

<b>Site Reference:</b> CH-06a-21	<b>Site Address:</b> Land at Tyttenhanger, Tarmac
<b>Parish:</b> Colney Heath	<b>Site area (hectares):</b> 17.97
<b>Existing use:</b> Mineral Extraction	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
<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**

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

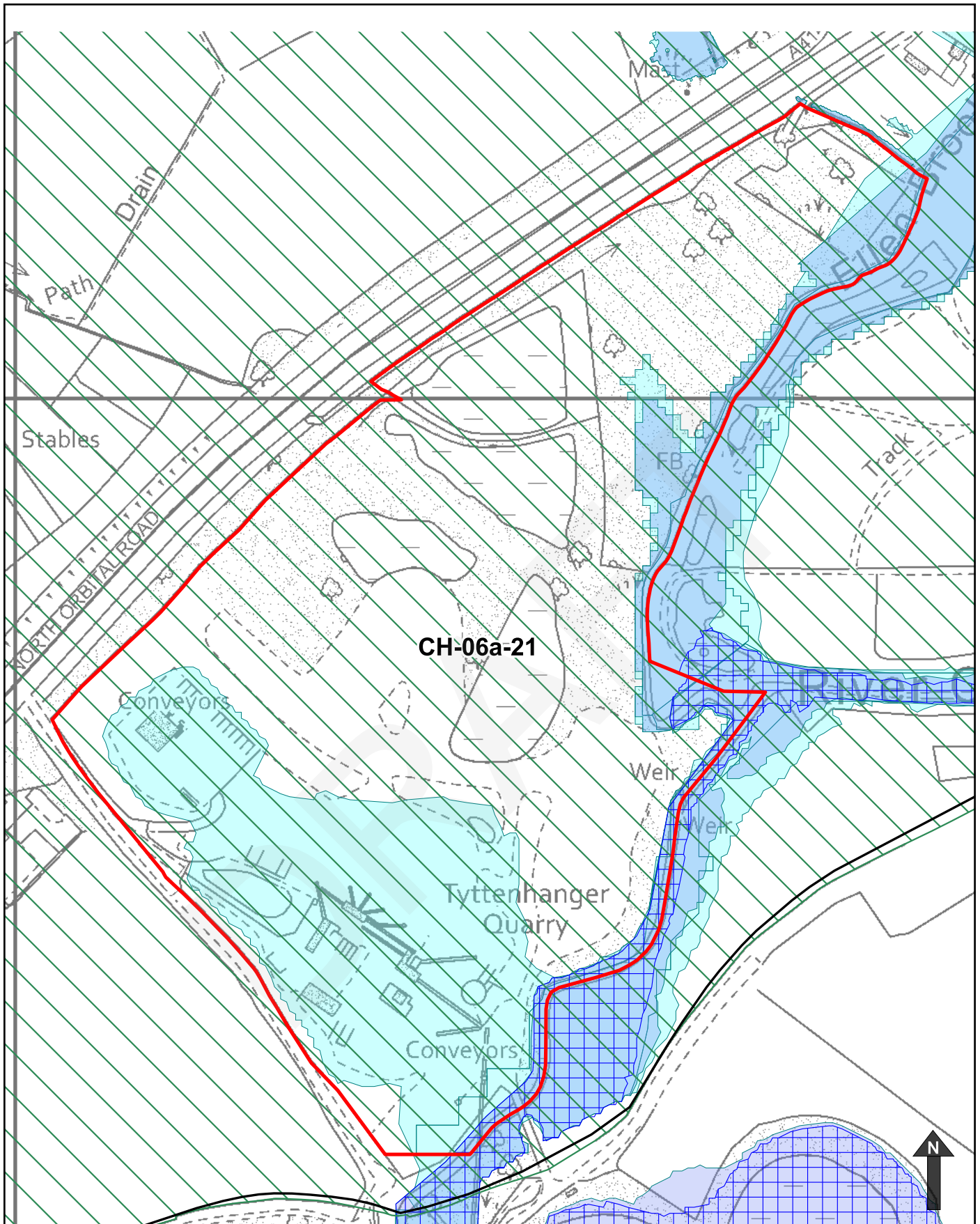
**Potential Other Uses - Land Area (in hectares):** 13.31

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

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

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<b>Site Reference:</b> CH-06b-21-1	<b>Site Address:</b> Land at Tyttenhanger, Tarmac
<b>Parish:</b> Colney Heath	<b>Site area (hectares):</b> 13.08
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
5/1992/0769 Gravel working. Approved, 16/06/1992	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	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:** Housing Open Space, Wetland Park, Woodlands

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

**Potential Number Of Homes:** 310

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

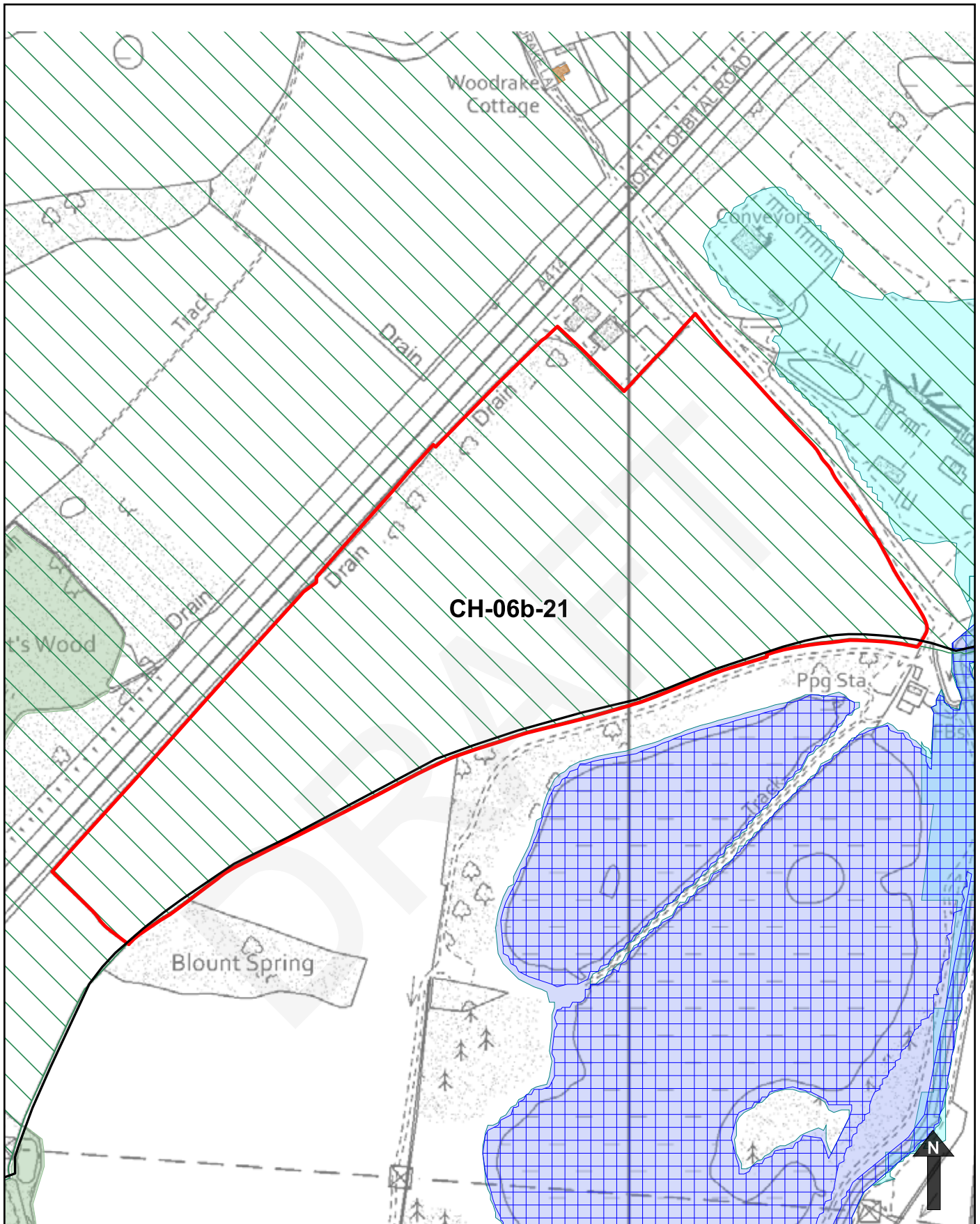
**Potential Other Uses - Land Area (in hectares):** 5.75

**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

Ppg Sta

Blount Spring

Woodrakes Cottage

NORTH ORBITAL ROAD

Track

Drain

Drain

Conveyor

's Wood



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

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

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<b>Site Reference:</b> CH-14-21	<b>Site Address:</b> Land at Colney Heath (Tarmac)
<b>Parish:</b> Colney Heath	<b>Site area (hectares):</b> 43.54
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
5/1992/0769 Gravel working. Approved, 16/06/1992	

## **Suitability**

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

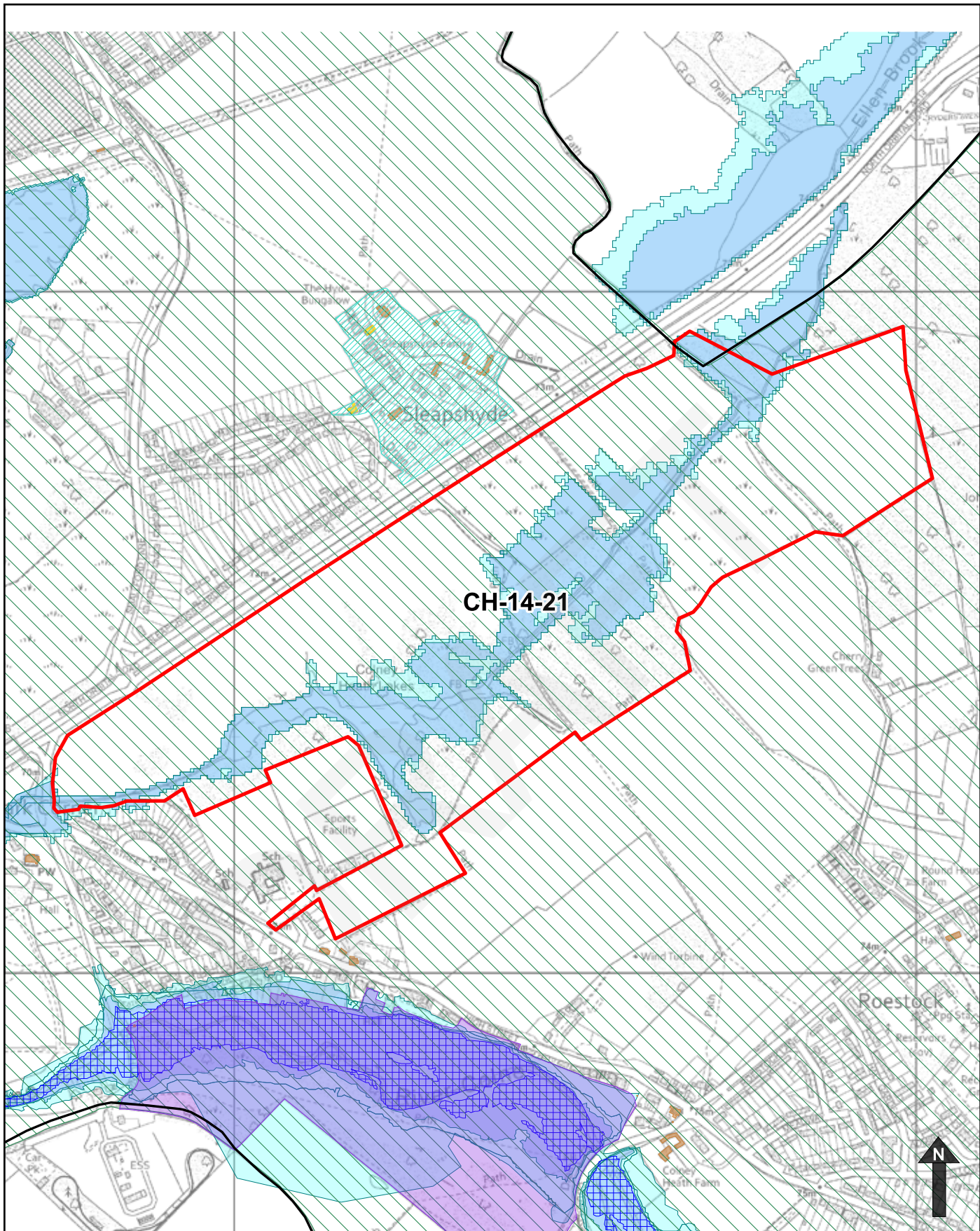
**Potential Other Uses - Land Area (in hectares):** 33.00
















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

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## **Suitability**

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

**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:** Gypsy & Travellers

**Estimated Delivery Timescale (housing):** N/A

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

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

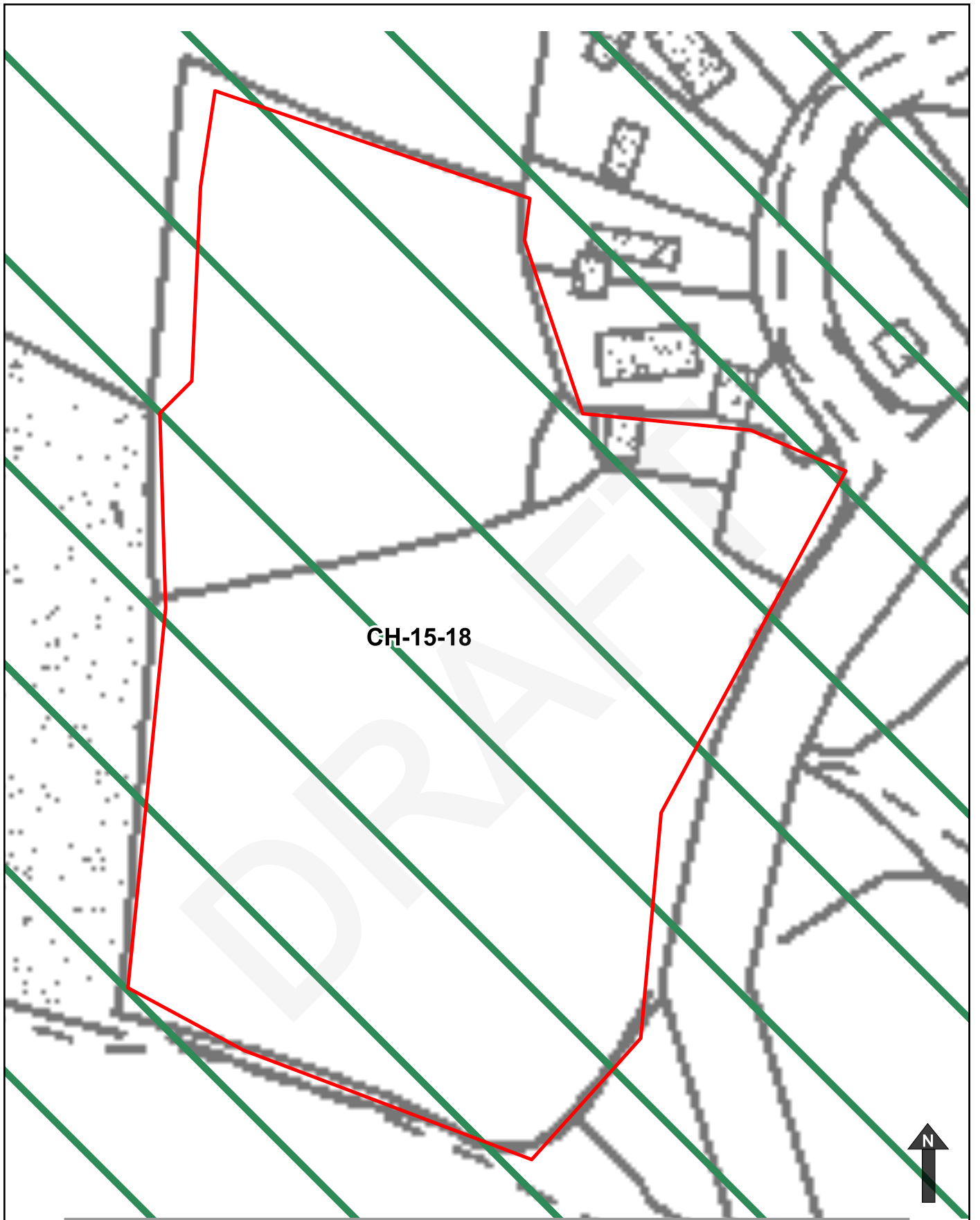
**Potential Other Uses - Land Area (in hectares):** 0.94

