: Moulton Walker (Duncan Murdoch)

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: Care, Sheltered, Student, Market; Employment: Science Park

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: 430

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

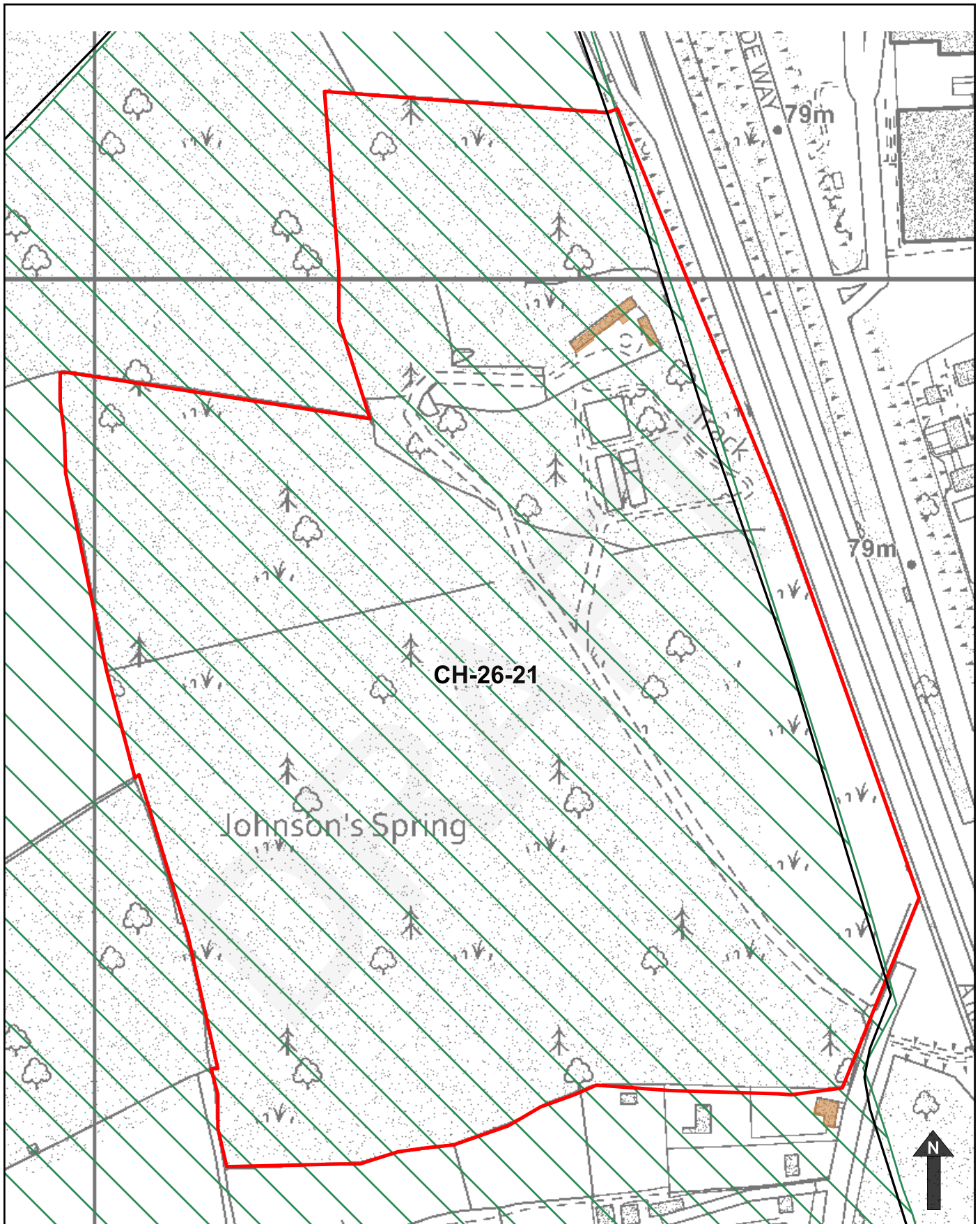
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



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

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Site Reference: HT-05-21-2	Site Address: Harpenden Sewage Treatment Works, Piggottshill Lane
Parish: Harpenden Town	Site area (hectares): 4.10
Existing use: Sewage Treatment Works	
Character of site and surroundings: Residential development lies to the west and rough ground (Crabtree Fields) lies to the south. The former railway embankment abuts the northern edge of the site and Piggottshill Lane runs along the site's eastern boundary.	
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)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	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): 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 4.10

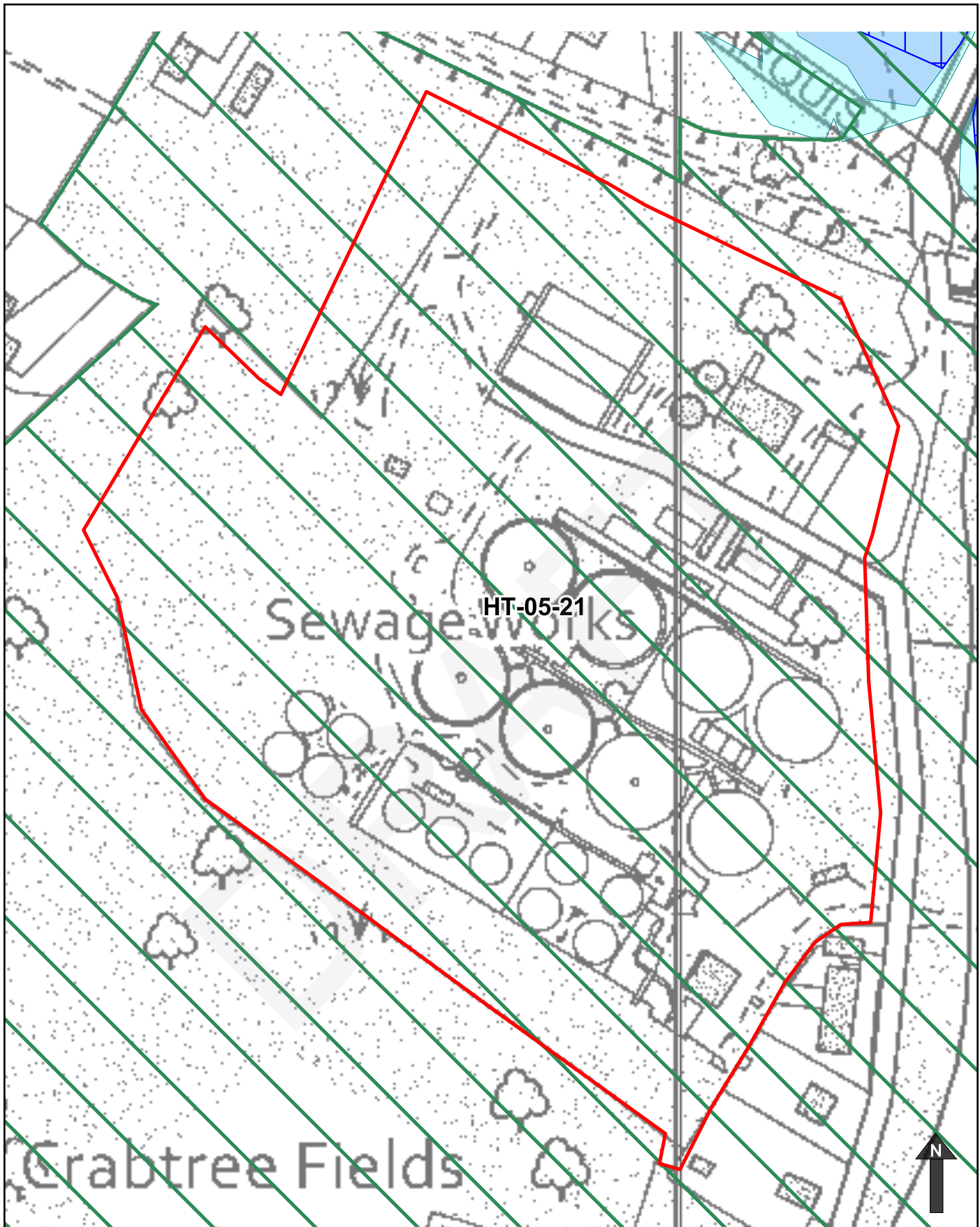
Potential Other Uses - Land Area (in hectares): N/A
















Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



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

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Site Reference: HT-10-18	Site Address: Rothamsted Research Core Site Russell/North Buildings and Hatching Green
Parish: Harpenden Town	Site area (hectares): 12.32
Existing use: Research Park / Office / Laboratory / Academic / Conference	
Character of site and surroundings: Open fields to the south and west. Rothamsted Park to the north. Principally residential housing to the south east and north east, with Harpenden Common to the east.	
Relevant Planning History	
<p>5/2019/1132 Change of use to Class D2 (gym), internal alterations and alterations to openings (resubmission following invalid application 5/2019/0254). Approved, 12/08/2019</p> <p>5/2015/2379 Demolition of existing Fisher building and construction of two, two storey blocks consisting of 46 ancilliary Class C2(residential institutions) units with refuse and cycle storage, associated parking and landscaping. Approved, 26/04/2016</p> <p>5/2015/1316 Screening Opinion - 2 no. two storey buildings comprising 46 residential units. Approved, 06/05/2016</p> <p>5/2013/2145 Erection of a shared three storey facilities building, three storey conference centre extension and installation of solar shading to the Daniel Hall Building, along with new car park with external lighting, associated landscaping and supporting infrastructure, following demolition of existing structures and site clearance. Approved, 18/12/2013</p> <p>5/2008/1912 Change of use from Class B1 (light industry) to Class D2 (childrens motor skills development centre) resubmission following refusal of 5/08/0987. Approved, 08/10/2008</p> <p>5/1998/0436 Change of use to day care nursery. Approved, 29/04/1998</p> <p>5/1998/0436 Change of use to day care nursery. Approved, 29/04/1998</p> <p>5/1993/1746 Erection of glasshouses for plant rearing and agricultural research Decision. Approved, 07/01/1994</p> <p>5/1978/1070 Laboratory service block. Approved, 29/09/1978</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)*	Yes	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: AD Practice Ltd (David Parry)

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: Science and Enterprise Park, Hotel

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 12.32

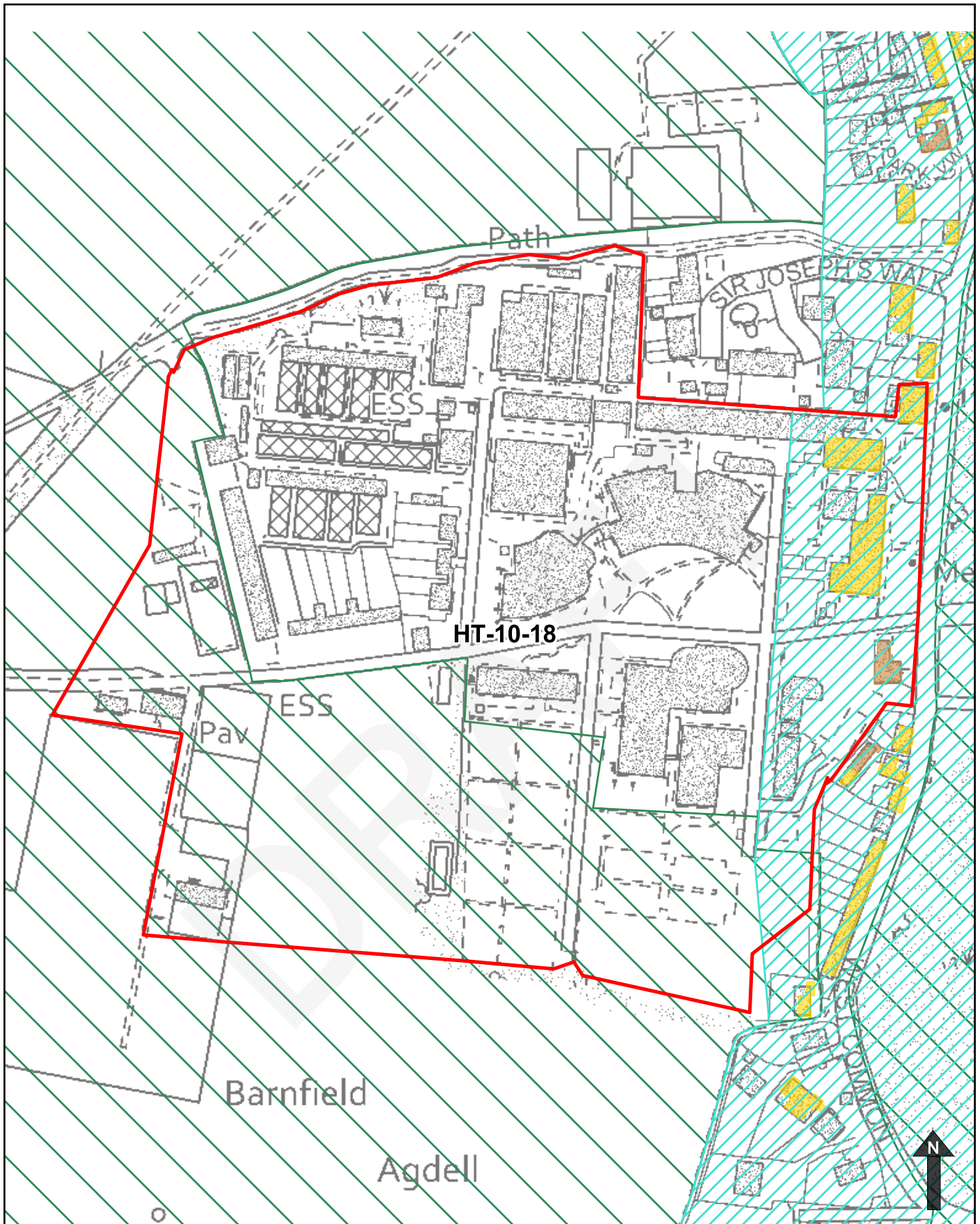
Potential Other Uses - Land Area (in hectares): N/A
















Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



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

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Site Reference: HT-10-21	Site Address: Rothamsted Research, Harpenden Campus
Parish: Harpenden Town	Site area (hectares): 13.62
Existing use: Research Park / Office / Laboratory / Academic / Conference	
Character of site and surroundings: Residential development lies to the west and rough ground (Crabtree Fields) lies to the south. The former railway embankment abuts the northern edge of the site and Piggottshill Lane runs along the site's eastern boundary.	
Relevant Planning History	
<p>5/2019/1132 Change of use to Class D2 (gym), internal alterations and alterations to openings (resubmission following invalid application 5/2019/0254). Approved, 12/08/2019</p> <p>5/2015/2379 Demolition of existing Fisher building and construction of two, two storey blocks consisting of 46 ancilliary Class C2(residential institutions) units with refuse and cycle storage, associated parking and landscaping. Approved, 26/04/2016</p> <p>5/2015/1316 Screening Opinion - 2 no. two storey buildings comprising 46 residential units. Approved, 06/05/2016</p> <p>5/2013/2145 Erection of a shared three storey facilities building, three storey conference centre extension and installation of solar shading to the Daniel Hall Building, along with new car park with external lighting, associated landscaping and supporting infrastructure, following demolition of existing structures and site clearance. Approved, 18/12/2013</p> <p>5/2008/1912 Change of use from Class B1 (light industry) to Class D2 (childrens motor skills development centre) resubmission following refusal of 5/08/0987. Approved, 08/10/2008</p> <p>5/1998/0436 Change of use to day care nursery. Approved, 29/04/1998</p> <p>5/1993/1746 Erection of glasshouses for plant rearing and agricultural research Decision. Approved, 07/01/1994</p> <p>5/1978/1070 Laboratory service block. Approved, 29/09/1978</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)*	Yes	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)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	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 (Jonathan Bainbridge)

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: Science and Enterprise Park, Renewable and Low Carbon Energy, Biodiversity improvement

Estimated Delivery Timescale (housing): 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 13.62

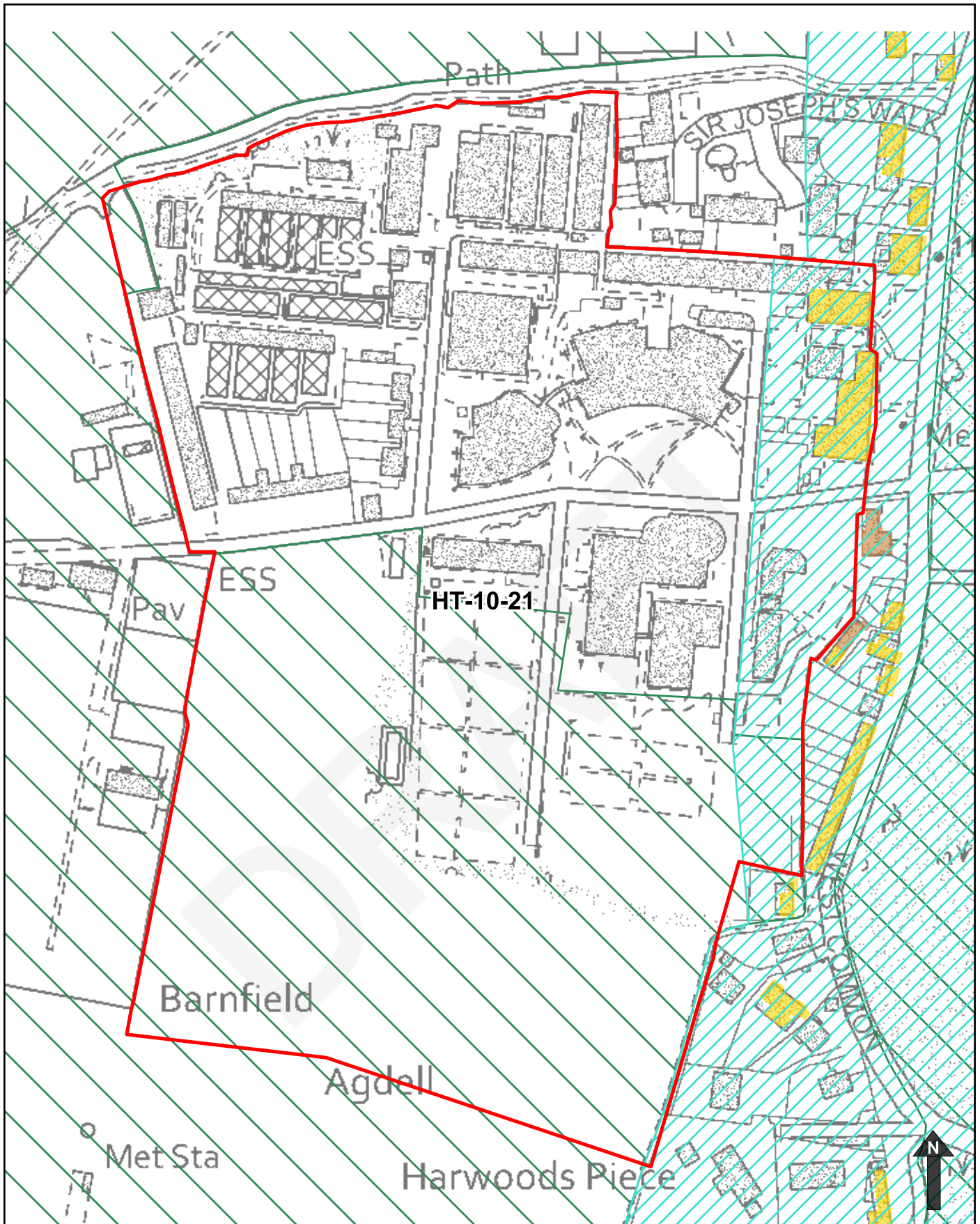
Potential Other Uses - Land Area (in hectares): N/A
















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

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Site Reference: HT-14-21-2	Site Address: Land adjacent to Batford Mill, Lower Luton Road
Parish: Harpenden Town	Site area (hectares): 0.28
Existing use: Vacant	
Character of site and surroundings: Employment units are located to the east of the site. The river Lea and a nature reserve are located the south and west of the site. Residential is located to the north of the site.	
Relevant Planning History	
<p>5/2017/3230, Change of use to Sui Generis for use as a canine creche facility (resubmission following withdrawal of 5/2017/2418); Approved 15/01/2018</p> <p>5/2016/1641, Overflow car parking area (part retrospective); Approved 15/08/2016</p> <p>5/1978/1380, Refurbishment of Mill Buildings to form office accommodation (part change of use) 5/274/78; Approved 26/01/1979</p> <p>5/1978/0274, Proposed alterations to provide for division of existing factory into 9 light industrial units; Approved 03/08/1978</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	Yes		
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)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

* 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: Aitchison Raffety (Hayden Todd)

Availability Conclusions:

N/A

Achievability

Proposed Use: Employment (uses not specified)

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 0.09

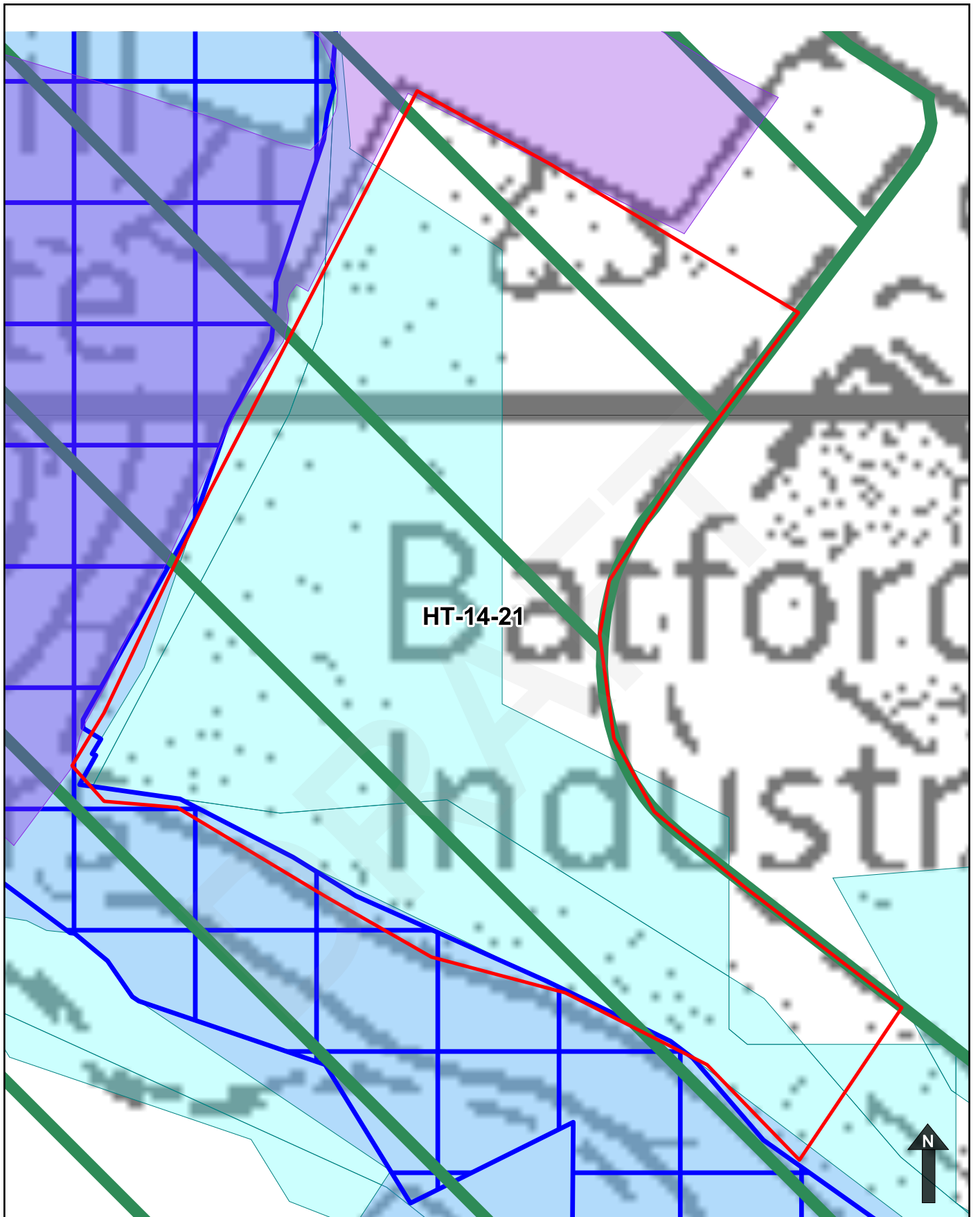
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

N/A

Overall Conclusions

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



HT-14-21

- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
 - Grade I
 - Grade II
 - Grade II*

- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

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Site Reference: HT-17-21-2	Site Address: Land on junction of Lower Luton Road & Bower Heath Lane
Parish: Harpenden Town	Site area (hectares): 0.18
Existing use: Builders Merchants / Landscape gardeners	
Character of site and surroundings: The river Lea is located to the south west of the site, with residential beyond. To the south east of the site, across Westfield Road, are allotments. To the north east of the site are residential properties, with open fields 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*	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)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	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 located entirely within Flood Zone 2.