**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-15-18



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

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<b>Site Reference:</b> CH-16-18	<b>Site Address:</b> Land Adjacent The Barley Mow Caravan Site, Barley Mow Lane, Smallford
<b>Parish:</b> Colney Heath	<b>Site area (hectares):</b> 1.16
<b>Existing use:</b> Horse Grazing	
<b>Character of site and surroundings:</b> The site is located to the west of, and accessible from Barley Mo Lane. A travellers site is located to the south. Open fields cover all other aspects.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

**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:** Gypsy & Travellers

**Estimated Delivery Timescale (housing):** N/A

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

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

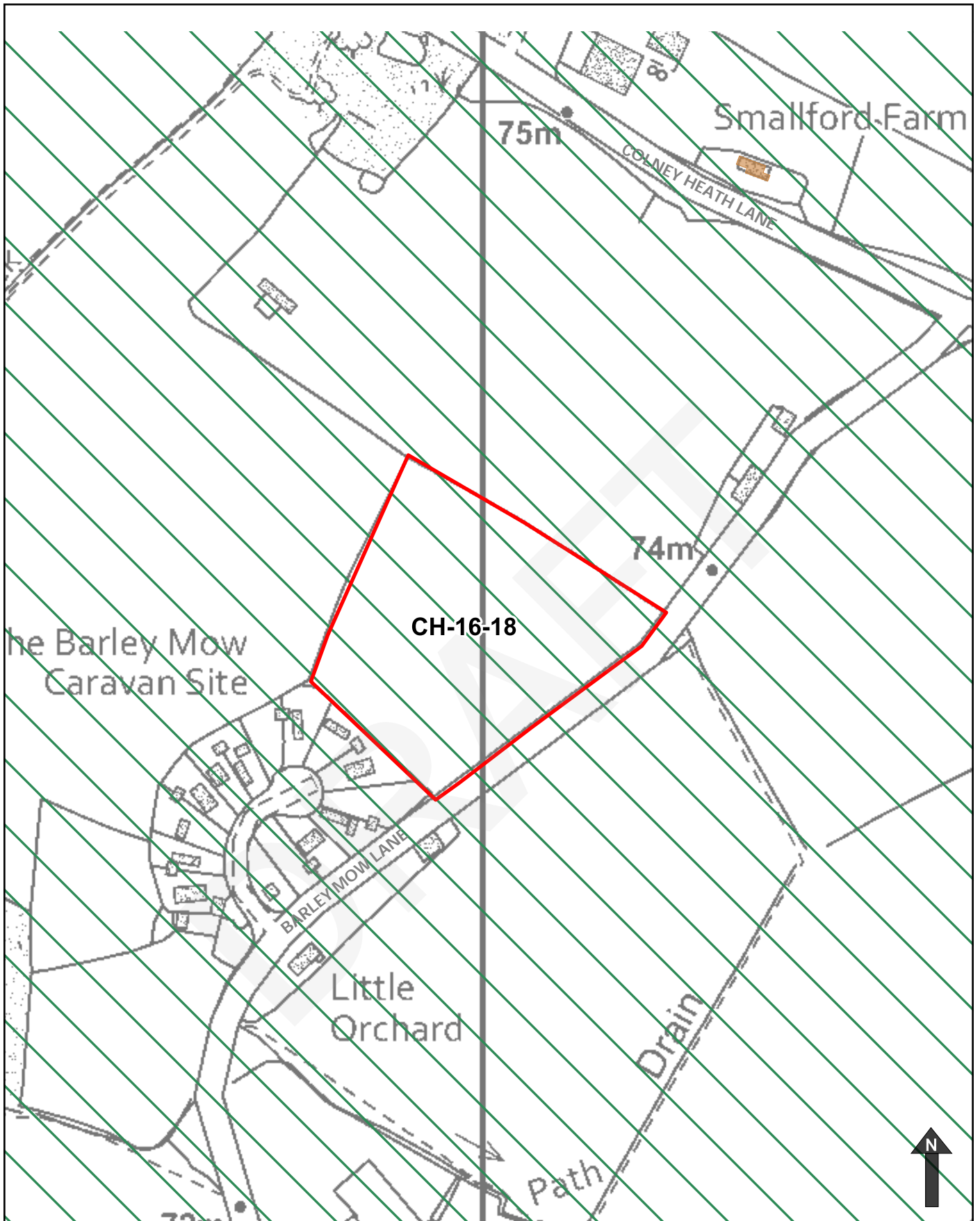
**Potential Other Uses - Land Area (in hectares):** 1.16

**Achievability Conclusions:**

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

**Overall Conclusions**

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



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

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<b>Site Reference:</b> CH-25-21	<b>Site Address:</b> Smallford Farm
<b>Parish:</b> Colney Heath	<b>Site area (hectares):</b> 20.26
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> Site consists of open green space over former gravel/sand extraction site, to the north and east. Also a mobile home site to the east. North Orbital A414 to the south. Mostly open fields to the west, including a mobile home park and a residence. A stables is located to the north east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## Suitability

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

**Site Promoter:** Hertfordshire County Council

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing: Solar Farm

**Estimated Delivery Timescale (housing):** 1-15 years

**Potential Number Of Homes:** 465

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

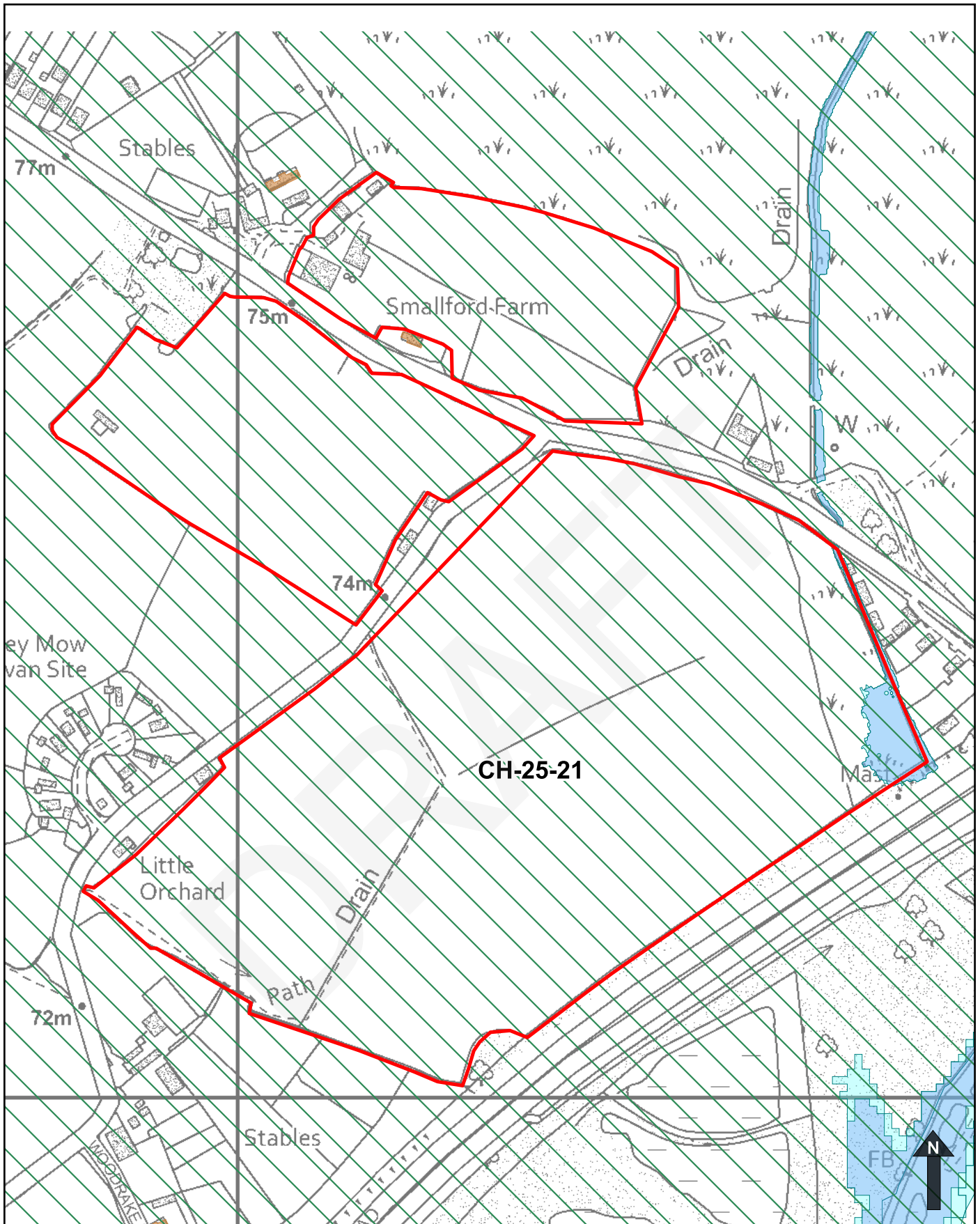
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**

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

**Overall Conclusions**

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



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

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<b>Site Reference:</b> HT-07-21	<b>Site Address:</b> Land at North West Harpenden
<b>Parish:</b> Harpenden Town	<b>Site area (hectares):</b> 27.43
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> Luton Road is located to the south west of the site, with residential properties along this boundary, as well as to the south east. A school and open fields are located to the north east of the site, with open fields to the north west.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## Suitability

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** Lichfields (Nick Baker)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing, Education: 2FE Primary School, Biodiversity Improvement, Green Belt Compensatory Land, Tree Planting

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

**Potential Number Of Homes:** 280

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

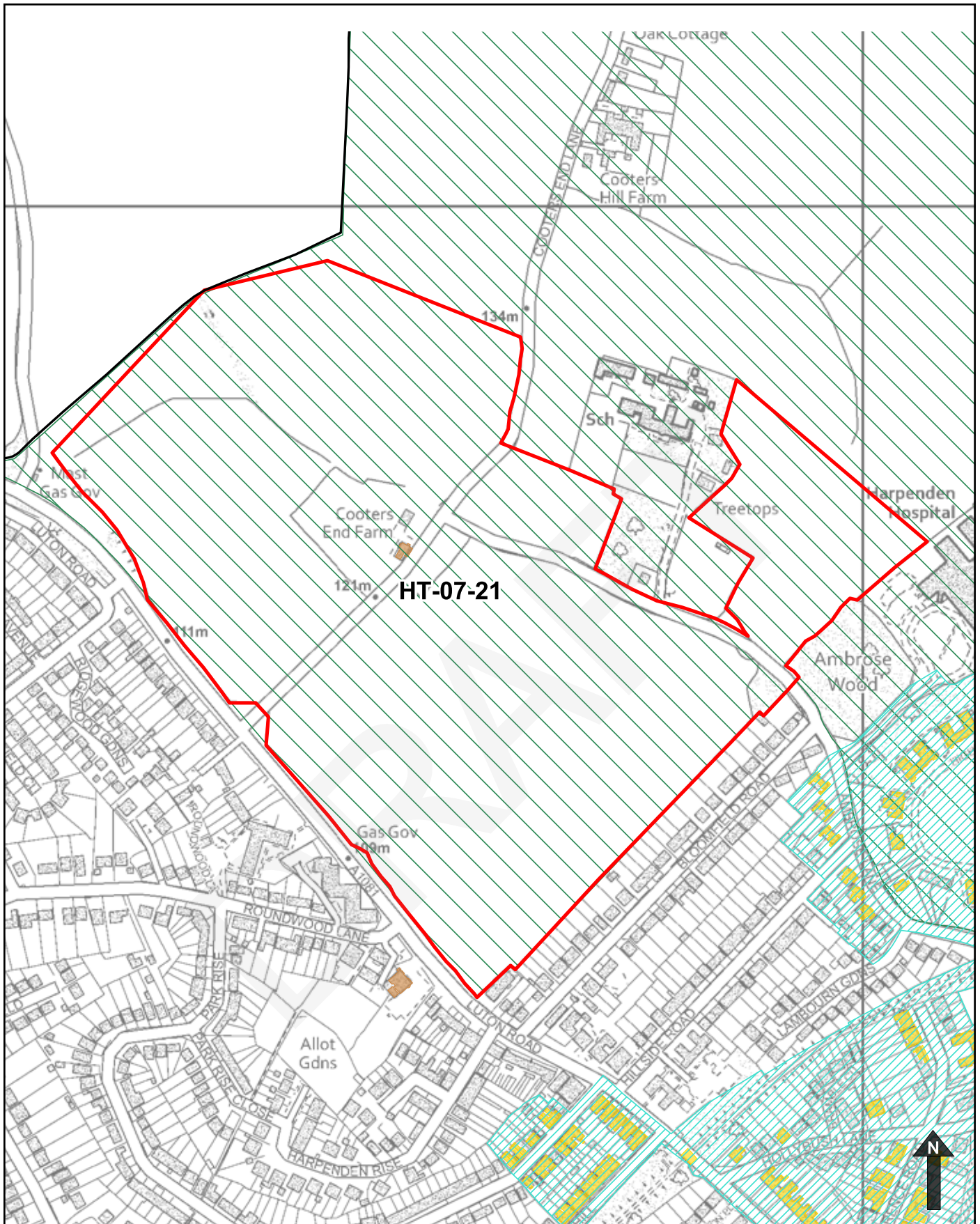
**Potential Other Uses - Land Area (in hectares):** 2.50
















**Achievability Conclusions:**

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

**Overall Conclusions**

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



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

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<b>Site Reference:</b> HT-08-18	<b>Site Address:</b> Land at Ambrose Lane
<b>Parish:</b> Harpenden Town	<b>Site area (hectares):</b> 11.58
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> Luton Road is located to the south west of the site, with residential properties along this boundary, as well as to the south east. A school and open fields are located to the north east of the site, with a single dwelling and open fields to the north west.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	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)	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:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** Lichfields (Nick Baker)

**Availability Conclusions:**

N/A

**Achievability**

**Proposed Use:** Housing, Education: Primary School, Public Open Space, Community Orchards and Allotments

**Estimated Delivery Timescale (housing):** N/A

**Potential Number Of Homes:** 2

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

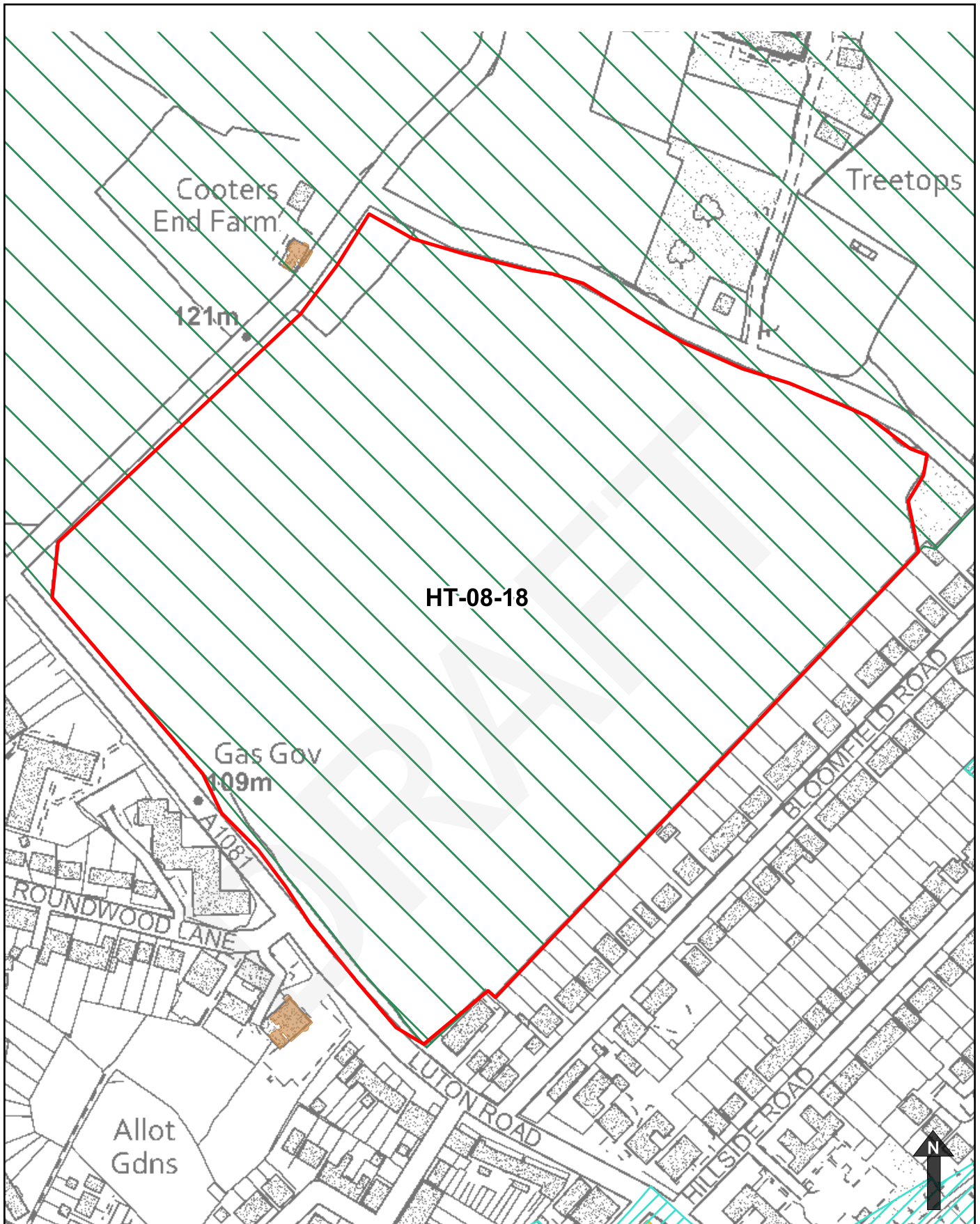
**Potential Other Uses - Land Area (in hectares):** 7.30