Availability

Landowner: Private

Site Promoter: Planning 2 Change (Anne James)

Availability Conclusions:

N/A

Achievability

Proposed Use: Employment (uses not specified)

Estimated Delivery Timescale (housing): N/A

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 0.00

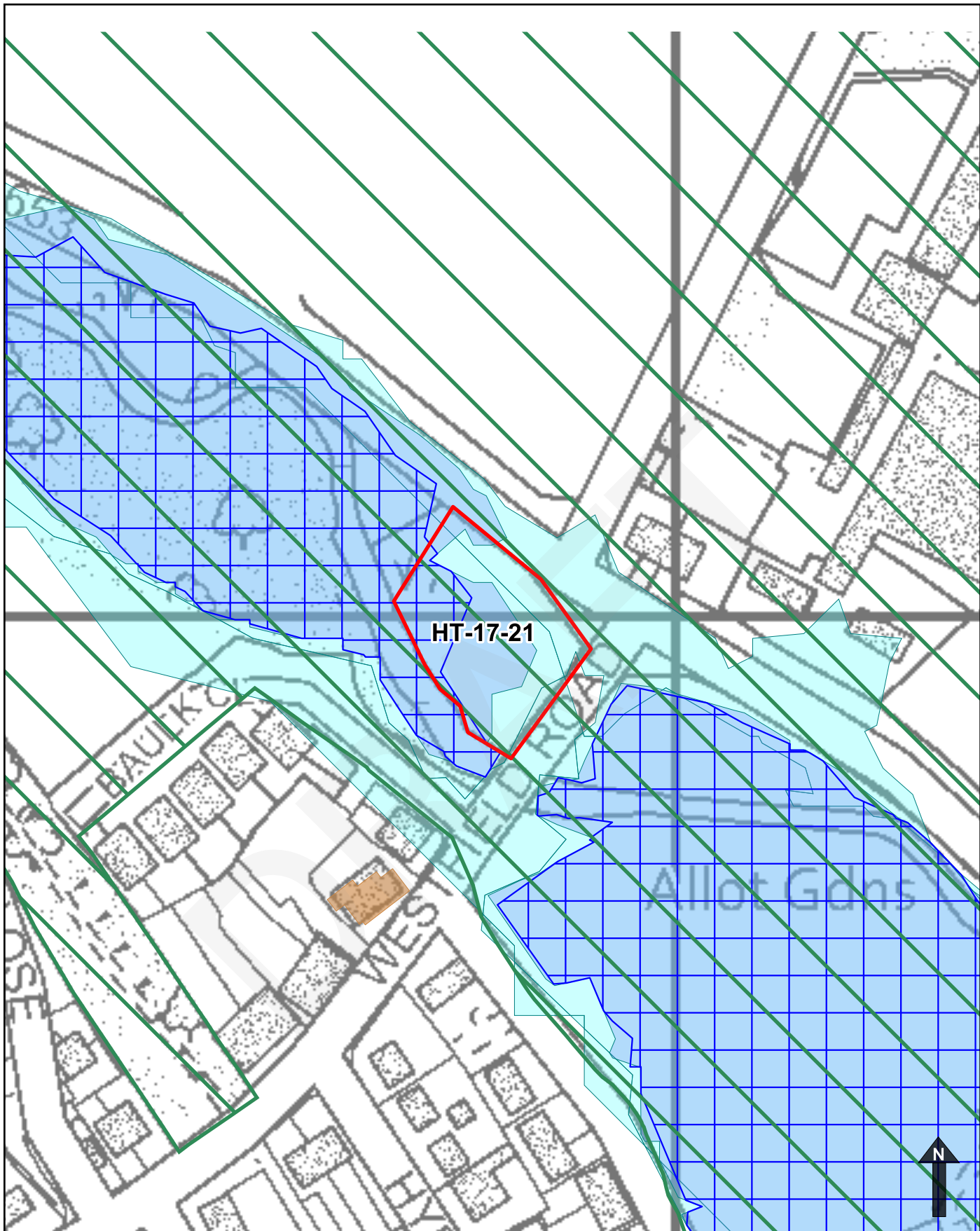
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:















N/A

Overall Conclusions

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



HT-17-21

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

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Site Reference: LC-12-21-2	Site Address: Land South West of London Colney Allotments
Parish: London Colney	Site area (hectares): 0.66
Existing use: Allotments	
Character of site and surroundings: Large warehouses of Riverside Industrial Estate to east and south. Part suburban residential and part light industrial/office units to the west. Tennis courts and public playing fields 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)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	No
Metropolitan Green Belt*	No	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	No
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	No	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: 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: Employment (uses not specified)

Estimated Delivery Timescale (housing): 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 0.66

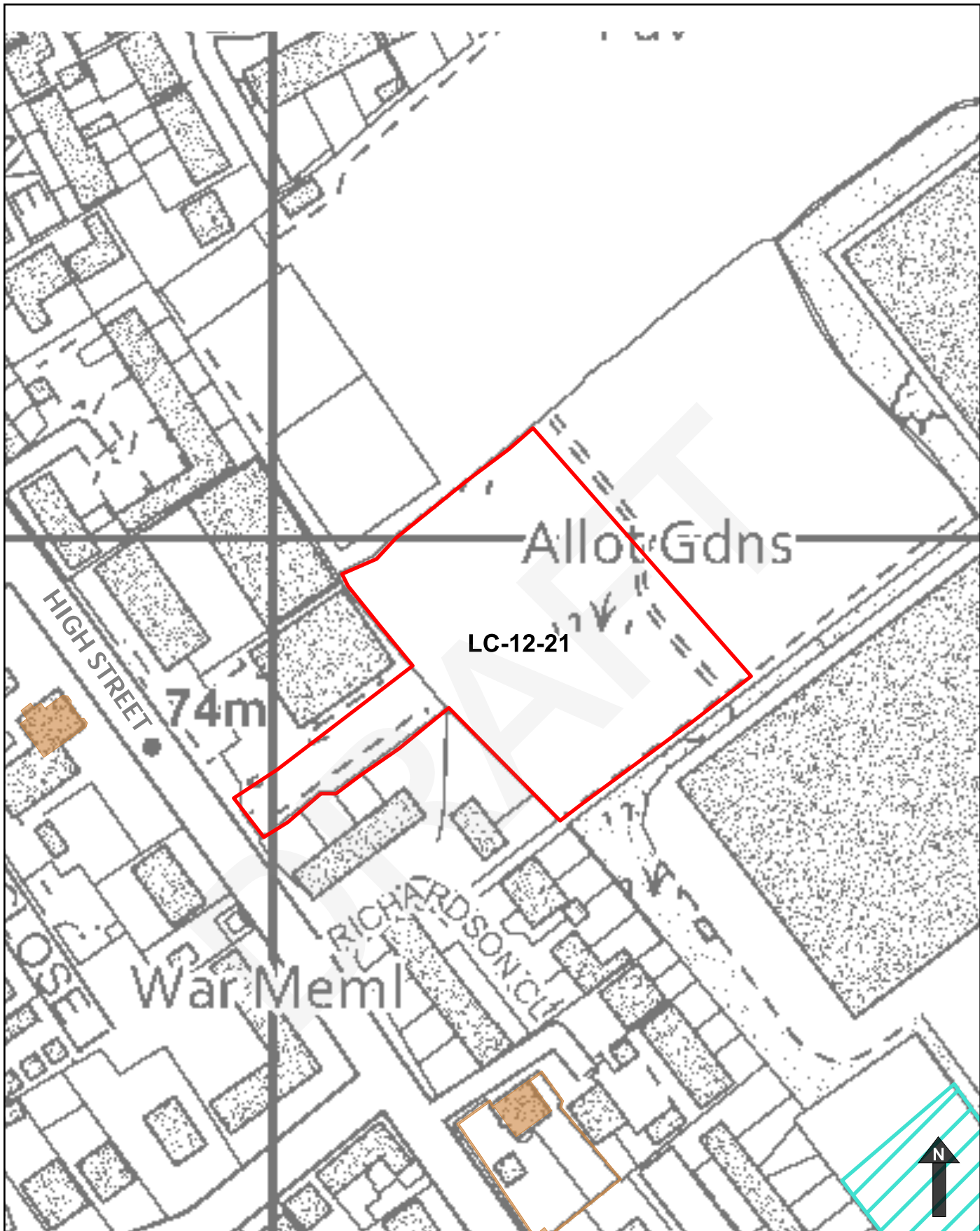
Potential Other Uses - Land Area (in hectares): N/A








Achievability Conclusions:








Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
- Listed Buildings
 -  Grade I
 -  Grade II
 -  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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Site Reference: R-09-21	Site Address: Land North East of Redbourn
Parish: Redbourn	Site area (hectares): 41.42
Existing use: Agricultural	
Character of site and surroundings: Redbourn is located to the south and west of the site, with Harpenden Lane and Dunstable Lane forming the boundary of the site. The Redbourn Bypass (A5183) forms the east boundary, with open fields, woodland, and a small number of dwellings to the north. The River Ver cuts through the 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	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)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	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 (Jonathan Bainbridge)

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; Employment (uses not specified), Education, Local Services, Public Open Space

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: 475

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

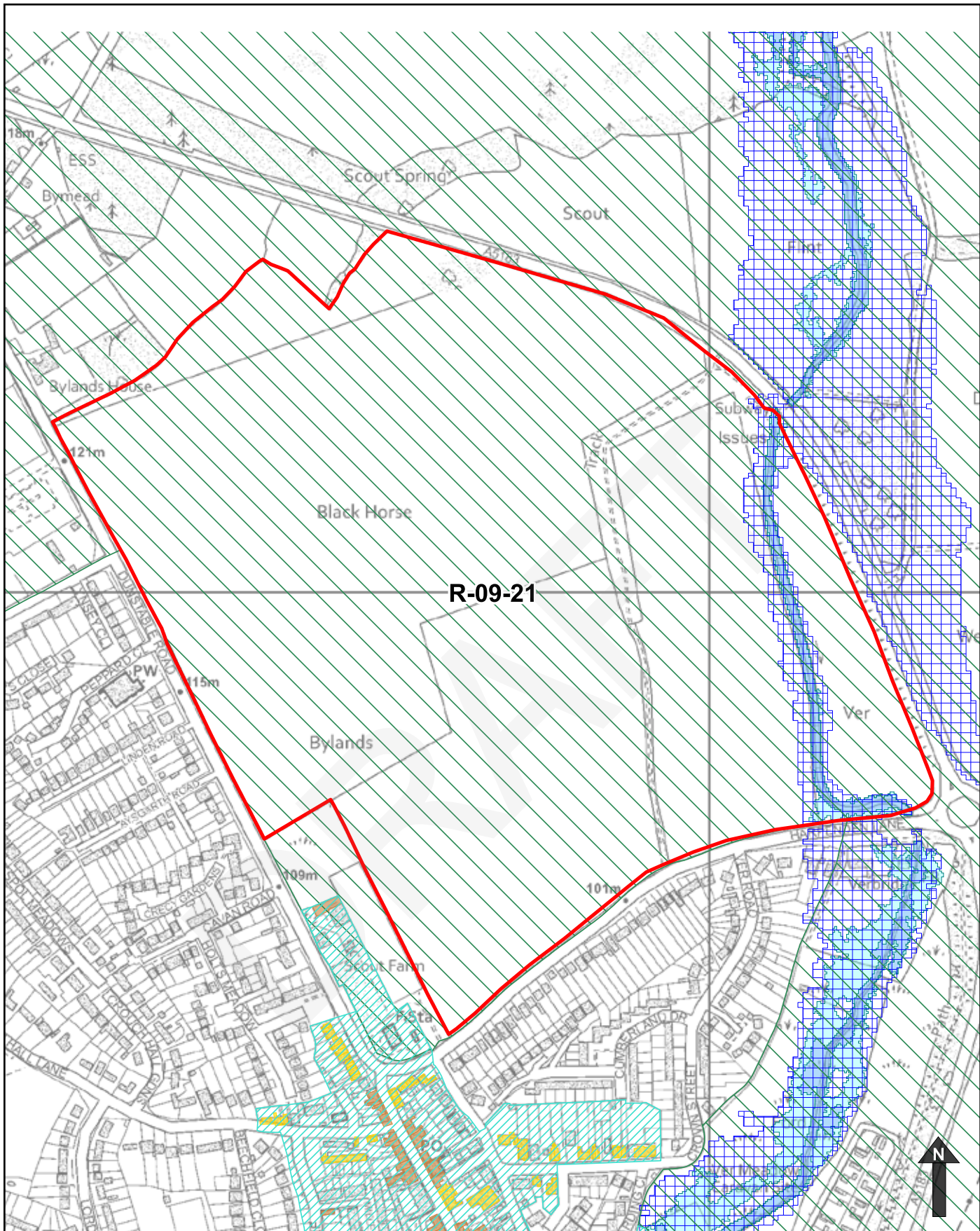
Potential Other Uses - Land Area (in hectares): 20.30

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.



R-09-21



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

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Site Reference: R-12-21	Site Address: Land at Redbourn Farm, West of Dunstable Road
Parish: Redbourn	Site area (hectares): 18.48
Existing use: Agricultural	
Character of site and surroundings: The site is located to the north of Redbourn. The M1 forms the west boundary, with open fields beyond. Redding Lane is to the north of the site, with the Hertfordshire Show ground, a garden centre, and a small number of dwellings located beyond. Dunstable Road is located to the east, with open fields beyond. To the south of the site is a cattery and playing pitches associated with Redbourn Leisure Centre.	
Relevant Planning History	
5/1988/2483, Pipeline construction (Humberside to Buncefield); Approved 24/01/1989	

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)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: 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 and Employment (uses not specified)

Estimated Delivery Timescale (housing): 1-15 years

Potential Number Of Homes: 445

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

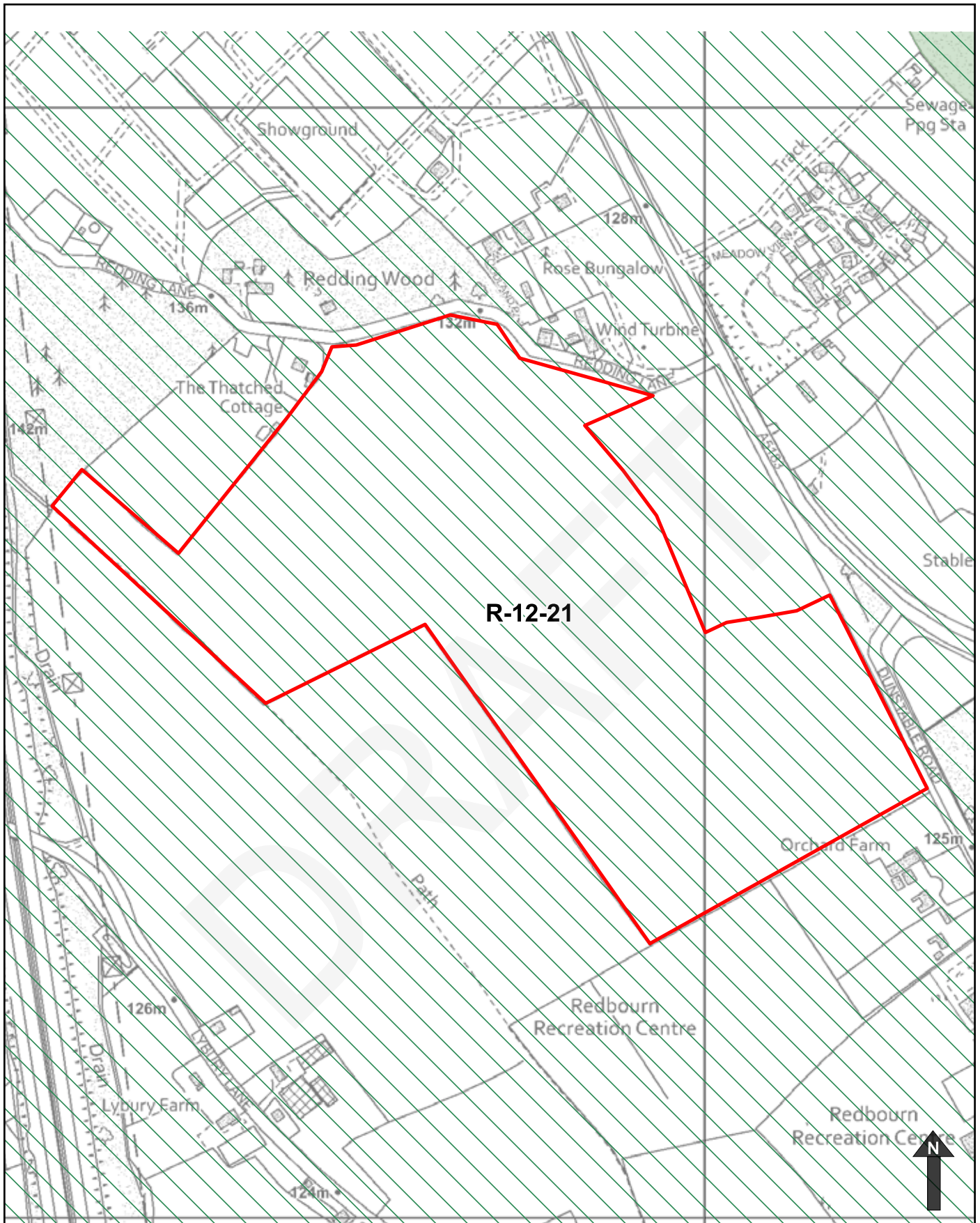
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:








Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



R-12-21

-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
- Listed Buildings
 -  Grade I
 -  Grade II
 -  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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Site Reference: R-22-21	Site Address: Land North of Redbourn Road
Parish: Redbourn	Site area (hectares): 34.70
Existing use: Agricultural	
Character of site and surroundings: To the south west of the site is residential area of Woodhall Green, Hemel Hempstead. Little Revel End forms the north and west boundary, with farm buildings and open fields beyond. To the South is Hemel Hempstead Road (B487), with open fields beyond. To the east is are a small number of dwellings and open fields.	
Relevant Planning History	
5/2013/2269, Environmental Impact Assessment Screening Opinion - Solar park; Approved (Environmental Statement Not required) 19/11/2013	

Suitability

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

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: Quod (Alex MacGregor)

Availability Conclusions:

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

Achievability

Proposed Use: Housing, Commercial, Education

Estimated Delivery Timescale (housing): 6-20 years

Potential Number Of Homes: 500

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

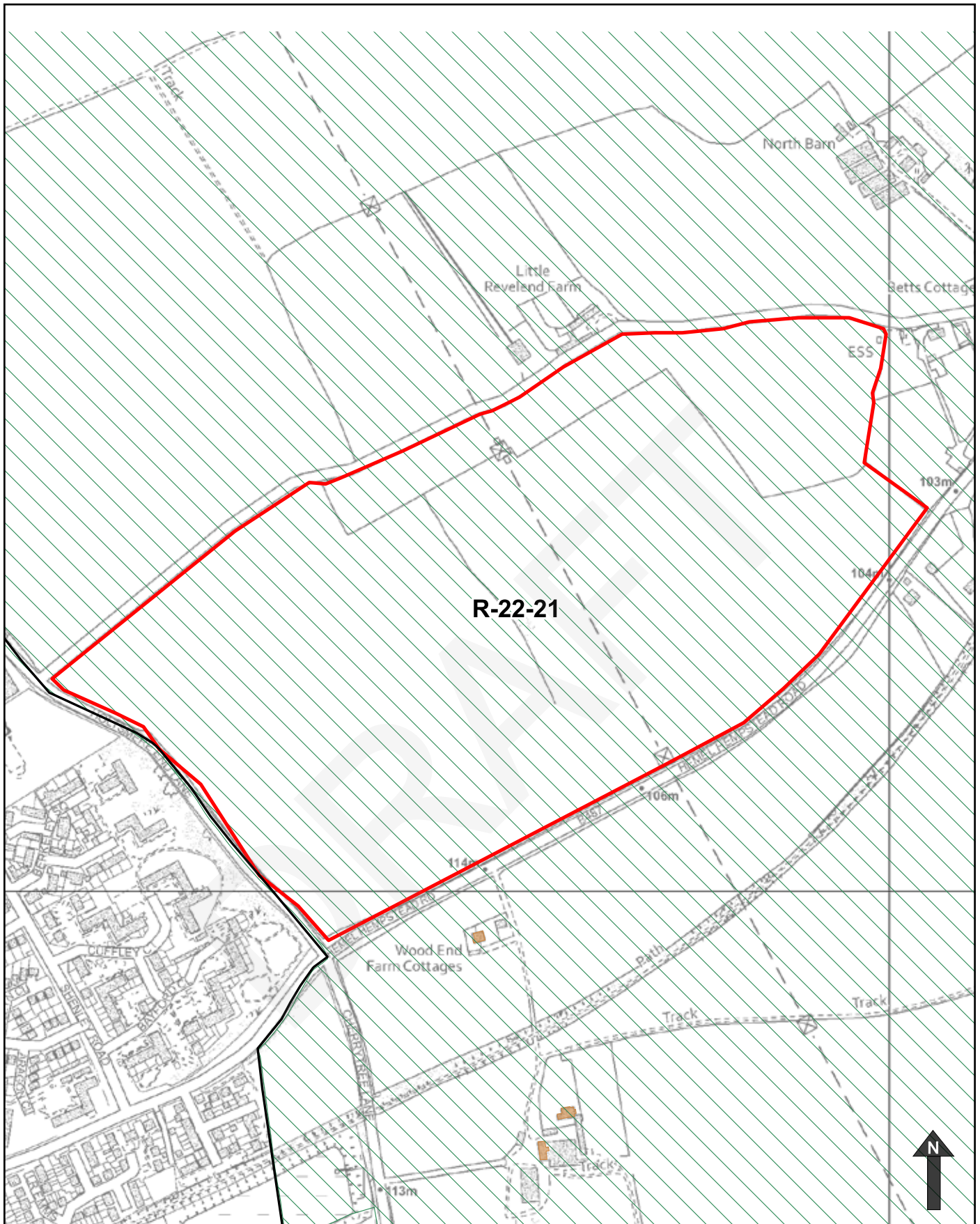
Potential Other Uses - Land Area (in hectares): Not specified

Achievability Conclusions:









Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable. Site capacity reflects Hemel Garden Community Evidence.








Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process. Site capacity reflects Hemel Garden Community Evidence.



R-22-21

-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
-  Listed Buildings
-  Grade I
-  Grade II
-  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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Site Reference: R-30-21	Site Address: Spencers Park (Phase 2)
Parish: Redbourn	Site area (hectares): 5.62
Existing use: Agricultural	
Character of site and surroundings: Hemel Hempstead is located to the west of the site, with residential properties along this boundary and to the north. To the south of the site is Three Cherry Trees Lane, with employment land beyond, open fields are to the east of the site.	
Relevant Planning History	
<p>5/2021/2802, Notice of an application to satisfy planning obligations, namely Schedule 12 Part 2 (Construction Traffic Management Plan) of S106 agreement dated 24/04/2019 relating to 5/2016/2845 for outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved; Decision Pending</p> <p>5/2016/2845, Outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved; Approved 30/04/2019</p> <p>5/2016/0415, Environmental Impact Assessment Scoping Opinion - Mixed use development entailing up to 600 dwellings, primary school, employment land and supporting infrastructure, landscaping and utilities; Approved (no objection) 04/03/2016</p> <p>5/2013/1473, Extension of time limit for implementation of planning permission 5/2010/1019 for emergency access road; Approved 02/08/2013</p>	

Suitability

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

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Public

Site Promoter: SADC Officers

Availability Conclusions:

Yes, the site has outline planning consent and is moving to reserved matters.

Achievability

Proposed Use: Housing, Education: Primary School; Local Centre, Employment: Offices, Light Industrial, General Industrial, Storage and Distribution, Research; Open Space

Estimated Delivery Timescale (housing): 1-10 years

Potential Number Of Homes: 115

Potential Employment - Land Area (in hectares): 0.65

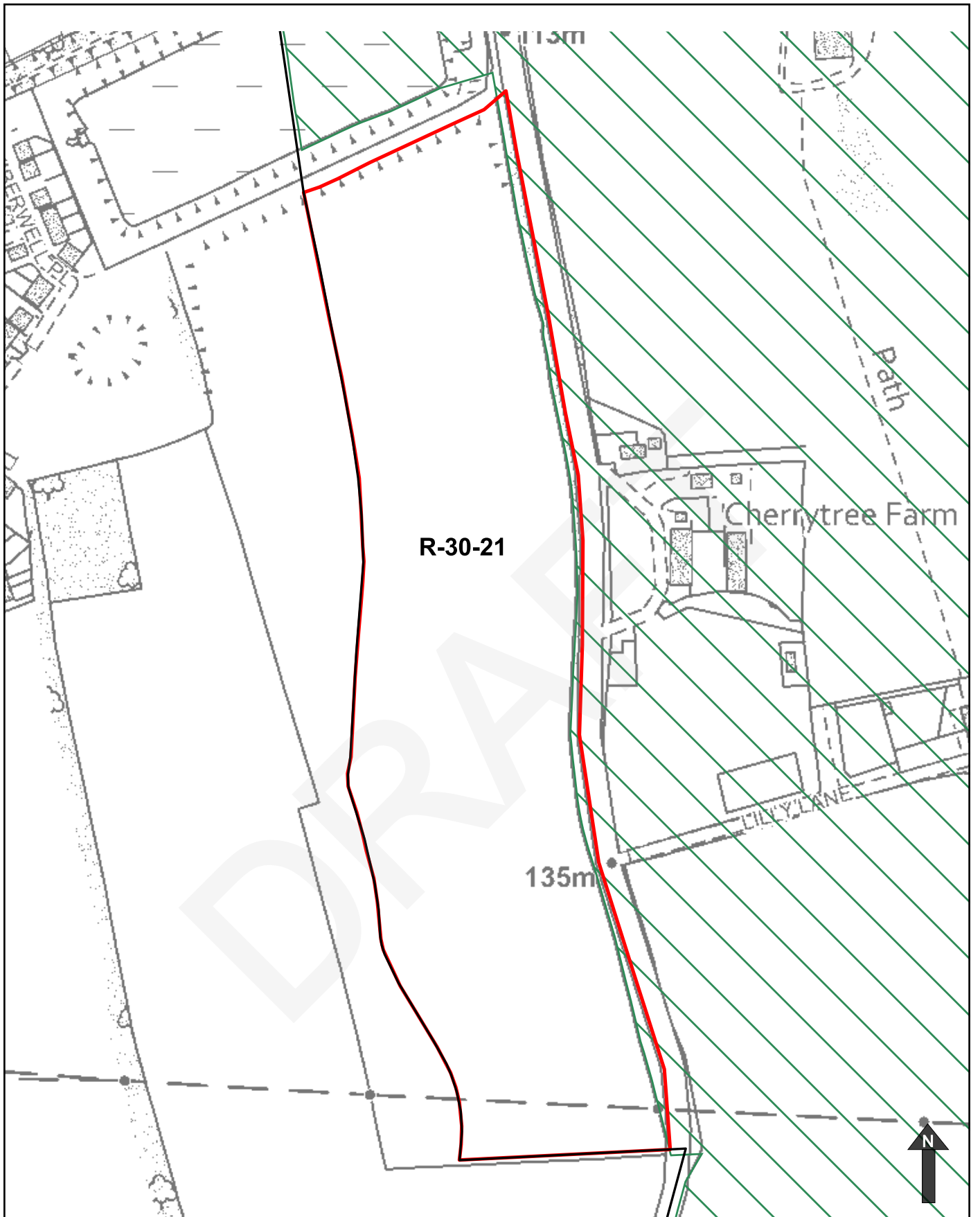
Potential Other Uses - Land Area (in hectares): 0.27
















Achievability Conclusions:

Yes, the site has outline planning consent and is moving to reserved matters.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



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

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Site Reference: RF-01a-21	Site Address: SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 1)
Parish: St Stephen	Site area (hectares): 152.73
Existing use: Vacant	
Character of site and surroundings: The Midlands Mainline forms the east boundary of the site, with Napsbury Park and open fields beyond. The river Ver and residential areas of Park Street and Frogmore lies to the west of the site. To the south is M25, with the A414 to the north.	
Relevant Planning History	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings and other related floorspace up to 331,655 sqm; Appeal Allowed 14/07/14</p> <p>5/2006/1933 Outline Application for the Erection of 183 dwellings, dated 12/09/05</p>	

Suitability

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

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Public / Private

Site Promoter: Helioslough, RPS (Chelsea Johnston)

Availability Conclusions:

To deliver permission 5/2009/0708 all three land owners would need to make the land available.