**Achievability Conclusions:**

N/A

**Overall Conclusions**

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



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

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

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<b>Site Reference:</b> HT-09-21	<b>Site Address:</b> Grove Road Garage Site
<b>Parish:</b> Harpenden Town	<b>Site area (hectares):</b> 0.04
<b>Existing use:</b> Vacant / Garage Site	
<b>Character of site and surroundings:</b> The surrounding area is a mix of residential and commercial premises, with a recycling centre also located to the north.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## Suitability

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

**Availability**

**Landowner:** Public

**Site Promoter:** Local Residents (AP Barwell and CD Hewitt)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Tree Planting

**Estimated Delivery Timescale (housing):** N/A

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

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

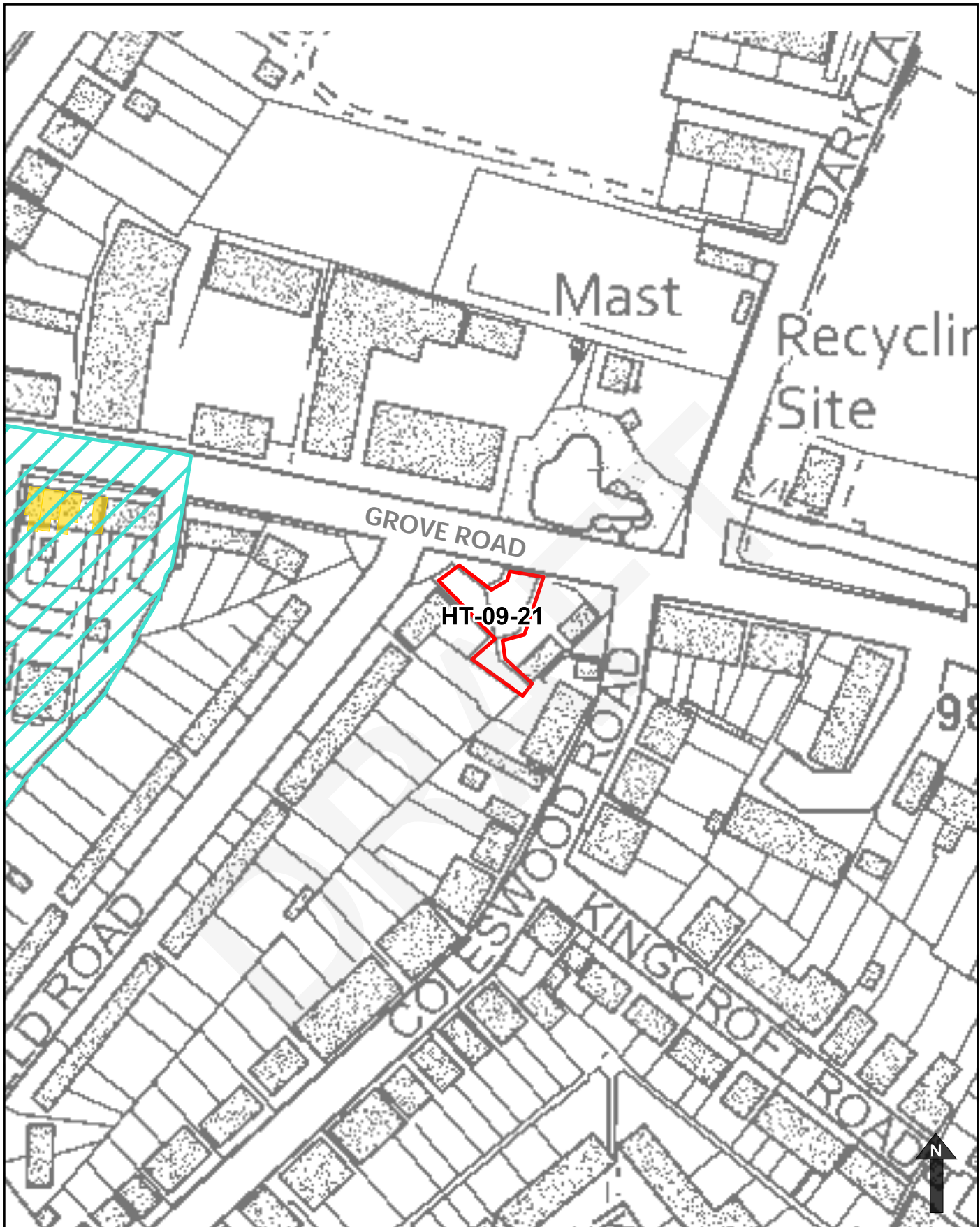
**Potential Other Uses - Land Area (in hectares):** 0.04
















**Achievability Conclusions:**

N/A

**Overall Conclusions**

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



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

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<b>Site Reference:</b> LC-01-21	<b>Site Address:</b> Land South of London Colney
<b>Parish:</b> London Colney	<b>Site area (hectares):</b> 32.99
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> London Colney is located to the north of the site, with the river Colne and local nature reserve in between. Shenley Lane is located to the west of the site, with a commercial premises located along part of this boundary. Open fields are beyond. The district boundary and M25 lies to the south of the site. To the north is Colney Fields retail park.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
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)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	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	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, Education: 2FE Primary School, Local Centre, Public Open Space, Green Space

**Estimated Delivery Timescale (housing):** 1-15 years

**Potential Number Of Homes:** 420

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

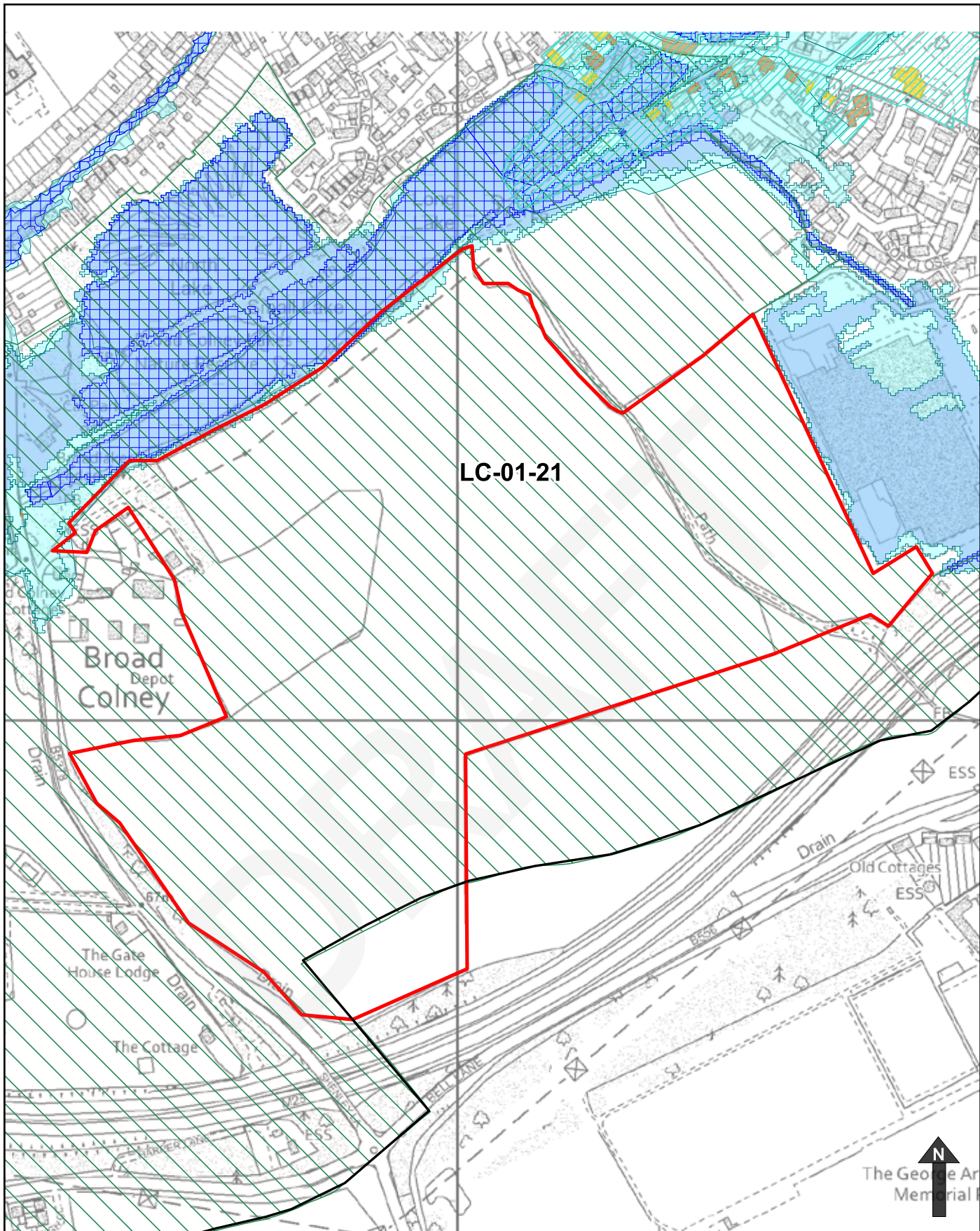
**Potential Other Uses - Land Area (in hectares):** 13.96

**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.



LC-01-21

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

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<b>Site Reference:</b> LC-02-21	<b>Site Address:</b> Land west of London Colney
<b>Parish:</b> London Colney	<b>Site area (hectares):</b> 86.40
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The site is located to the west of London Colney, with Shenley Lane in between. To the north of the site is the Napsbury Estate and Historic Park. To the east of the site is the Midlands Mainline, with open fields beyond. To the south part of the boundary is the M25, with the River Colne forming the remaining. Across the river lies open fields and All Saints Chapel.	
<b>Relevant Planning History</b>	
<p>5/2019/0156, Prior Notification - Change of use of building from agricultural use to storage; Approved 18/03/2019</p> <p>5/2017/1938, Approval of Reserved Matters (infrastructure) of outline planning permission 5/2009/0708 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest; Approved 16/05/2018</p> <p>5/2013/0336, Change of use of building No 3 to storage of non-mechanical equipment, plant and scaffolding (retrospective) (resubmission following invalid application 5/2012/3087); Approved 09/04/2013</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public

**Site Promoter:** Hertfordshire County Council

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing, Education: 6-8 FE Secondary School, 2FE Primary School, Public Open Space, Country Park

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

**Potential Number Of Homes:** 1005

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

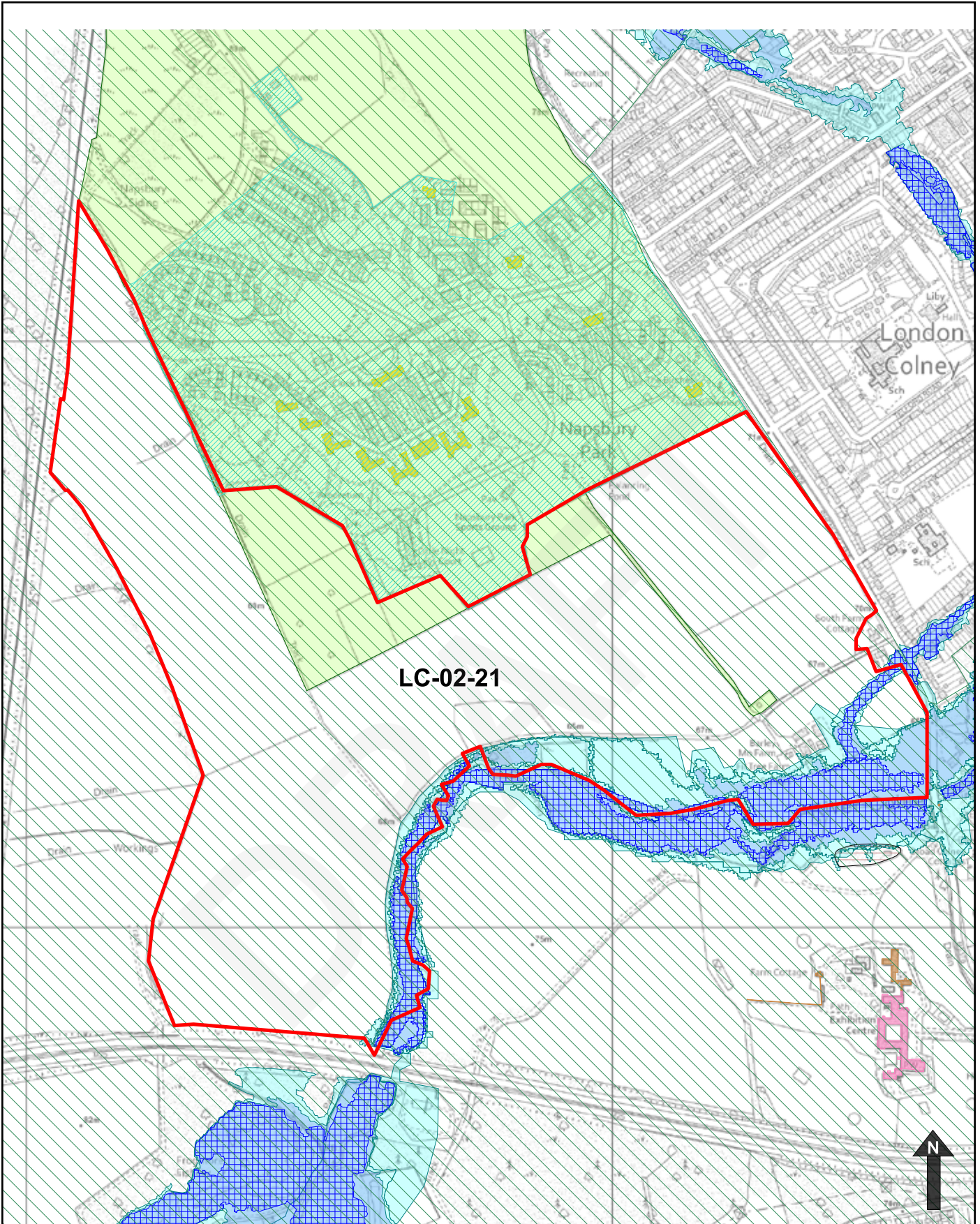
**Potential Other Uses - Land Area (in hectares):** 35.09

**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.



LC-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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<b>Site Reference:</b> LC-06-21	<b>Site Address:</b> Land North of Napsbury Park off The Drive
<b>Parish:</b> London Colney	<b>Site area (hectares):</b> 8.51
<b>Existing use:</b> Scrubland	
<b>Character of site and surroundings:</b> The Napsbury Estate are located to the south of the site. The west boundary follows the Midlands Mainline, with open fields located beyond. To the north east, a row of properties known as North Cottages are located, with open fields beyond.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

The site is not suitable. The site is located entirely within a Registered Park and Garden.