Achievability

Proposed Use: Employment: SRFI; Other Uses: Visitor Information Centre, Managed Grassland

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

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 33.17

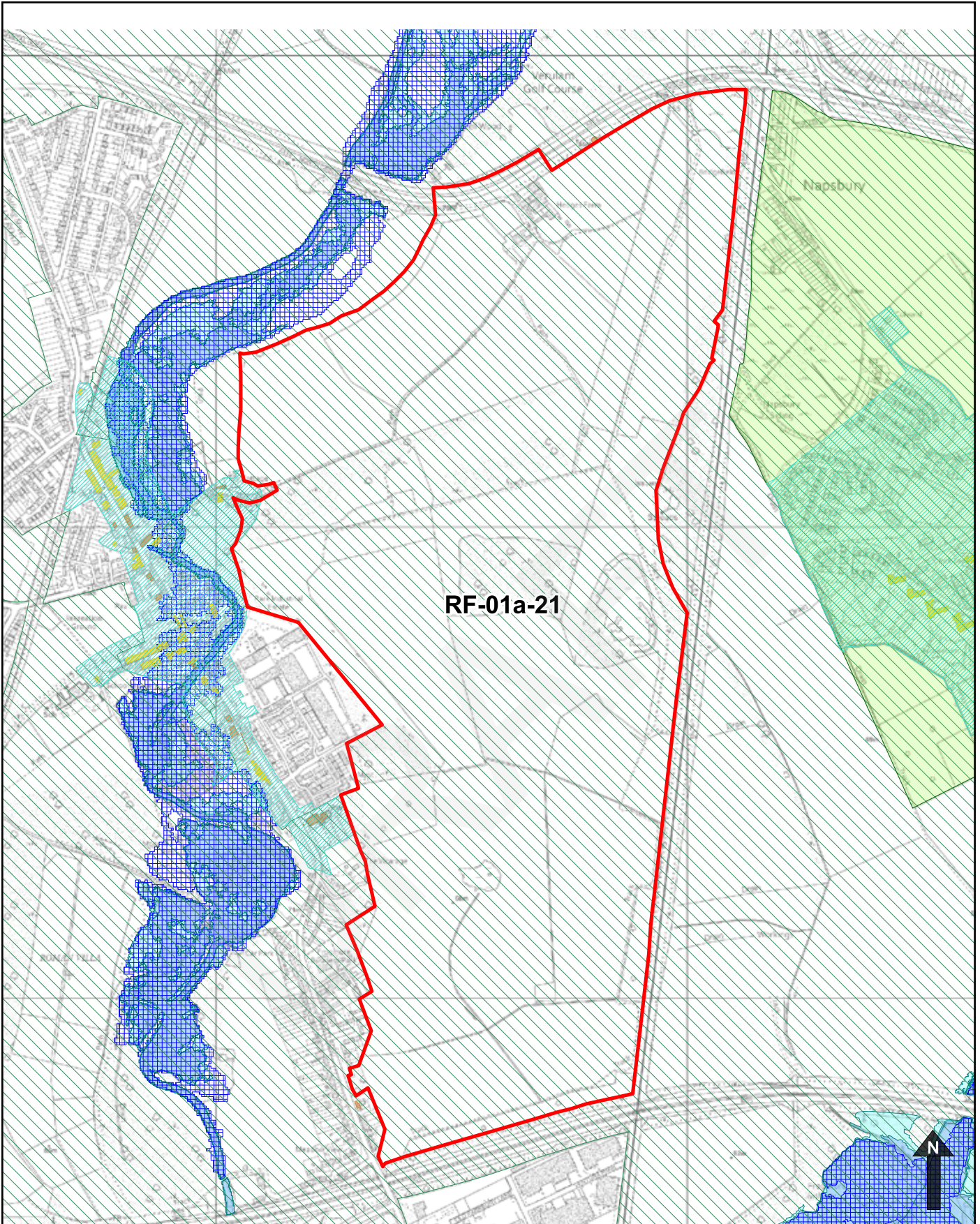
Potential Other Uses - Land Area (in hectares): 119.56

Achievability Conclusions:















Yes. Planning permission granted for proposed use.

Overall Conclusions

The site is considered to be potentially suitable and achievable subject to further assessment as part of the site selection process. To deliver permission 5/2009/0708 all three land owners would need to make the land available.



RF-01a-21

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

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Site Reference: RF-02-21	Site Address: SRFI: Former Radlett Aerodrome
Parish: St Stephen	Site area (hectares): 119.26
Existing use: Former Airfield / Mineral extraction and restoration site	
Character of site and surroundings: The site is located to the south of St Albans. The north boundary is marked by the North Orbital, with the west boundary predominantly the Abbey Line, with residential areas of Park Street, Frogmore, and How Wood beyond. To the east of the site is Midlands Mainline, with Napsbury Park, Open Fields and London Colney beyond. To the south is the M25.	
Relevant Planning History	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings and other related floorspace up to 331,655 sqm; Appeal Allowed 14/07/14</p>	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	Yes	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
Non-Absolute Constraints			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	Yes	Source Protection Inner Zone (SPZ1)	Yes
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	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. To deliver permission 5/2009/0708 all three land owners would need to make the land available..

Achievability

Proposed Use: Rail Freight Interchange (HCC)

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

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 33.17

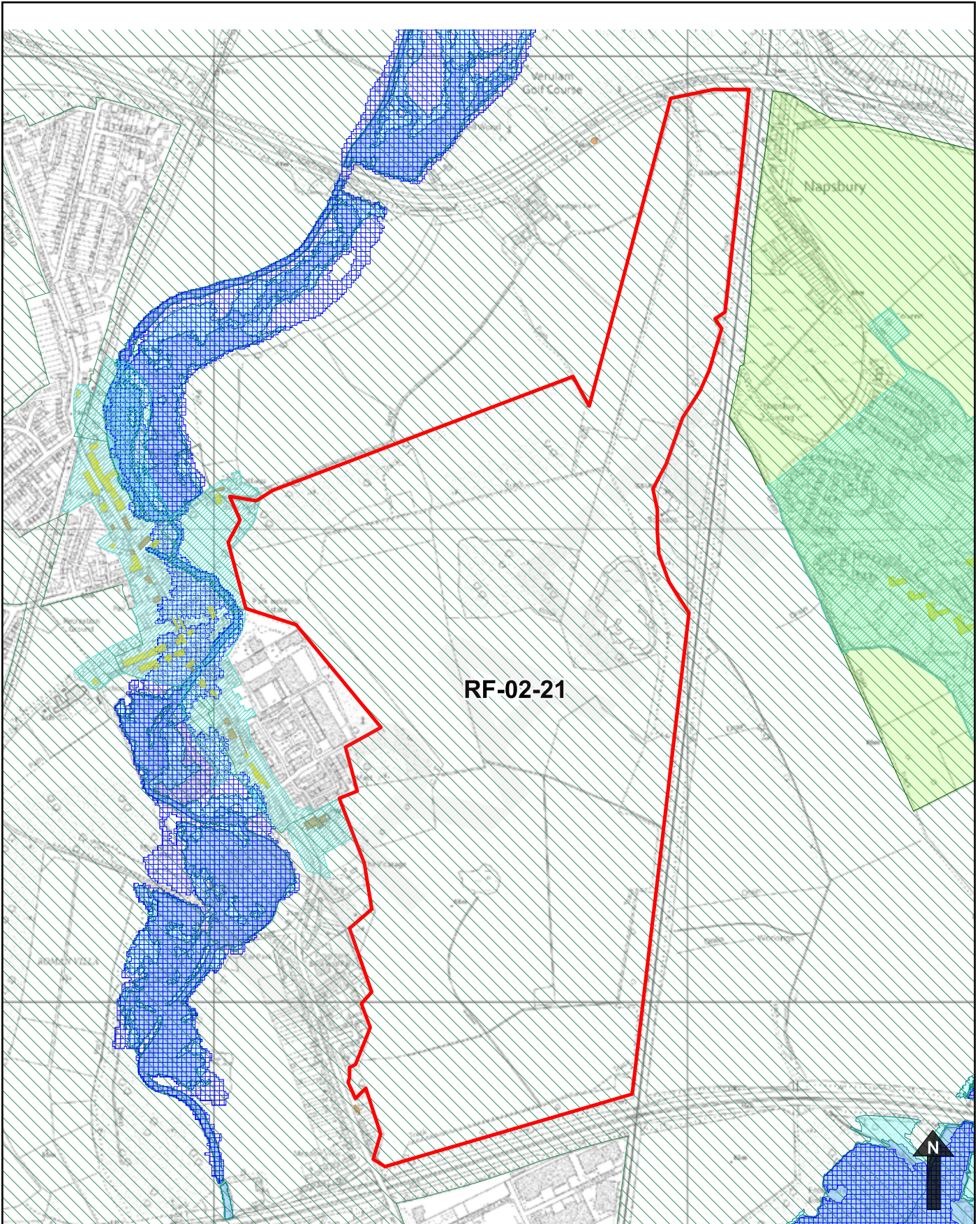
Potential Other Uses - Land Area (in hectares): Not specified

Achievability Conclusions:

Yes. Planning permission granted for proposed use.

Overall Conclusions

The site is considered to be potentially suitable and achievable subject to further assessment as part of the site selection process. To deliver permission 5/2009/0708 all three land owners would need to make the land available.



RF-02-21

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

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

Suitability

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

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: LRM Planning (Owen Jones)

Availability Conclusions:

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

Achievability

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

Estimated Delivery Timescale (housing): 6-25 years

Potential Number Of Homes: 1145

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

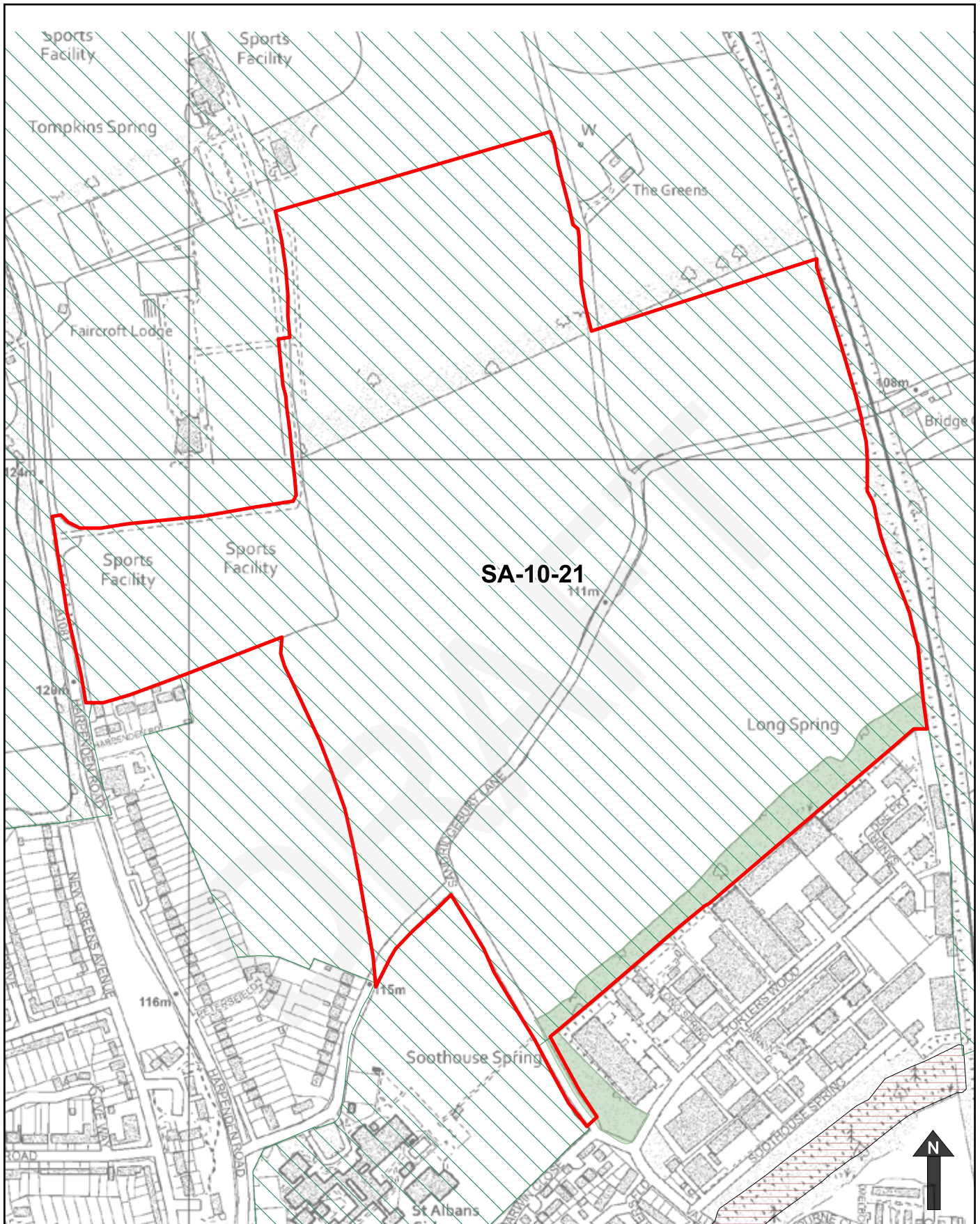
Potential Other Uses - Land Area (in hectares): Not specified

Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II*

- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

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

Suitability

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

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: Deloitte (Cerys Hulbert / Caroline McDade)

Availability Conclusions:

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

Achievability

Proposed Use: Housing and Employment (uses not specified)

Estimated Delivery Timescale (housing): 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

Potential Number Of Homes: 25

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

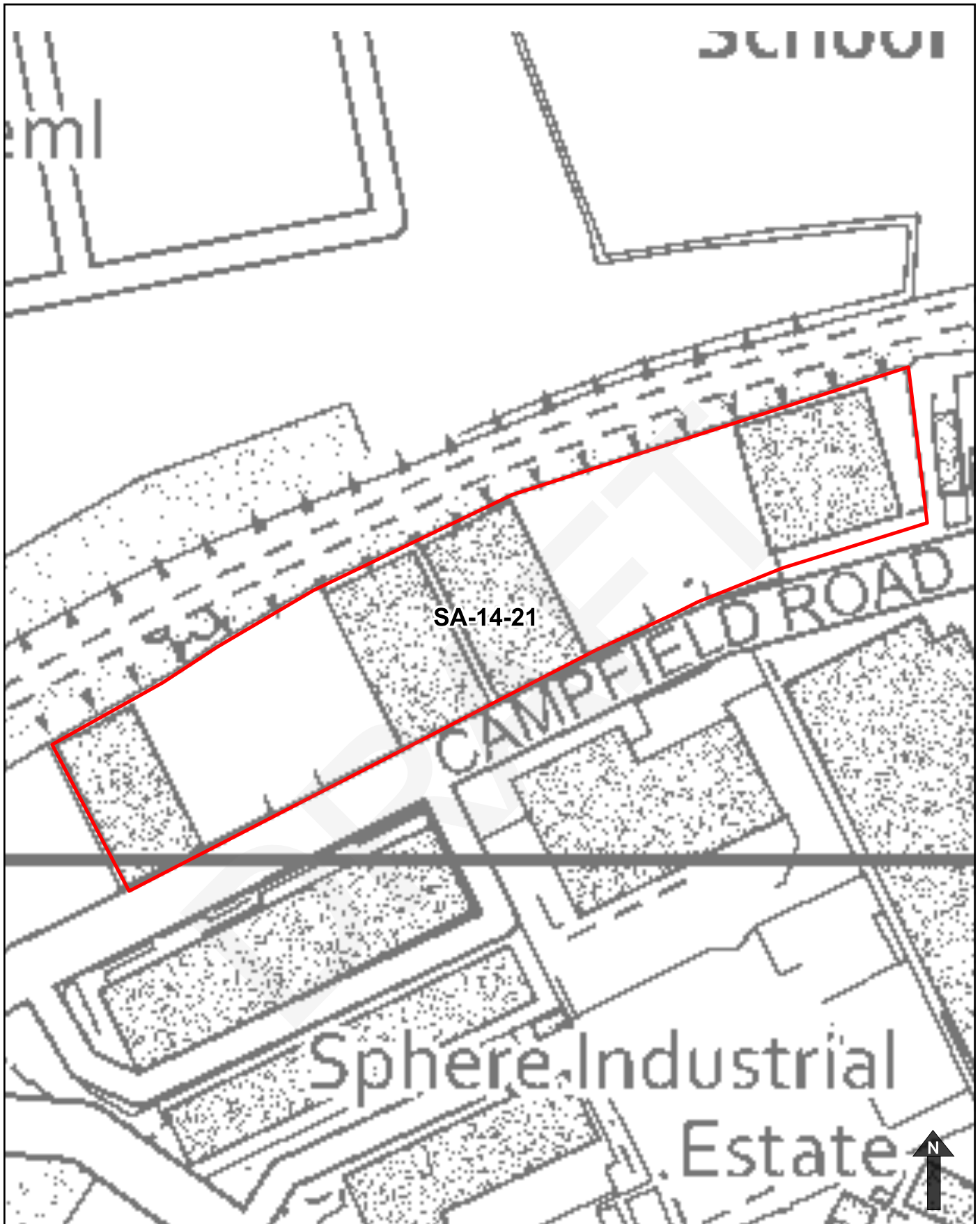
Potential Other Uses - Land Area (in hectares): N/A








Achievability Conclusions:








Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
- Listed Buildings**
-  Grade I
-  Grade II
-  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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

Suitability

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

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Private

Site Promoter: Deloitte (Cerys Hulbert / Caroline McDade)

Availability Conclusions:

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

Achievability

Proposed Use: Employment (uses not specified)

Estimated Delivery Timescale (housing): 1-5 years. (Delivery is subject to the site promoter providing evidence that the site will come forward in the first five years of the Local Plan. This evidence will need to respond to the definition of deliverable and evidence required to prove deliverability as set out in the NPPF and PPG).

Potential Number Of Homes: N/A

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

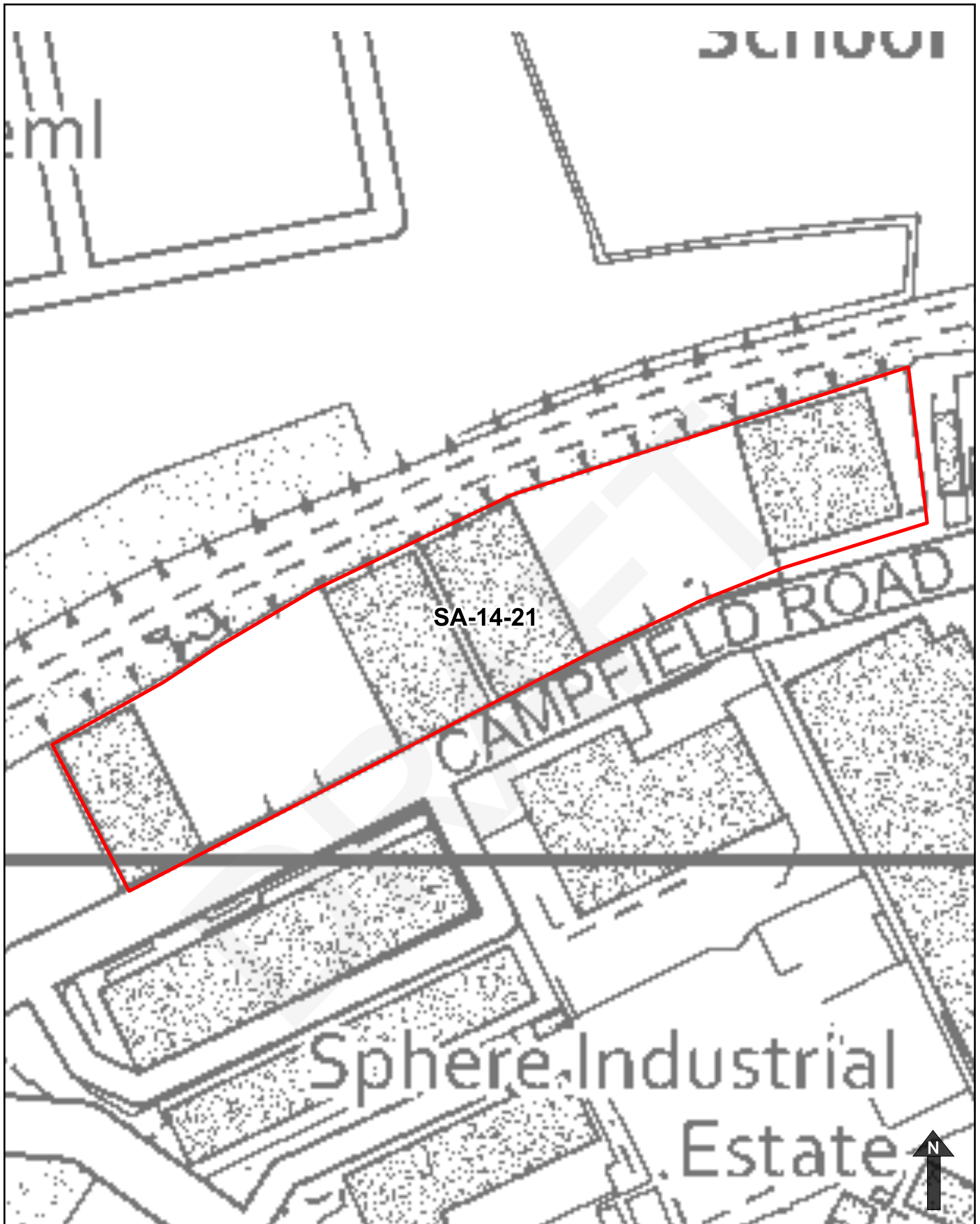
Potential Other Uses - Land Area (in hectares): N/A









Achievability Conclusions:







Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
-  Listed Buildings
-  Grade I
-  Grade II
-  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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

Suitability

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)	No
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	No
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: public

Site Promoter: Sellwood Planning (Bob Sellwood)

Availability Conclusions:

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

Achievability

Proposed Use: Employment: Enterprise Zone

Estimated Delivery Timescale (housing): 6-20 years

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 55.00

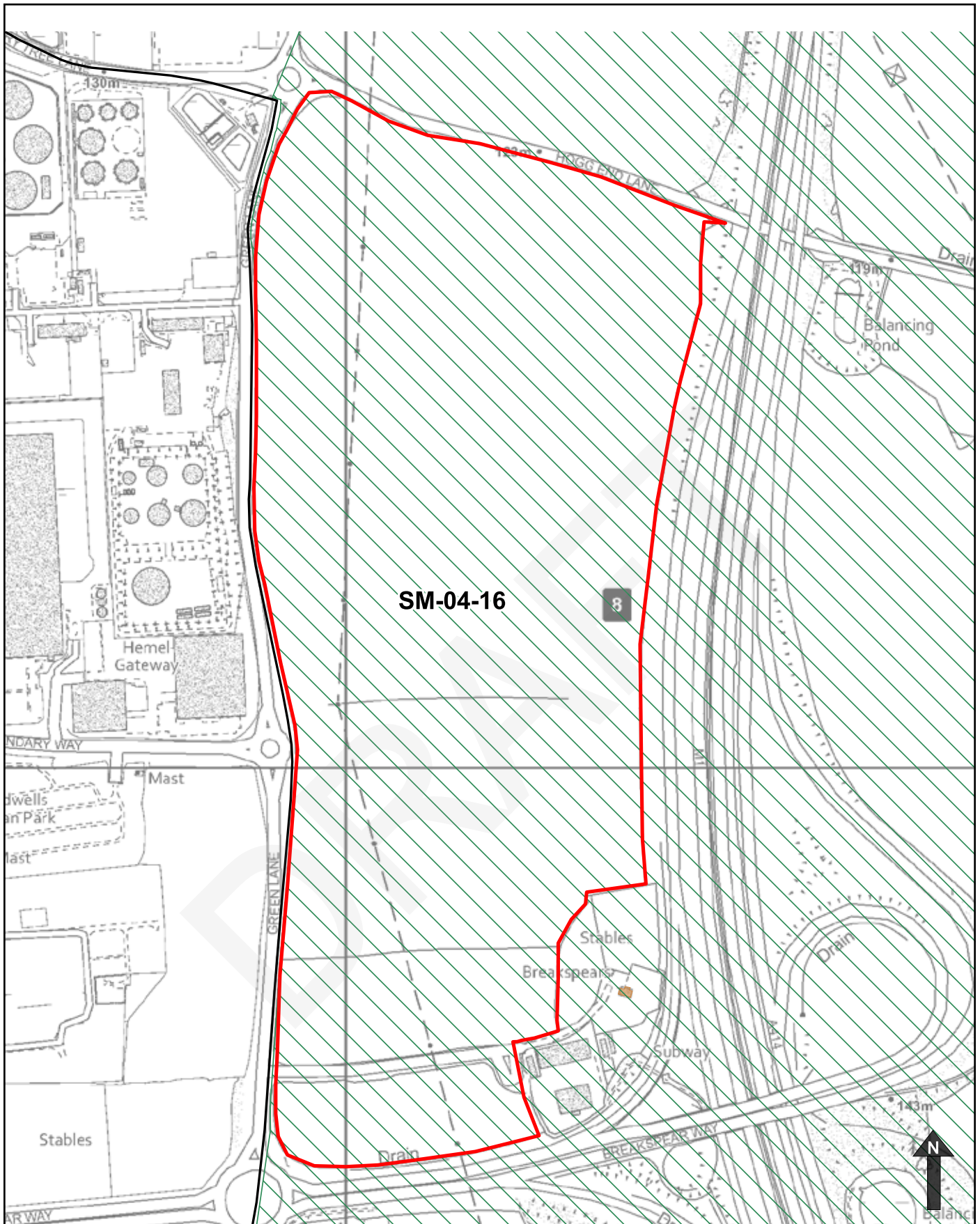
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.









Overall Conclusions








The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



SM-04-16

8

-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
-  Listed Buildings
-  Grade I
-  Grade II
-  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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

Suitability

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)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: public

Site Promoter: Sellwood Planning (Bob Sellwood)

Availability Conclusions:

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

Achievability

Proposed Use: Employment: Enterprise Zone

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

Potential Number Of Homes: N/A

Potential Employment - Land Area (in hectares): 55.00

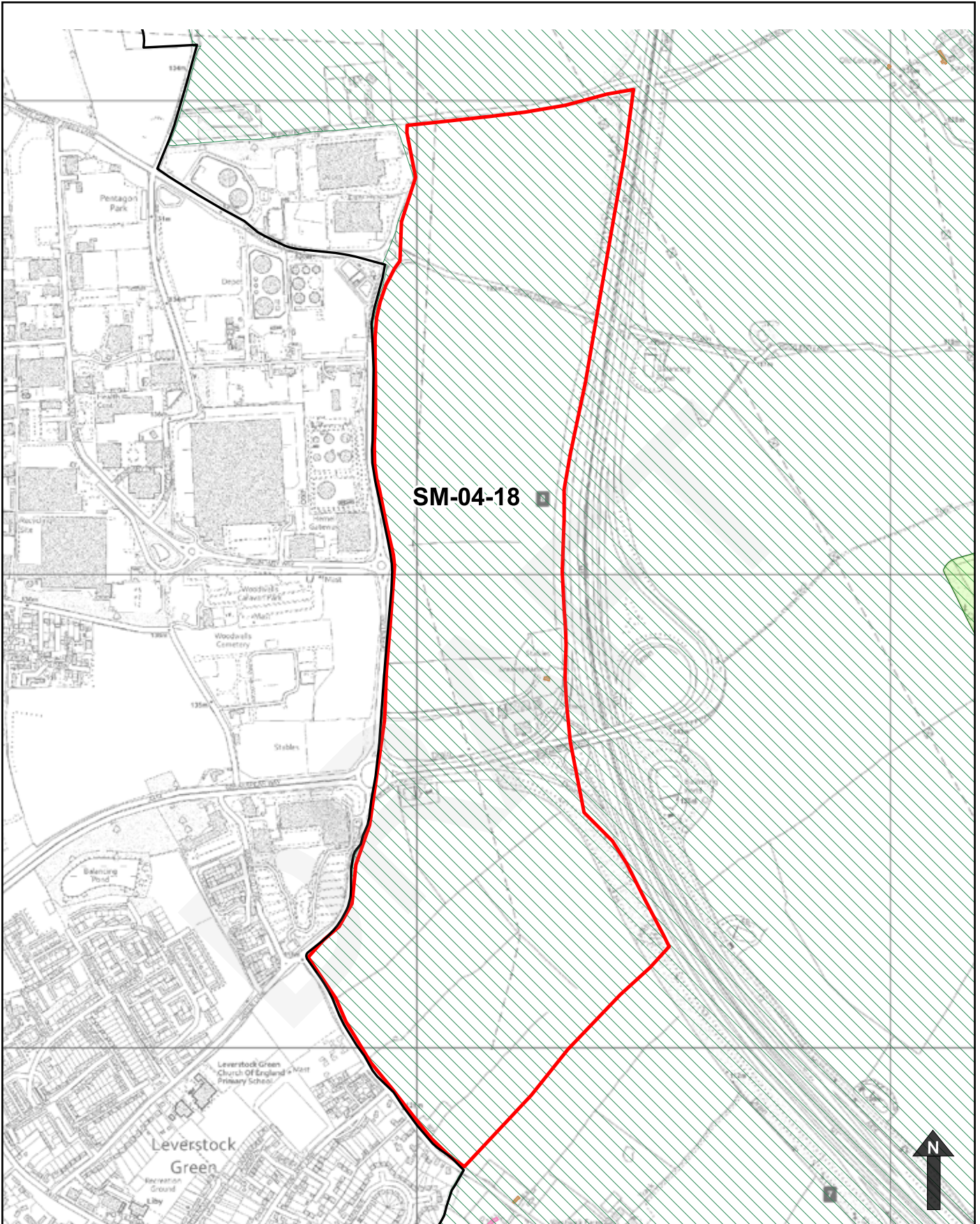
Potential Other Uses - Land Area (in hectares): N/A

Achievability Conclusions:
















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



SM-04-18

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

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Site Reference: SMR-01-21	Site Address: Land at East Hemel
Parish: St Michael/ Redbourn	Site area (hectares): 417.13
Existing use: Agricultural	
<p>Character of site and surroundings: The site incorporates the entire East Hemel area. Hemel Hempstead is located to the west of the site. This consists of mainly residential, to the north west corner of Woodhall Farm, and Leverstock Green to the south west. Between consists mainly of employment, including the Buncefield Oil Depot. The M1 forms the east boundary, with Hemel Hempstead Road (B487) forming the north boundary and Hemel Hempstead Road (A4147) forming the south boundary. Open fields are located beyond these.</p>	
Relevant Planning History	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/2845 Outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8). Approved, 30/04/2019</p> <p>5/2013/2269 Screening Opinion-Solar park. Approved, 19/11/2013</p> <p>5/2010/3107 Hazardous Substances Consent - Oil pipeline and storage facilities, storage of aviation kerosene for transfer to Heathrow and Gatwick airports via pipeline and storage of pipeline product interface material. Approved, 08/12/2011</p> <p>5/1997/1108 Conversion of existing house and outbuildings into five dwellings and associated car parking. Approved, 13/08/1997</p> <p>5/1993/0370 Erection of meeting room for religious worship. Approved, 25/06/1993</p> <p>5/1991/0001 B8 warehouse and distribution with ancillary office accommodation (Outline). Approved, 18/04/1994</p> <p>5/1988/2483 Pipeline construction (Humberside to Buncefield). Approved, 24/01/1989</p> <p>5/1987/0023 Extension of house to form nursing home comprising 60 bedrooms and communal facilities. Approved, 01/09/1987</p> <p>5/1985/1707 Change of use from Private Residence to Class XIV (Retirement/Nursing Home). Approved, 13/02/1986</p> <p>5/1982/0969 Garden Centre for the growing of plants and using existing approved buildings and surrounding paved area for the sale of plants and related items as listed. Approved, 04/11/1982</p> <p>5/1981/1586 Conversion of existing outbuildings to 6 no. dwellings and stables. Approved, 14/05/1982</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)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

* Constraints shown on constraints map

Suitability Conclusions:

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

Availability

Landowner: Public

Site Promoter: The Crown Estate (TCE), Sellwood Planning (Bob Sellwood)

Availability Conclusions:

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

Achievability

Proposed Use: Combined Housing and Employment Led Mixed Use: Enterprise Zone; Education: Secondary School, 2x Primary Schools, Nursery; Commercial, Community Facility and Health

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

Potential Number Of Homes: 4050

Potential Employment - Land Area (in hectares): 55.00

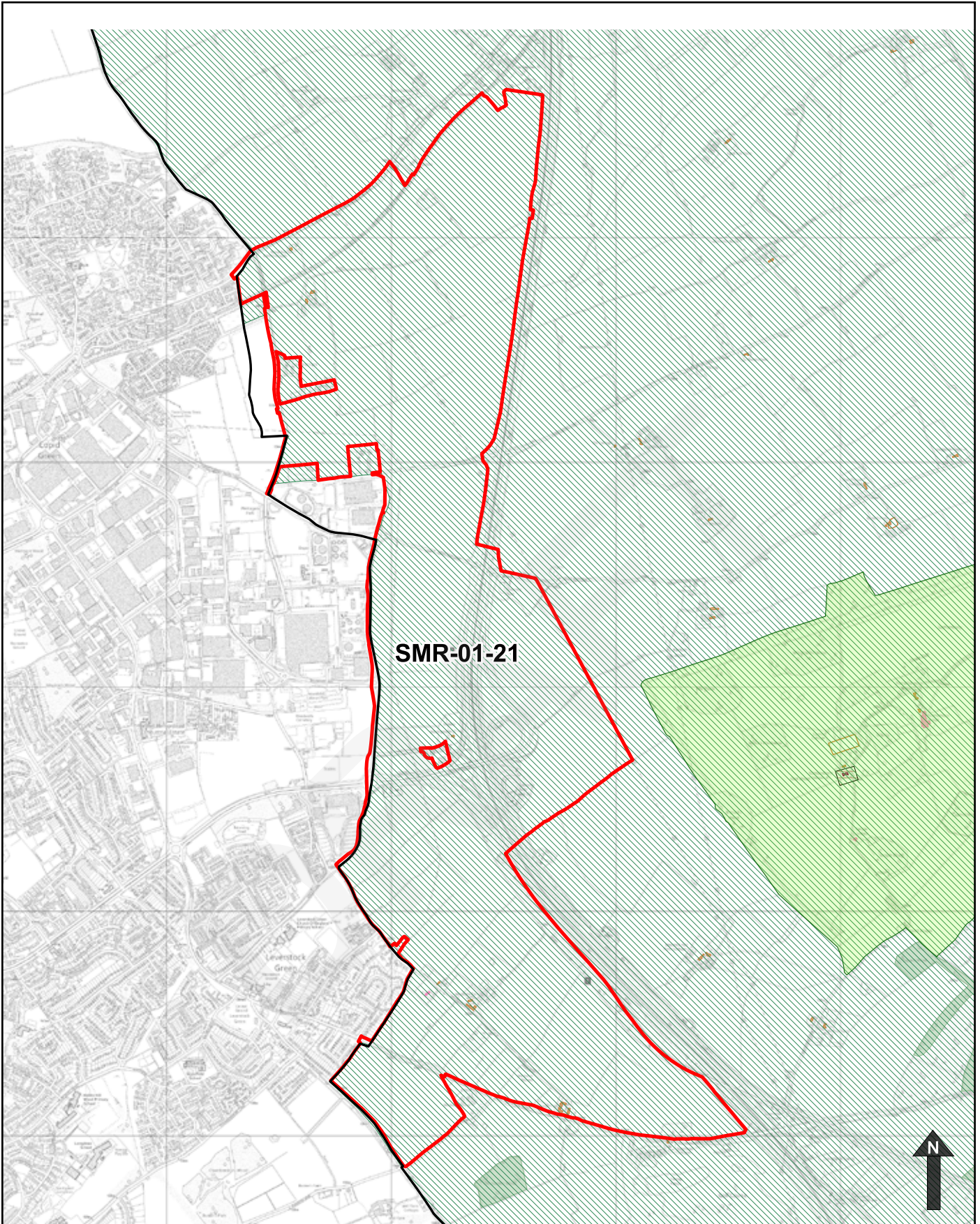
Potential Other Uses - Land Area (in hectares): Not specified

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. Site capacity reflects Hemel Garden Community Evidence.









Overall Conclusions


The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process. Site capacity reflects Hemel Garden Community Evidence.