**Availability**

**Landowner:** Private

**Site Promoter:** PJB Planning (Peter Biggs)

**Availability Conclusions:**

N/A

**Achievability**

**Proposed Use:** Housing: Market, Older Persons; Doctors Surgery, Open Space

**Estimated Delivery Timescale (housing):** N/A

**Potential Number Of Homes:** 115

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

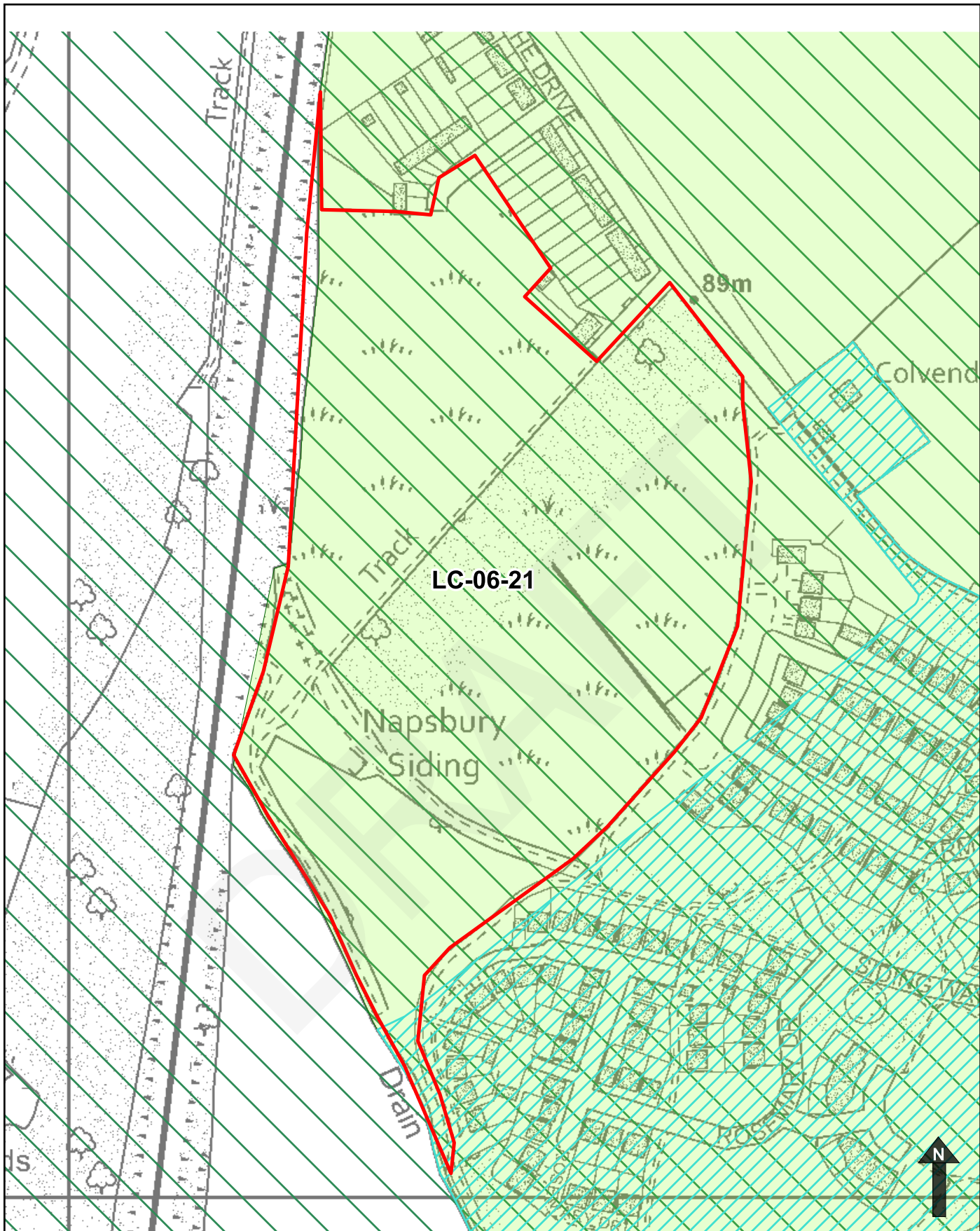
**Potential Other Uses - Land Area (in hectares):** 3.90








**Achievability Conclusions:**








N/A

**Overall Conclusions**

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



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

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

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<b>Site Reference:</b> LC-08-21	<b>Site Address:</b> Rural Estate land north of Napsbury
<b>Parish:</b> London Colney	<b>Site area (hectares):</b> 26.97
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The Napsbury Estate is located to the south of the site. To the west are a row of properties known as North Cottages, with the Midlands Mainline beyond. The north and east of the site is bordered by Shenley Lane, with the A414 and then playing pitches / recreation ground beyond.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

The site is not suitable. The site is located entirely within a Registered Park and Garden.

**Availability**

**Landowner:** Public

**Site Promoter:** Hertfordshire County Council

**Availability Conclusions:**

N/A

**Achievability**

**Proposed Use:** Housing, Education: 2FE Primary School

**Estimated Delivery Timescale (housing):** N/A

**Potential Number Of Homes:** 650

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

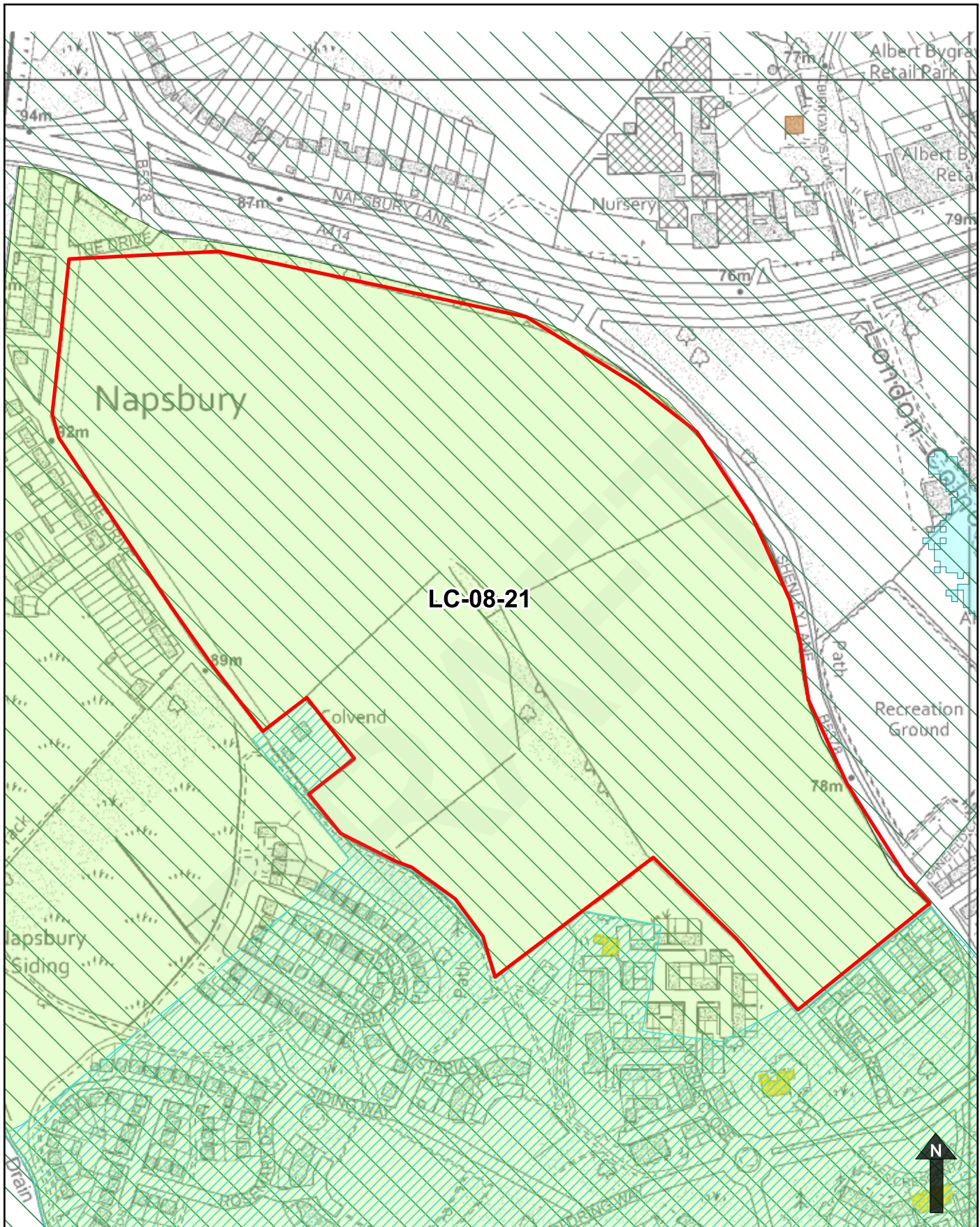
**Potential Other Uses - Land Area (in hectares):** Not specified
















**Achievability Conclusions:**

N/A

**Overall Conclusions**

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



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

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<b>Site Reference:</b> R-04-21	<b>Site Address:</b> Land east of Holtsmere End Lane, North East Hemel Hempstead
<b>Parish:</b> Redbourn	<b>Site area (hectares):</b> 43.21
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> To the south west of the site is residential area of Woodhall Green, Hemel Hempstead. Holtsmere End Lane forms the north and west boundary, with farm buildings/ houses and open fields beyond. To the South is Little Revel End, with open fields beyond. To the east is open fields.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing; Biodiversity Improvement; Tree Planting

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

**Potential Number Of Homes:** 1000

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

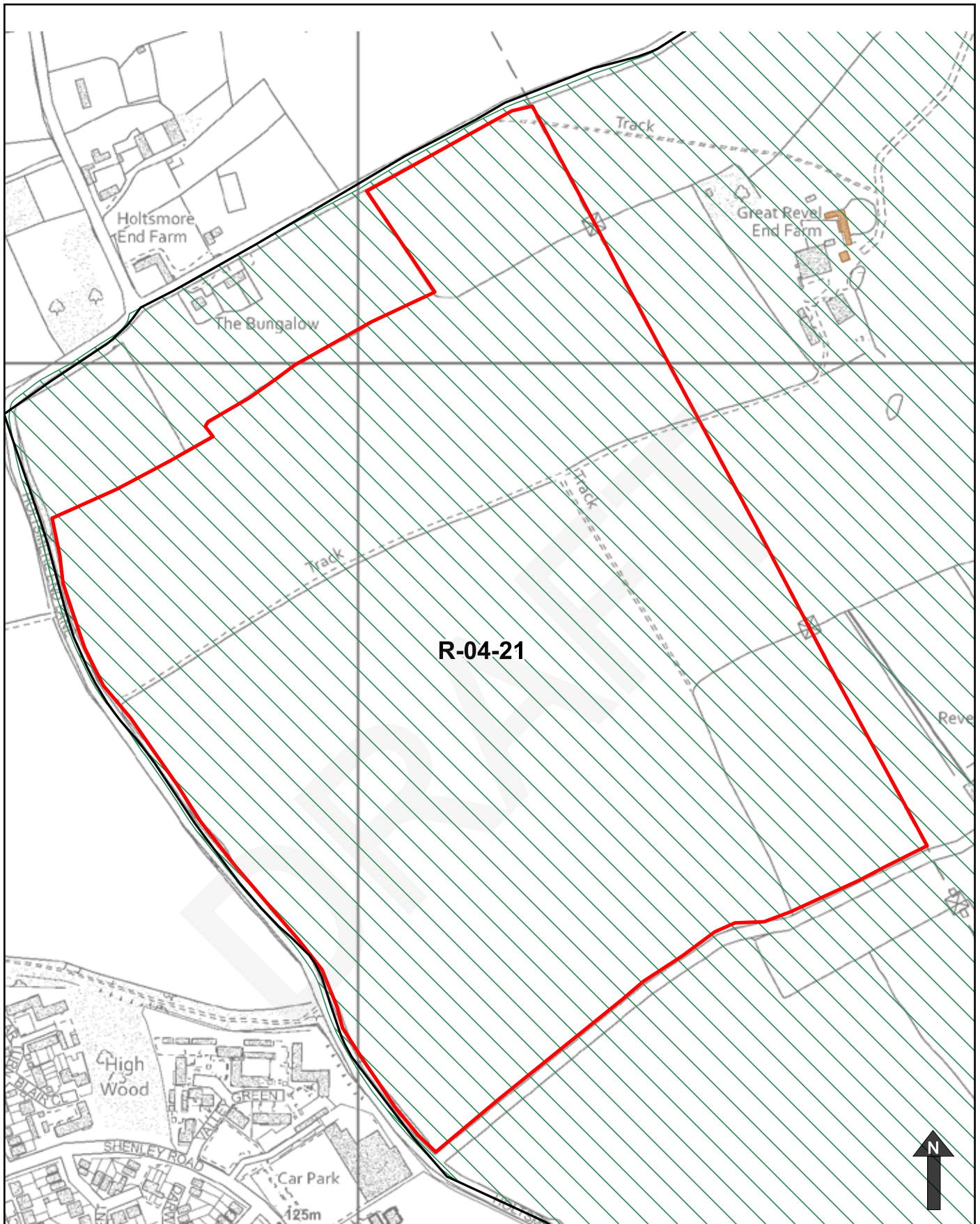
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**
















Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable. 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-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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<b>Site Reference:</b> R-09-21	<b>Site Address:</b> Land North East of Redbourn
<b>Parish:</b> Redbourn	<b>Site area (hectares):</b> 41.42
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

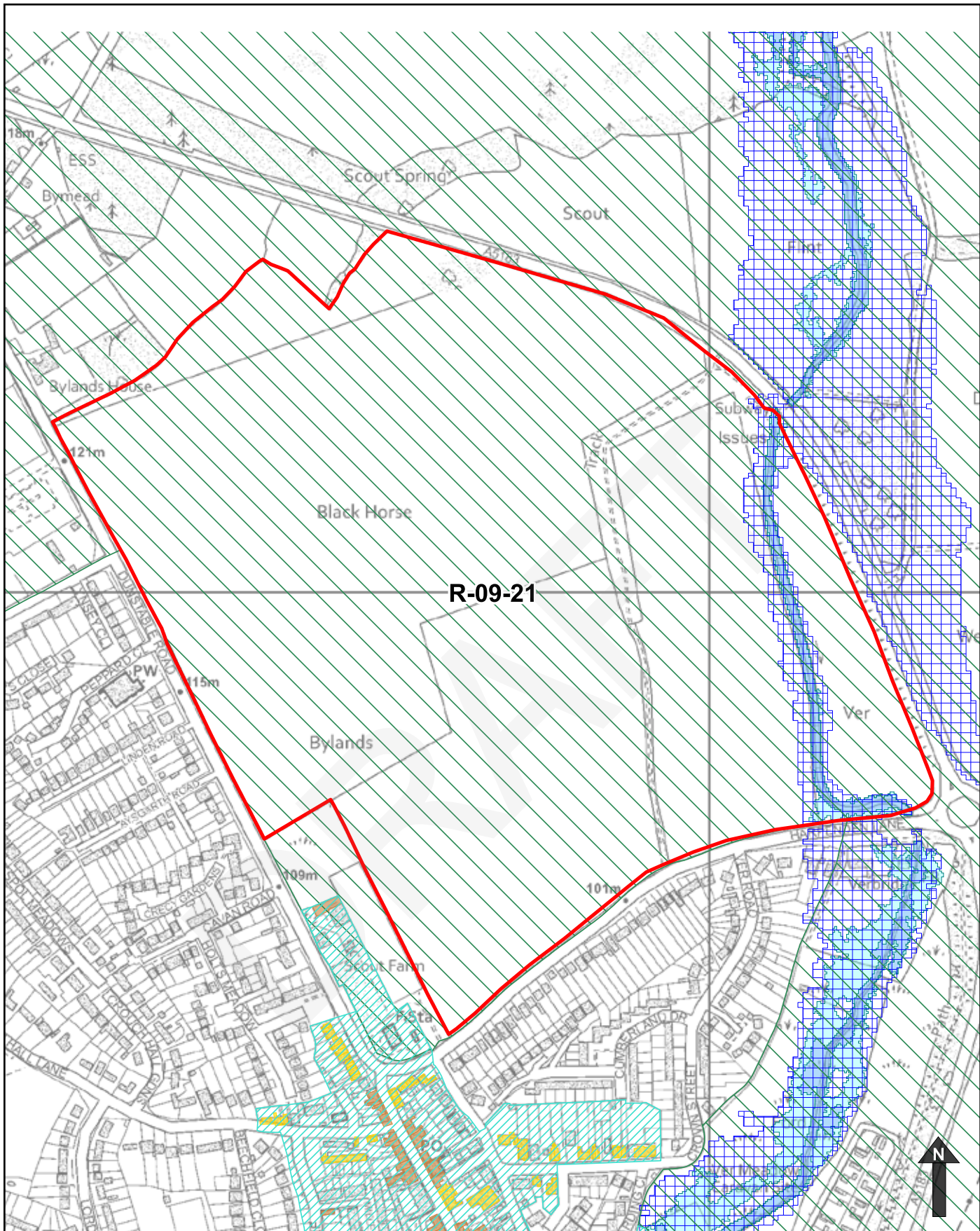
**Potential Other Uses - Land Area (in hectares):** 20.30

**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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<b>Site Reference:</b> R-18-21	<b>Site Address:</b> Land south of Harpenden Lane
<b>Parish:</b> Redbourn	<b>Site area (hectares):</b> 12.56
<b>Existing use:</b> Agricultural / Vacant	
<b>Character of site and surroundings:</b> Busy A5183 bypass A5183 bypass along boundary to east of site along with a travellers site, with open fields beyond. Residential properties and Redbourn Industrial Estate lie to the west, on the opposite bank of the River Ver.	
<b>Relevant Planning History</b>	
<p>5/1995/1183, Change of use to public open space; Approved 24/10/1995</p> <p>5/1995/0715, Use of land for storage and repair of pallets; Approved 11/07/1995</p> <p>5/1985/0170, Conversion of disused railway line to footpath and cycleway and associated accommodation works; Decision and decision date not available</p> <p>5/1982/1353, Change of use area of land indicated on plan in red from existing usage to open storage and parking; Approved 09/12/1982</p> <p>5/1982/0591, Erection of light industrial nursery units; Approved 24/06/1982</p>	

## **Suitability**

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

**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, Gypsy & Traveller, Biodiversity Improvement

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

**Potential Number Of Homes:** 170

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

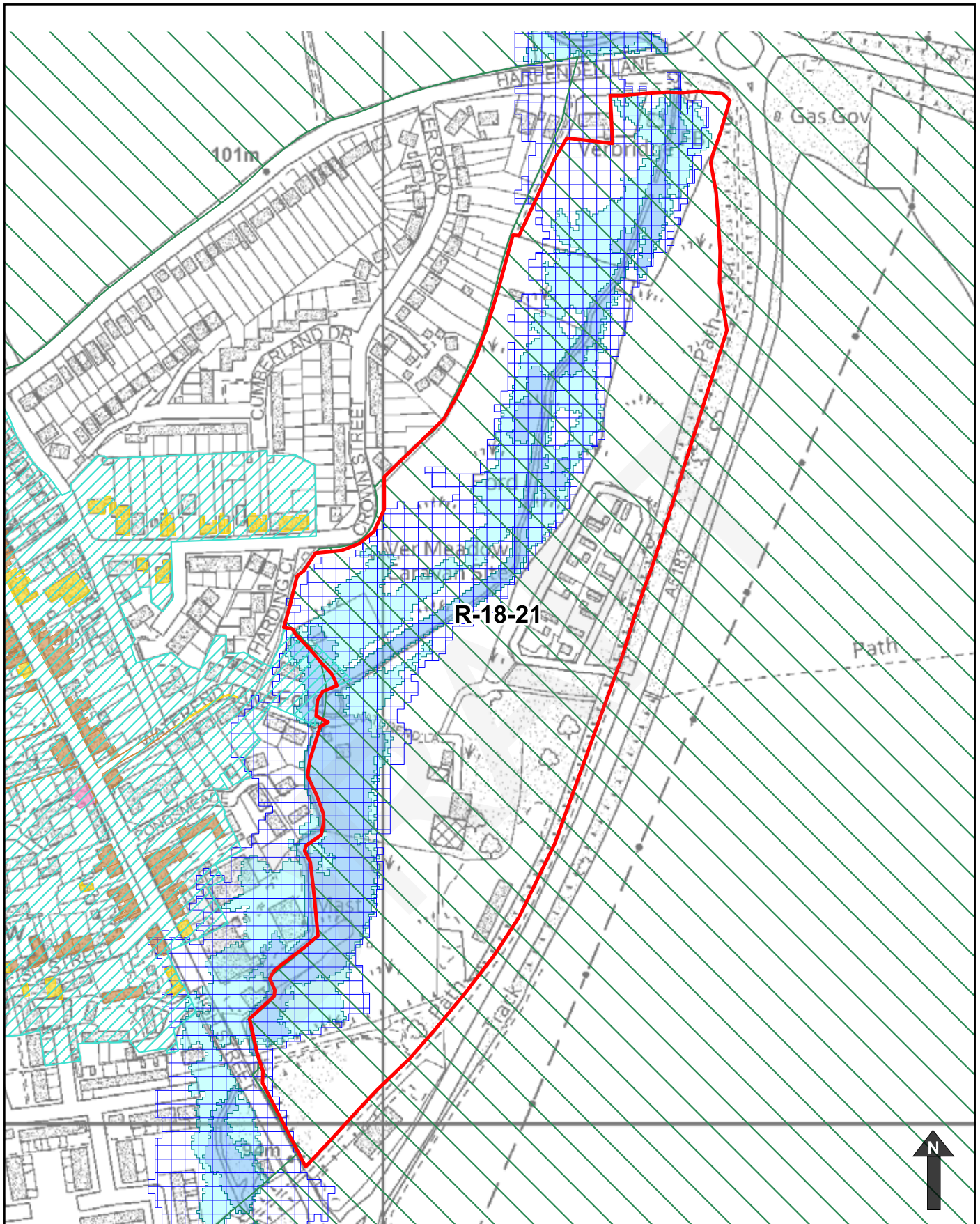
**Potential Other Uses - Land Area (in hectares):** Not specified

**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.



R-18-21

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

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<b>Site Reference:</b> R-22-21	<b>Site Address:</b> Land North of Redbourn Road
<b>Parish:</b> Redbourn	<b>Site area (hectares):</b> 34.70
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
5/2013/2269, Environmental Impact Assessment Screening Opinion - Solar park; Approved (Environmental Statement Not required) 19/11/2013	

## **Suitability**

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

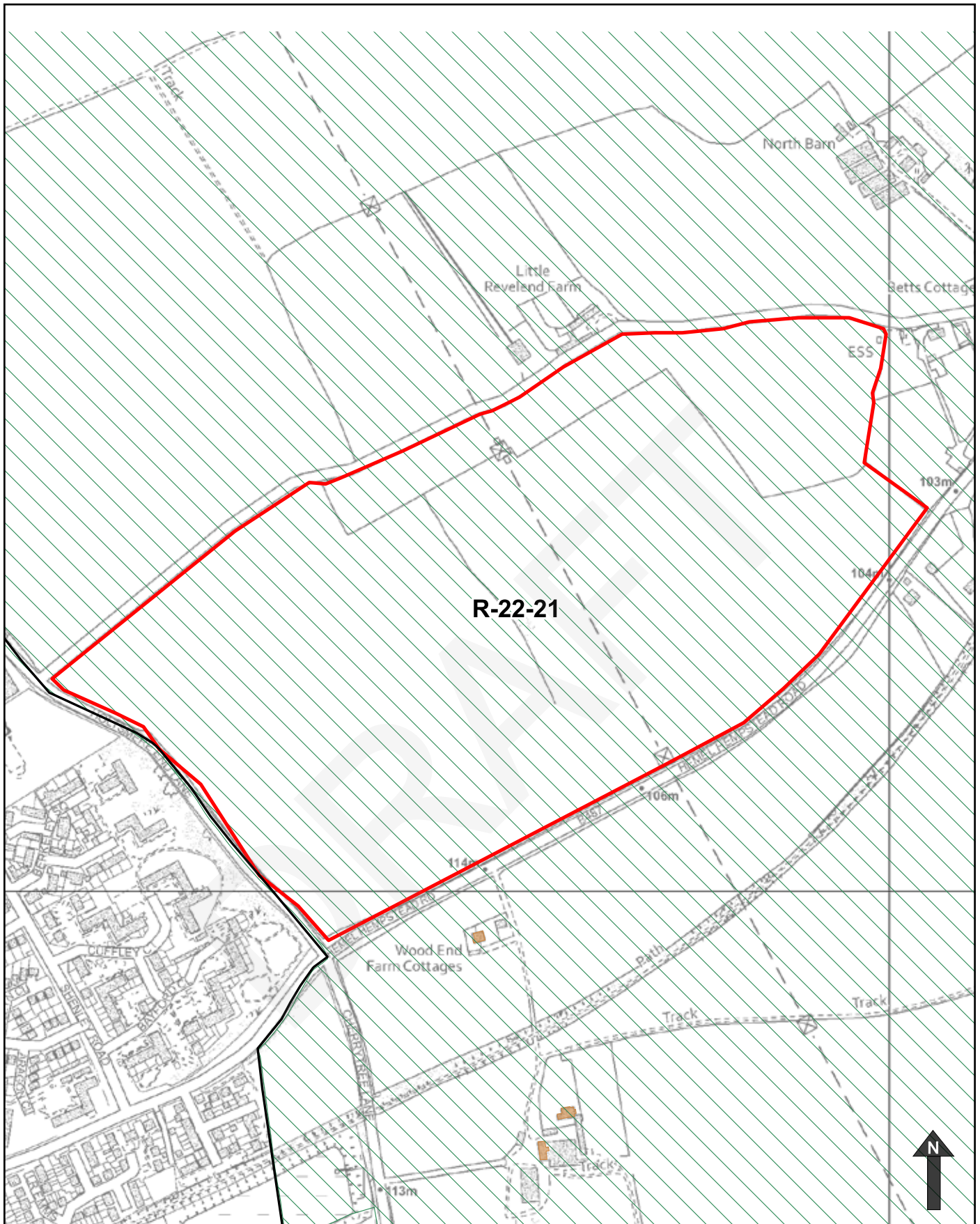
**Potential Other Uses - Land Area (in hectares):** Not specified

**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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<b>Site Reference:</b> R-30-21	<b>Site Address:</b> Spencers Park (Phase 2)
<b>Parish:</b> Redbourn	<b>Site area (hectares):</b> 5.62
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
<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**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	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

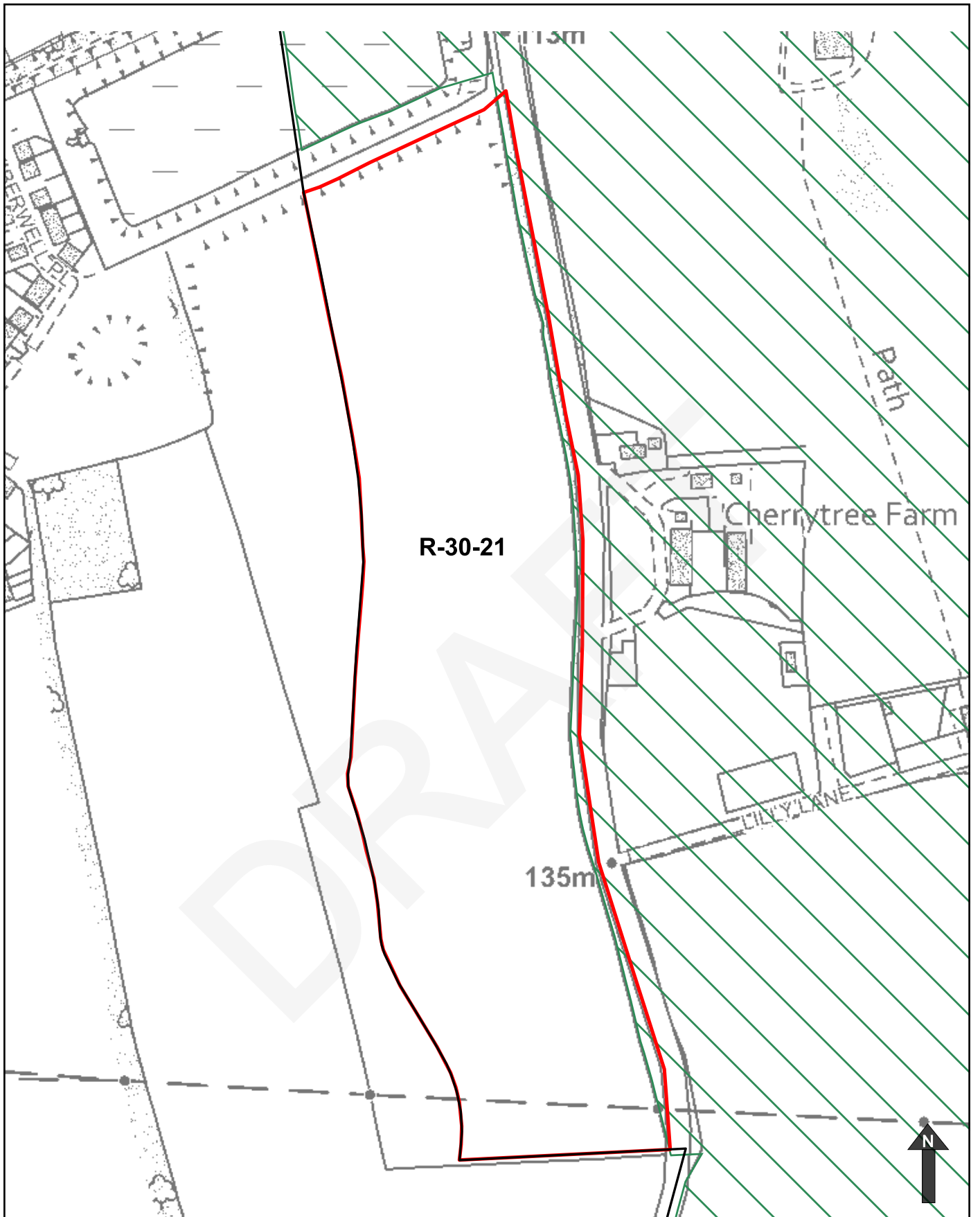
**Potential Other Uses - Land Area (in hectares):** 0.27
















**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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<b>Site Reference:</b> RF-01a-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 1)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 152.73
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
<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**

<b>Absolute Constraints</b>			
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		
<b>Non-Absolute Constraints</b>			
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

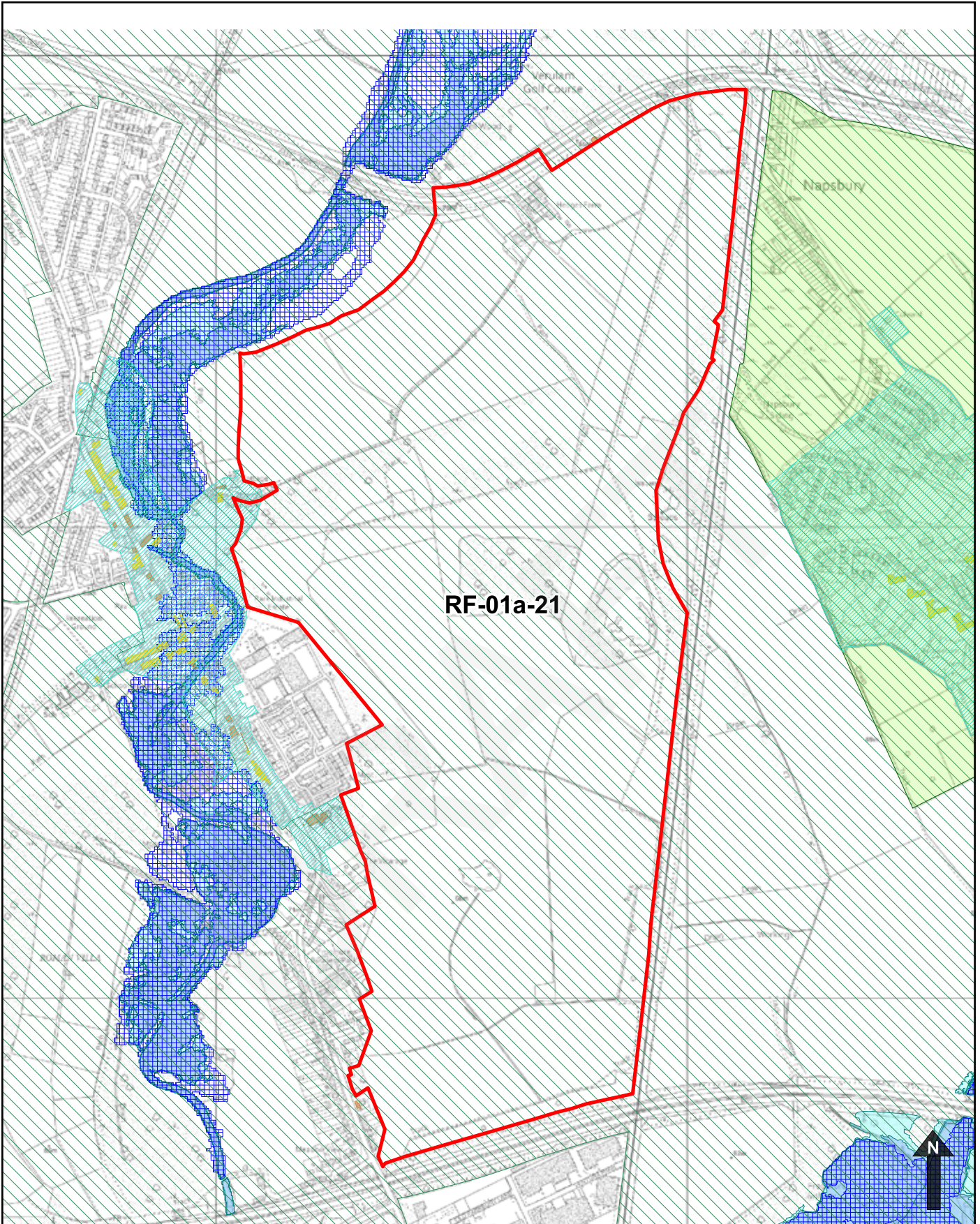
**Potential Other Uses - Land Area (in hectares):** 119.56