SMR-01-21



-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3b
-  Conservation Areas
-  Listed Buildings
-  Grade I
-  Grade II
-  Grade II*

-  Locally Listed Buildings
-  Scheduled Ancient Monuments
-  Metropolitan Green Belt
-  Ancient Woodlands
-  Registered Parks and Gardens
-  Local Nature Reserves
-  Site of Special Scientific Interest

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Site Reference: STS-04-21	Site Address: Land at Burston Nurseries
Parish: St Stephen	Site area (hectares): 27.30
Existing use: Commercial / Residential / Vacant Land	
Character of site and surroundings: The North Orbital Road runs alongside the site's northern boundary. In all other directions the site abuts open Green Belt countryside. To the north east and south east are densely wooded areas (the latter is Birch Wood, a county wildlife site). The closest residential properties are on Mayflower Road, to the north of the site. The site includes the Burston Manor buildings in the centre of the site.	
Relevant Planning History	
<p>5/2019/2429 New retirement community comprising a 62 bedroom care home, 122 assisted living bungalows and apartments; Decision Declined to determine Decision Date: 15/10/2019</p> <p>5/2018/1324 New retirement community comprising a 64 bedroom care home, 125 assisted living bungalows and apartments; Appeal Dismissed 09/01/2020</p> <p>5/2015/0722, Hotel with 150 bedrooms, conference and function centre, Approved 22/08/2016</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	Yes	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	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	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: Market, Care Homes Social Care, Employment: Offices; Leisure Facilities: Hotel, Gym, Pool, Retail, Biodiversity Offsetting, Green Belt Compensatory, Tree Planting

Estimated Delivery Timescale (housing): 6-20 years

Potential Number Of Homes: 655

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

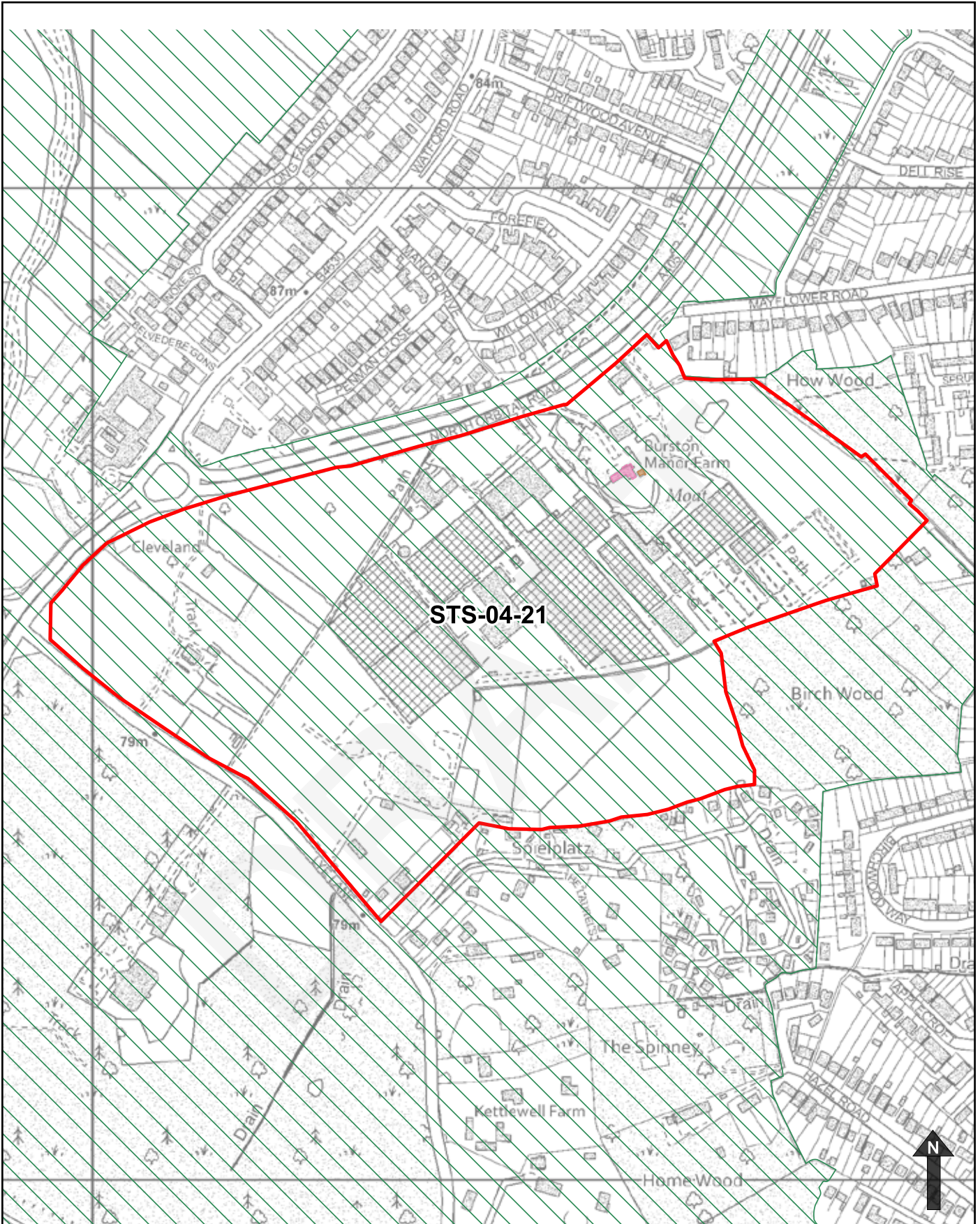
Potential Other Uses - Land Area (in hectares): Not specified

Achievability Conclusions:
















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable.

Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.



STS-04-21

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

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Site Reference: STS-19-21	Site Address: Land at Noke Lane, South of Chiswell Green
Parish: St Stephen	Site area (hectares): 52.78
Existing use: Agricultural	
Character of site and surroundings: The site is located to the north of the M25, west of the M1, with Noke Lane along the North East boundary. To the north west is a fishing lake and open field. Within the centre of the site is Holt Farm. The Ancient Woodland of Holt Wood is located to the west of the site.	
Relevant Planning History	
No Relevant Planning History.	

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)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	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: Clowes Development (Rob Hepwood)

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: Employment: Not specified

Estimated Delivery Timescale (housing): 6-25 years

Potential Number Of Homes: 1235

Potential Employment - Land Area (in hectares): 52.78

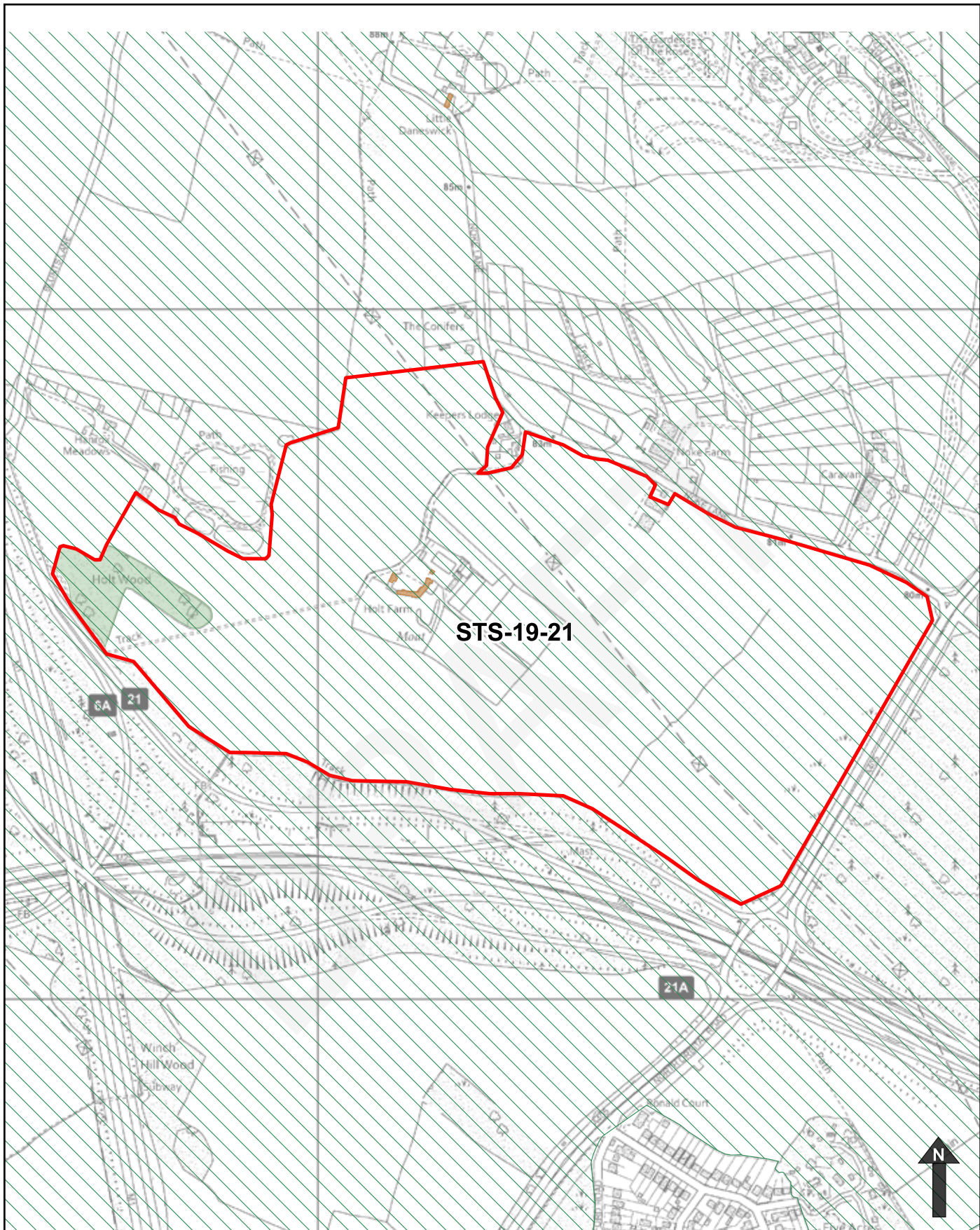
Potential Other Uses - Land Area (in hectares): N/A

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.



STS-19-21

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

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Site Reference: 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

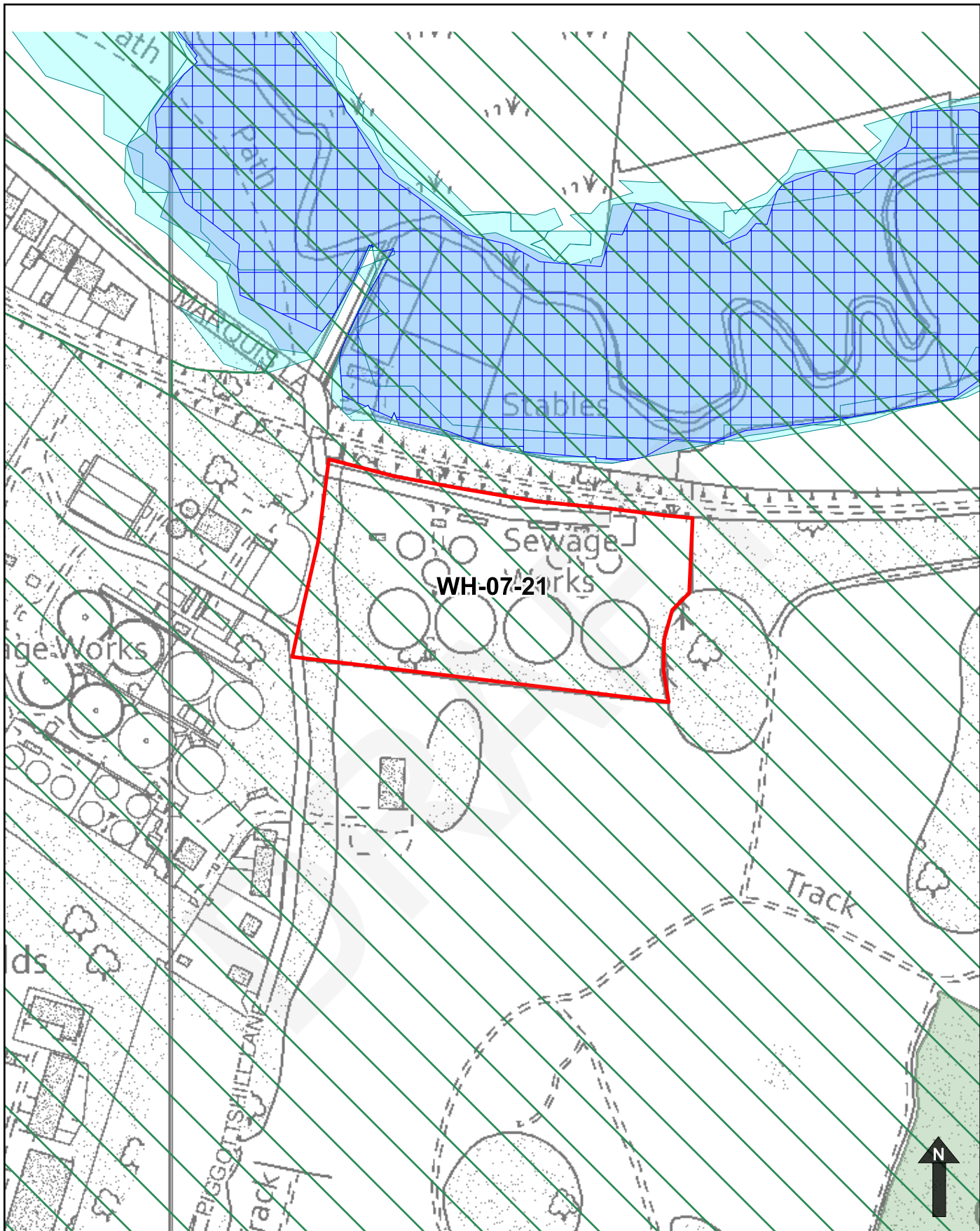
Potential Other Uses - Land Area (in hectares): N/A

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

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