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

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<b>Site Reference:</b> RF-01b-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 8)
<b>Parish:</b> London Colney	<b>Site area (hectares):</b> 27.38
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The river Colne, a wildlife reserve and London Colney are to the north of the site. To the west is a commercial unit and open fields. To the south is the M25, with an open field, and Colney Fields Retail part to the east.	
<b>Relevant Planning History</b>	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm; Appeal Allowed 14/07/14</p>	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
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)	Yes	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	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	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:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

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

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

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

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

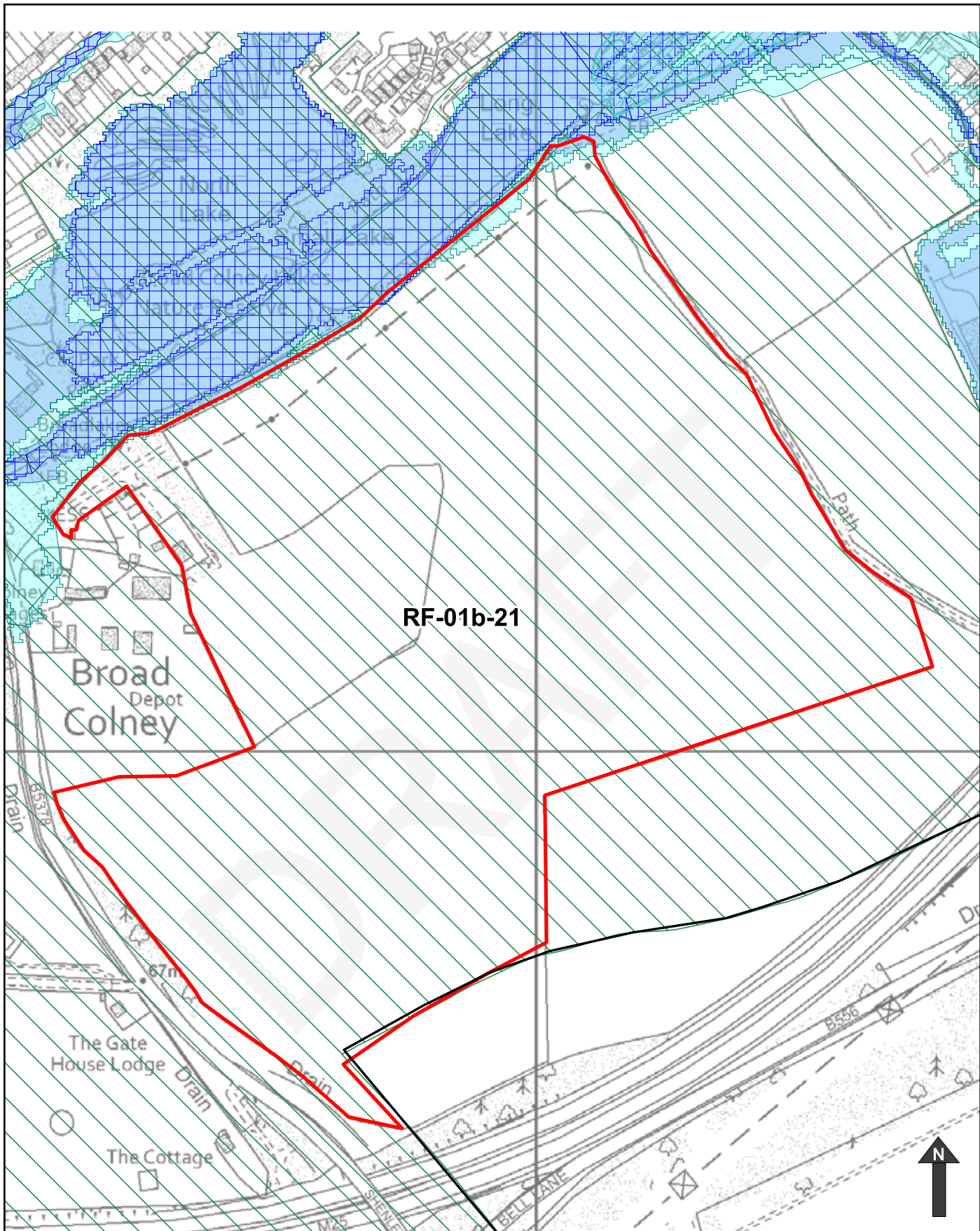
**Potential Other Uses - Land Area (in hectares):** 27.38

**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-01b-21**

Broad  
Depot  
Colney

The Gate  
House Lodge

The Cottage

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

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

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<b>Site Reference:</b> RF-01c-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 8)
<b>Parish:</b> London Colney	<b>Site area (hectares):</b> 4.20
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The river Colne, a wildlife reserve and London Colney are to the north of the site. To the west is an open field. To the south is the M25, with Colney Fields Retail part to the east.	
<b>Relevant Planning History</b>	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm; Appeal Allowed 14/07/14</p>	

## **Suitability**

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

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

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

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

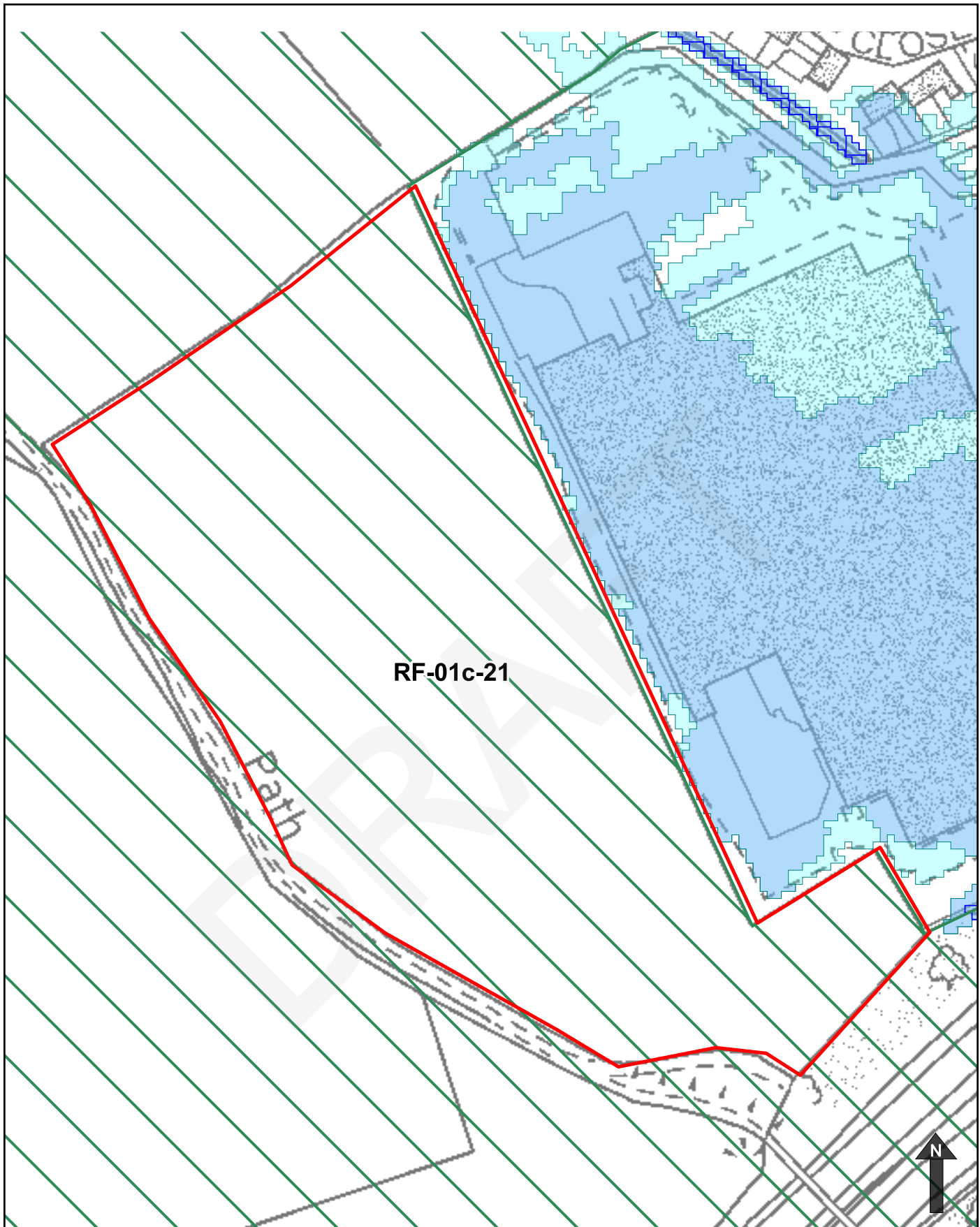
**Potential Other Uses - Land Area (in hectares):** 4.20

**Achievability Conclusions:**

Yes. Planning permission granted for proposed use.

**Overall Conclusions**















The site is considered 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 been to make the land available.



RF-01c-21

path



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

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<b>Site Reference:</b> RF-01d-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 7)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 27.09
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The M25 is to the south of the site. The river Colne forms the north and west boundary, with open fields beyond, with open fields and the All Saints School to the east.	
<b>Relevant Planning History</b>	
<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

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	Yes	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	Yes
Locally Listed Building(s)*	No	Flood Zone 3*	Yes
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	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:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

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

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

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

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

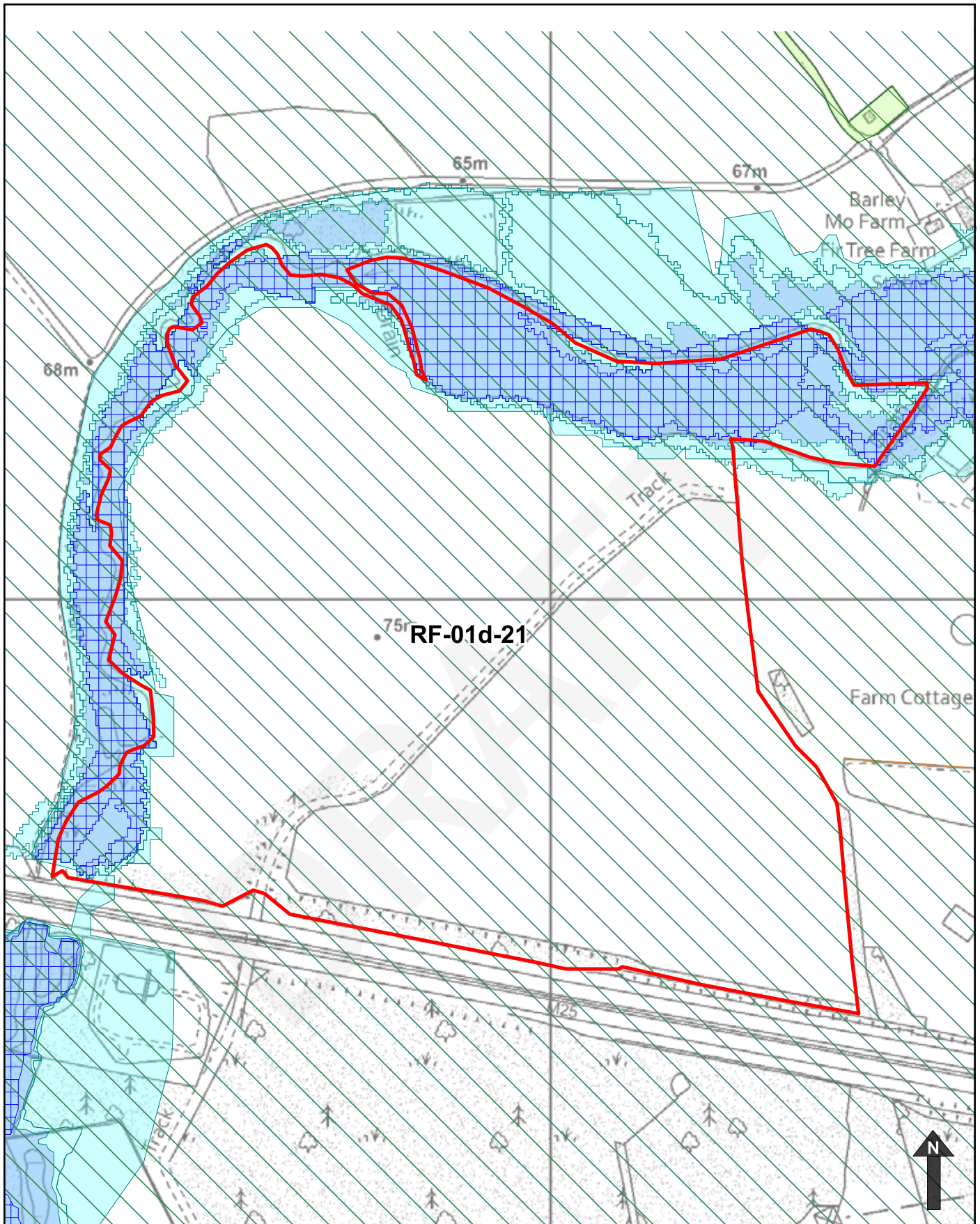
**Potential Other Uses - Land Area (in hectares):** 27.09

**Achievability Conclusions:**















Yes. Planning permission granted for proposed use.

**Overall Conclusions**

The site is considered 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 be required to make the land available.



RF-01d-21

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

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<b>Site Reference:</b> RF-01e-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 6)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 5.43
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The site is mostly surrounded by open fields in all directions, with a scattering of residential, commercial and agricultural buildings throughout.	
<b>Relevant Planning History</b>	
<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**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	Yes
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	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)	No
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	No
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	Yes		

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

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

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

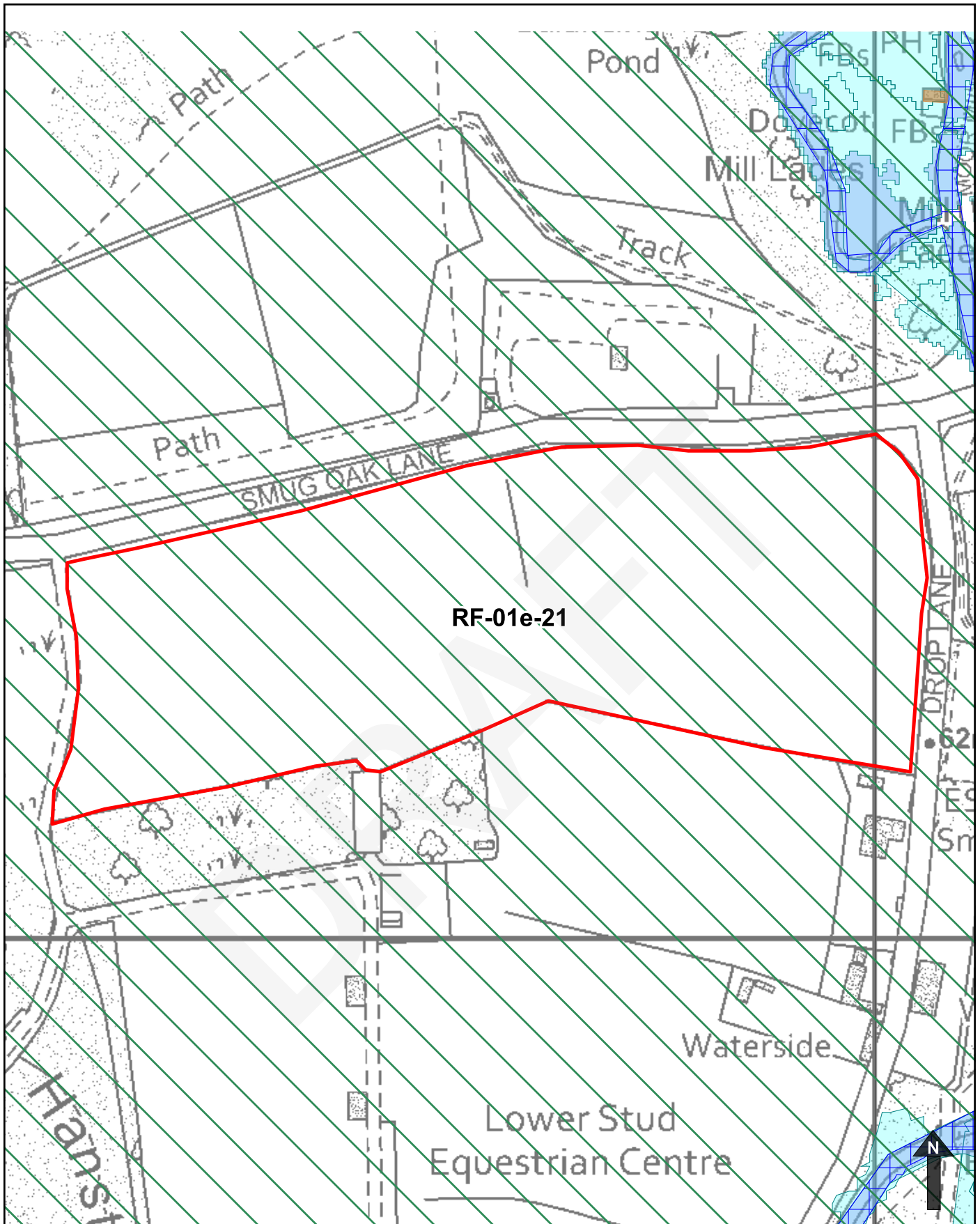
**Potential Other Uses - Land Area (in hectares):** 5.43

**Achievability Conclusions:**

Yes. Planning permission granted for proposed use.

**Overall Conclusions**

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



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

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

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<b>Site Reference:</b> RF-01f-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 6)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 9.38
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The M25 is to the north of the site, to the east is the river Ver, a hotel and a small number of dwellings. Open fields and a small number of commercial units surround the site to the south and west.	
<b>Relevant Planning History</b>	
<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

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

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

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

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

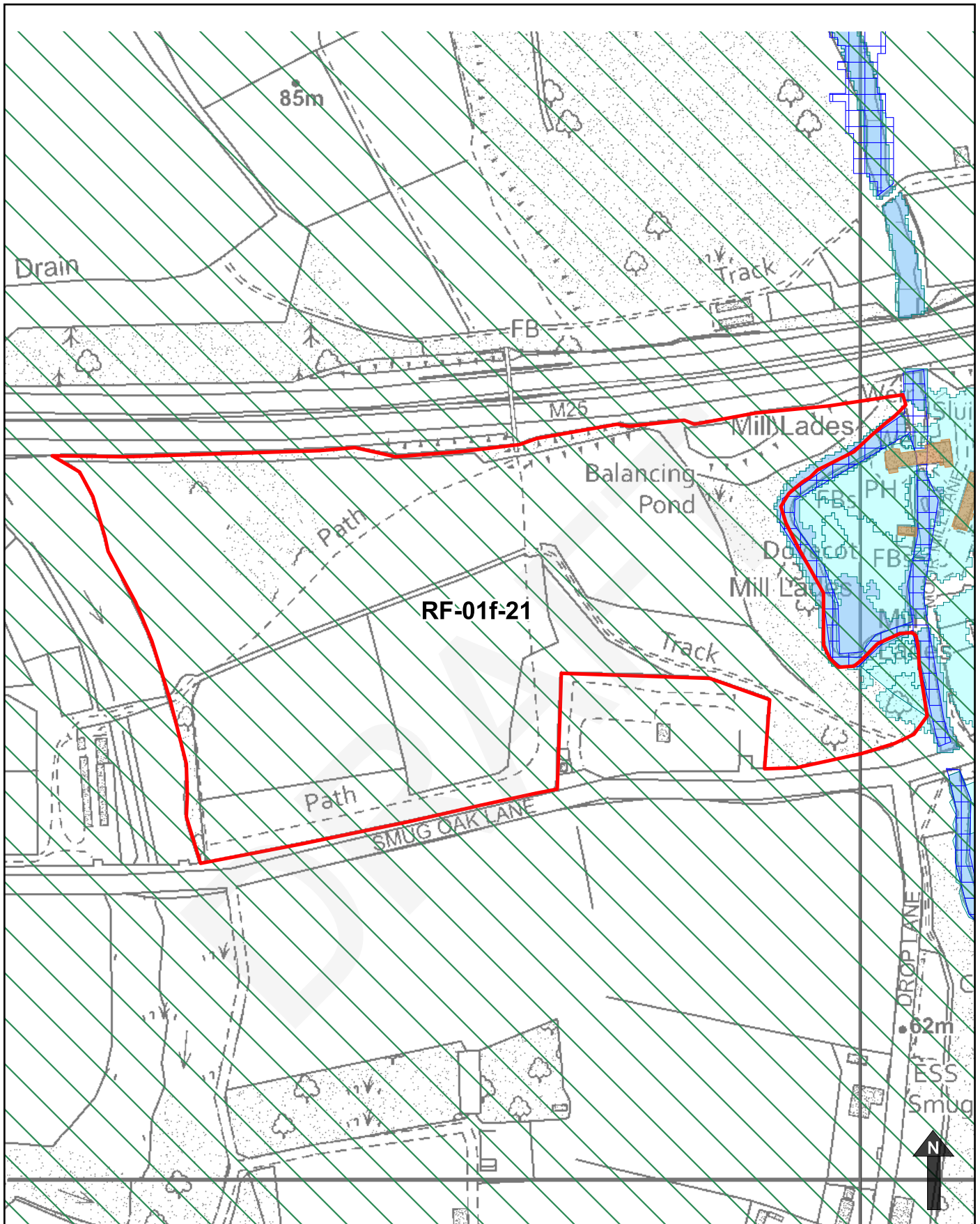
**Potential Other Uses - Land Area (in hectares):** 9.38
















**Achievability Conclusions:**

Yes. Planning permission granted for proposed use.

**Overall Conclusions**

The site is considered 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 been to make the land available.



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

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<b>Site Reference:</b> RF-01g-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 5)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 14.87
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The river Ver is to east of the site, with the residential area of Frogmore beyond. To the west is How Wood, with a school directly to the north. Open fields are to the south.	
<b>Relevant Planning History</b>	
<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**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

**Proposed Use:** Other Uses: Wildlife Habitat Enhancement, Managed Grassland, Recreation Space

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

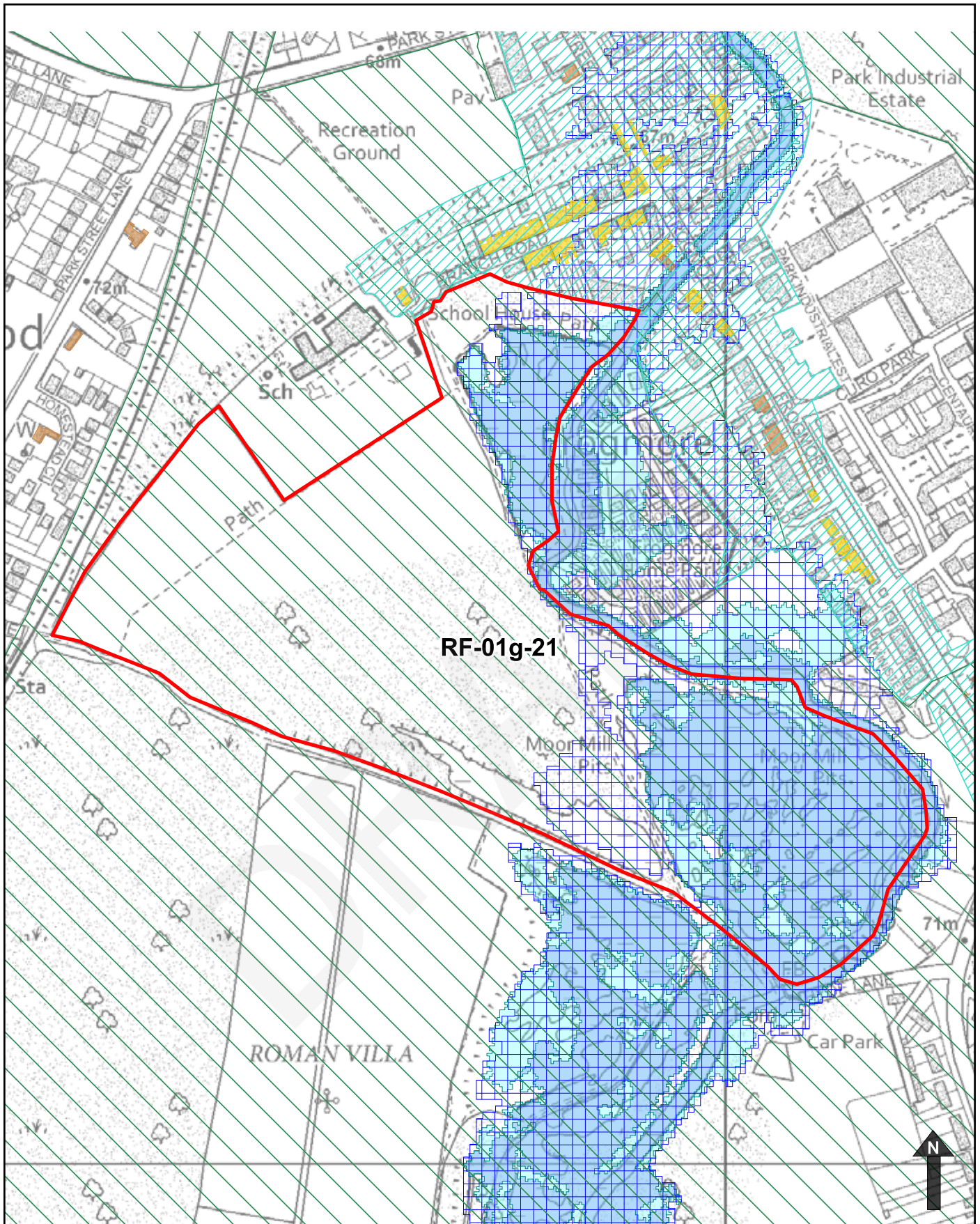
**Potential Other Uses - Land Area (in hectares):** 14.87

**Achievability Conclusions:**
















Yes. Planning permission granted for proposed use.

**Overall Conclusions**

The site is considered 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 be required to make the land available.



RF-01g-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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<b>Site Reference:</b> RF-01h-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 5)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 77.20
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The M25 is to the south of the site. To the west is the Abbey Line with How Wood beyond, and Frogmore to the east. The river Ver runs through the site, with a local wildlife reserve and open field to the north.	
<b>Relevant Planning History</b>	
<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

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

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

Uncertain at this point in time as landowner has put it forward for alternative use.

**Achievability**

**Proposed Use:** Other Uses: Wildlife Habitat Enhancement, Managed Grassland, Recreation Space

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

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

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

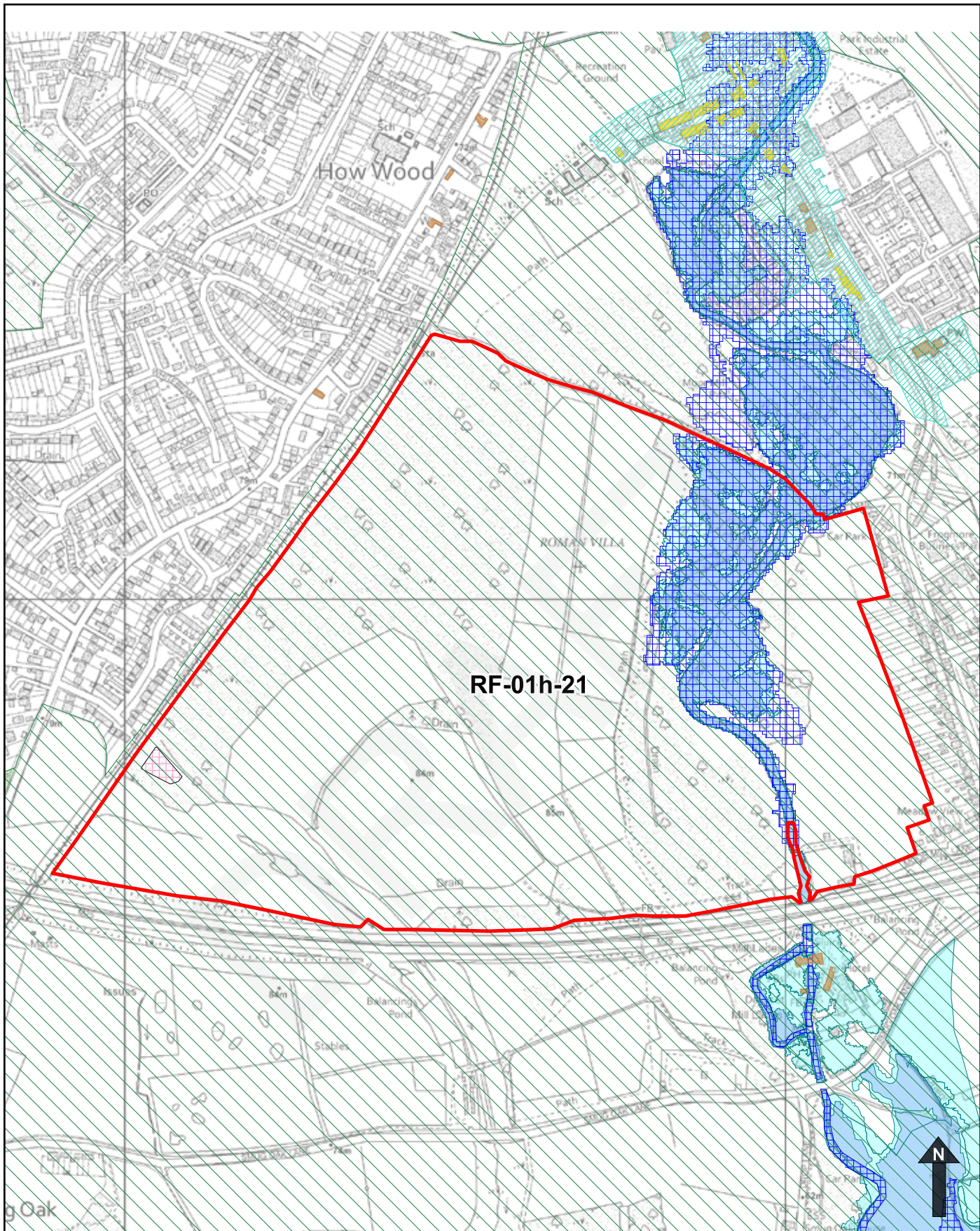
**Potential Other Uses - Land Area (in hectares):** 77.20

**Achievability Conclusions:**

Yes. Planning permission granted for proposed use.















**Overall Conclusions**

The site is considered 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 be required to make the land available.



RF-01h-21



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

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<b>Site Reference:</b> RF-01i-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 4)
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 3.22
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> Sopwell House is located to the west of the site, with a residential property to the east. A golf course is located to the rear, with open fields to the north.	
<b>Relevant Planning History</b>	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm; Appeal Allowed 14/07/14</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

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

**Achievability**

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

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

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

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

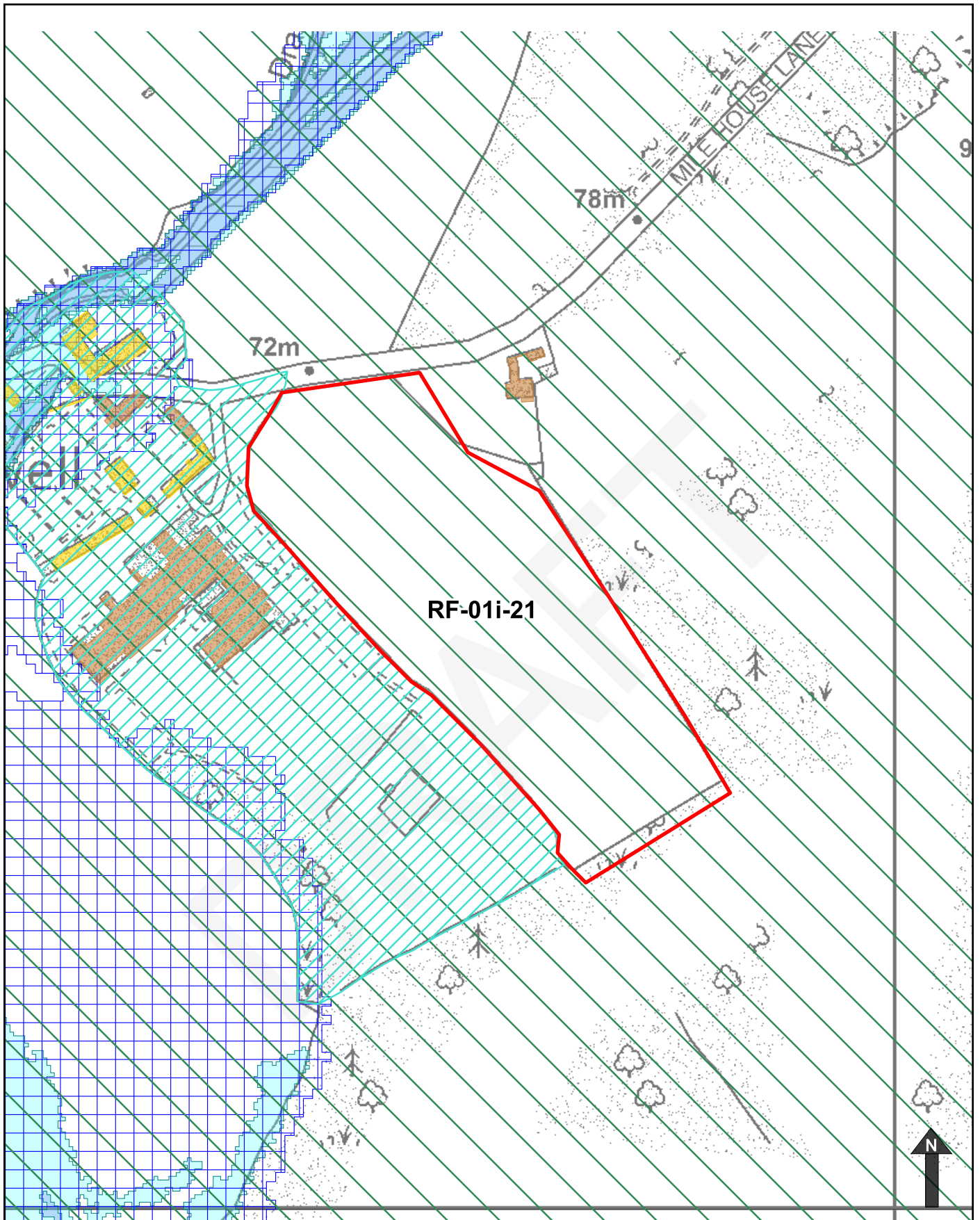
**Potential Other Uses - Land Area (in hectares):** 3.22

**Achievability Conclusions:**

Yes. Planning permission granted for proposed use.

**Overall Conclusions**

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



RF-01i-21

78m

72m

MILE HOUSE LANE

9



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

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<b>Site Reference:</b> RF-01j-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 4)
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 15.28
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> Residential properties and a recreation ground abut the site to the west. A golf club is to the north and west, with commercial units and open fields to the south. The river Ver runs through the site.	
<b>Relevant Planning History</b>	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm; Appeal Allowed 14/07/14</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

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

**Achievability**

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

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

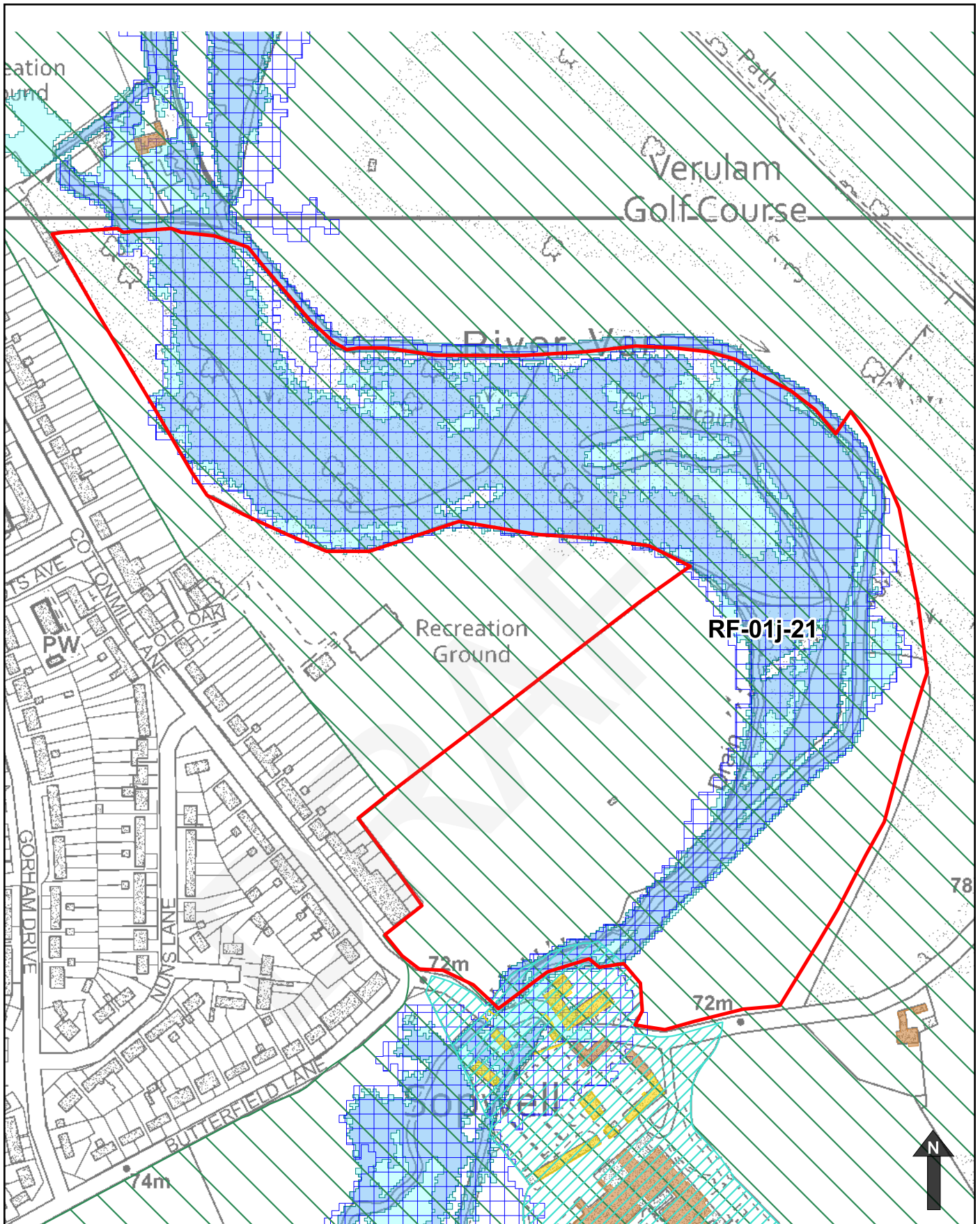
**Potential Other Uses - Land Area (in hectares):** 15.28
















**Achievability Conclusions:**

Yes. Planning permission granted for proposed use.

**Overall Conclusions**

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



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

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<b>Site Reference:</b> RF-01k-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 4)
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 33.69
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The A414 is located to the south of the site. To the north are residential properties with the river Ver and Sopwell House to the east. To the north is the Abbey Line and an open field.	
<b>Relevant Planning History</b>	
<p>5/2020/0509 Certificate of Lawfulness (Existing)- The carrying out of operations comprising the digging of two trenches which contain the foundations to part of the Visitor Information Centre in compliance with the requirements of planning permission 5/2009/0708; Certificate Granted 06/07/2021</p> <p>5/2009/0708 Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm; Appeal Allowed 14/07/14</p>	

## Suitability

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

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

**Achievability**

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

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

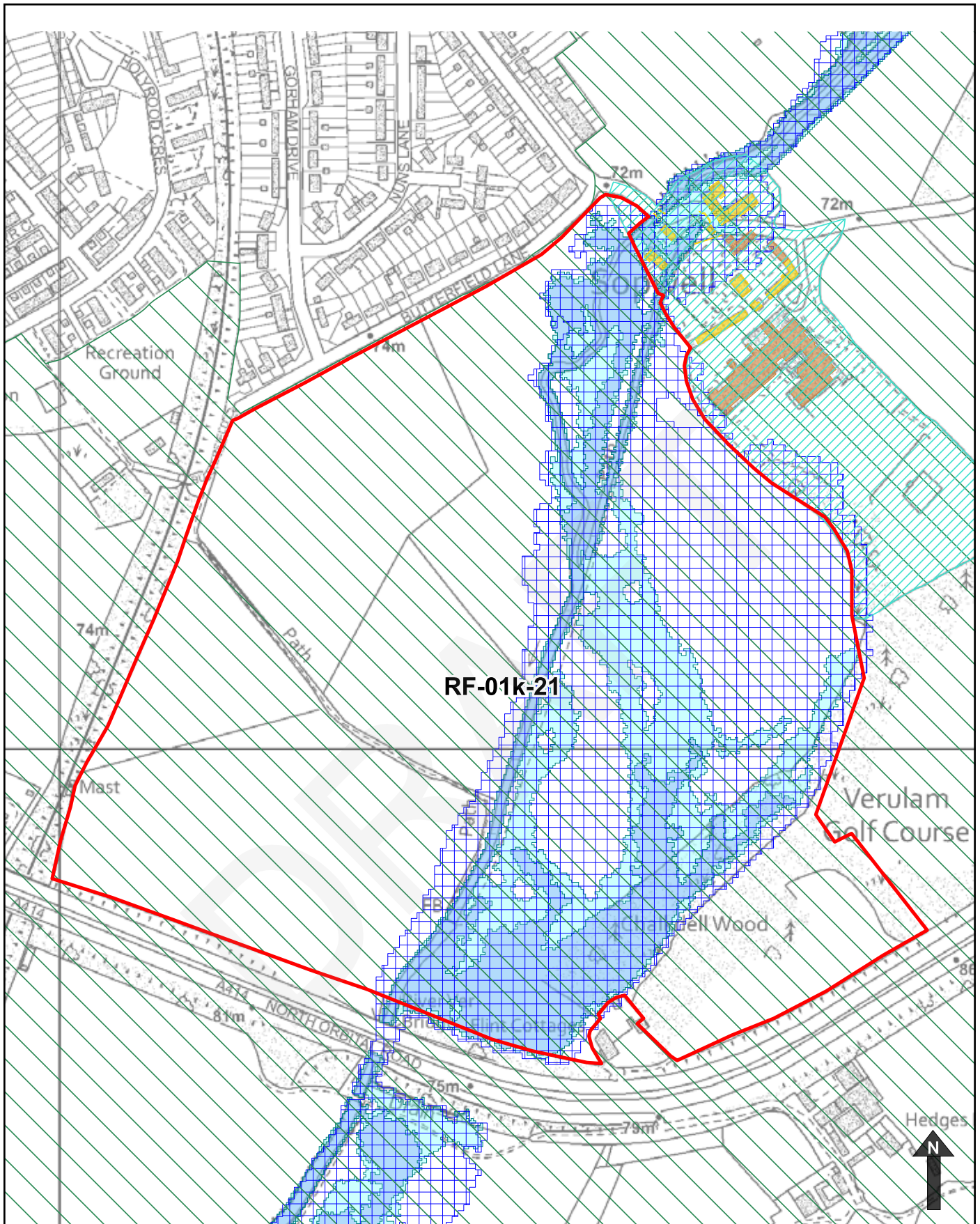
**Potential Other Uses - Land Area (in hectares):** 33.69

**Achievability Conclusions:**
















Yes. Planning permission granted for proposed use.

**Overall Conclusions**

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



**RF-01k-21**

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

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<b>Site Reference:</b> RF-01I-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 3)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 22.62
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The North Orbital runs to the north of the site. The Abbey Line runs to the west, with residential properties beyond. Open fields are located to the south west. The river Ver runs through the site.	
<b>Relevant Planning History</b>	
<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

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Wildlife Habitat Enhancement, Managed Grassland, Biodiversity Enhancement, Watercourse Vegetation

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

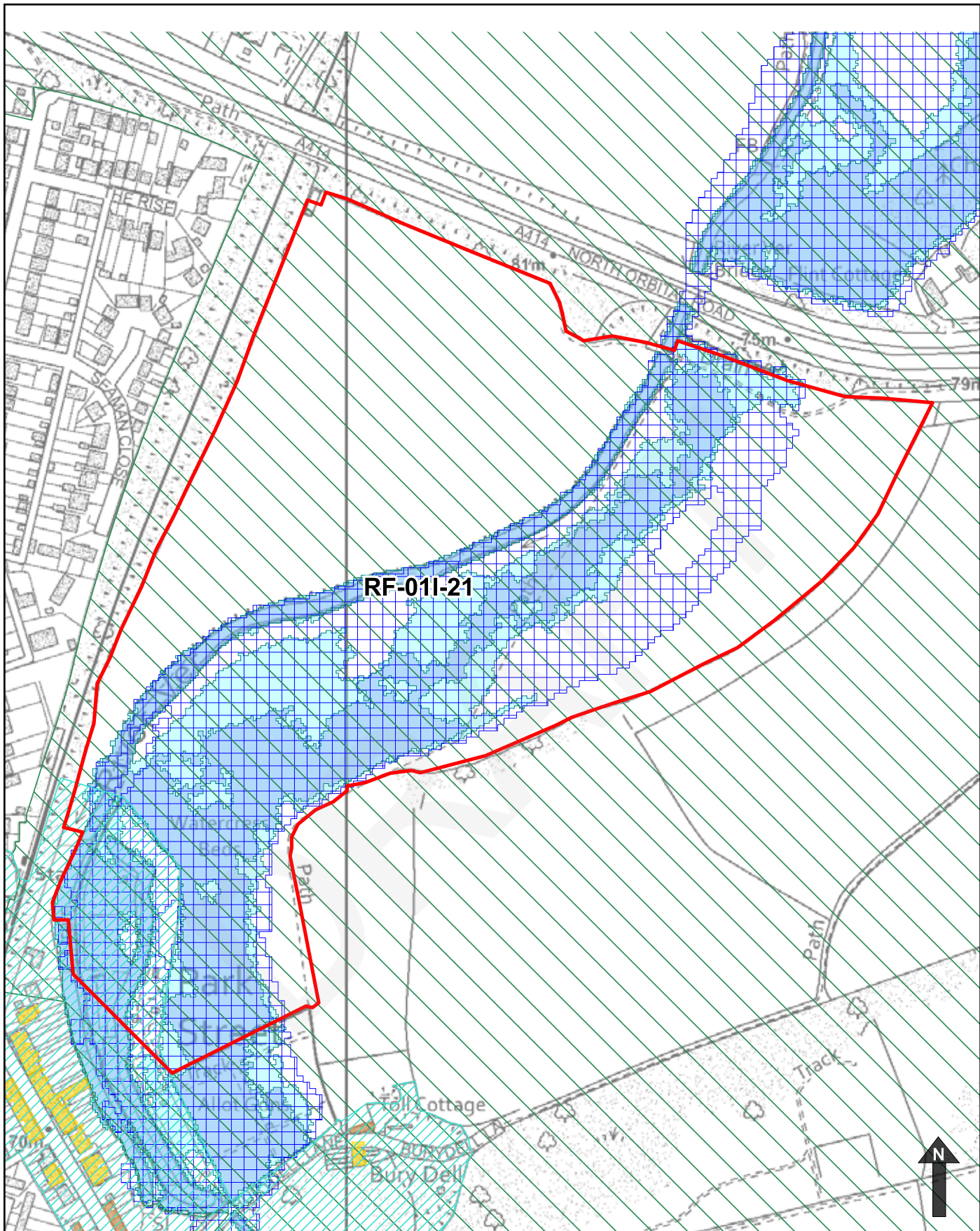
**Potential Other Uses - Land Area (in hectares):** 22.62

**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-011-21

- |                                                                                                        |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  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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<b>Site Reference:</b> RF-01m-21	<b>Site Address:</b> SRFI: Land in and Around Former Aerodrome Site, North Orbital Road (Parcel 2)
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 26.07
<b>Existing use:</b> Scrubland / Agricultural	
<b>Character of site and surroundings:</b> The Midlands Mainline is located to the west of the site. To the north west is Napsbury Park, with open fields to the east. The M25 is located to the south of the site.	
<b>Relevant Planning History</b>	
<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**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	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:** Public / Private

**Site Promoter:** Helioslough, RPS (Chelsea Johnston)

**Availability Conclusions:**

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

**Achievability**

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

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

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

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

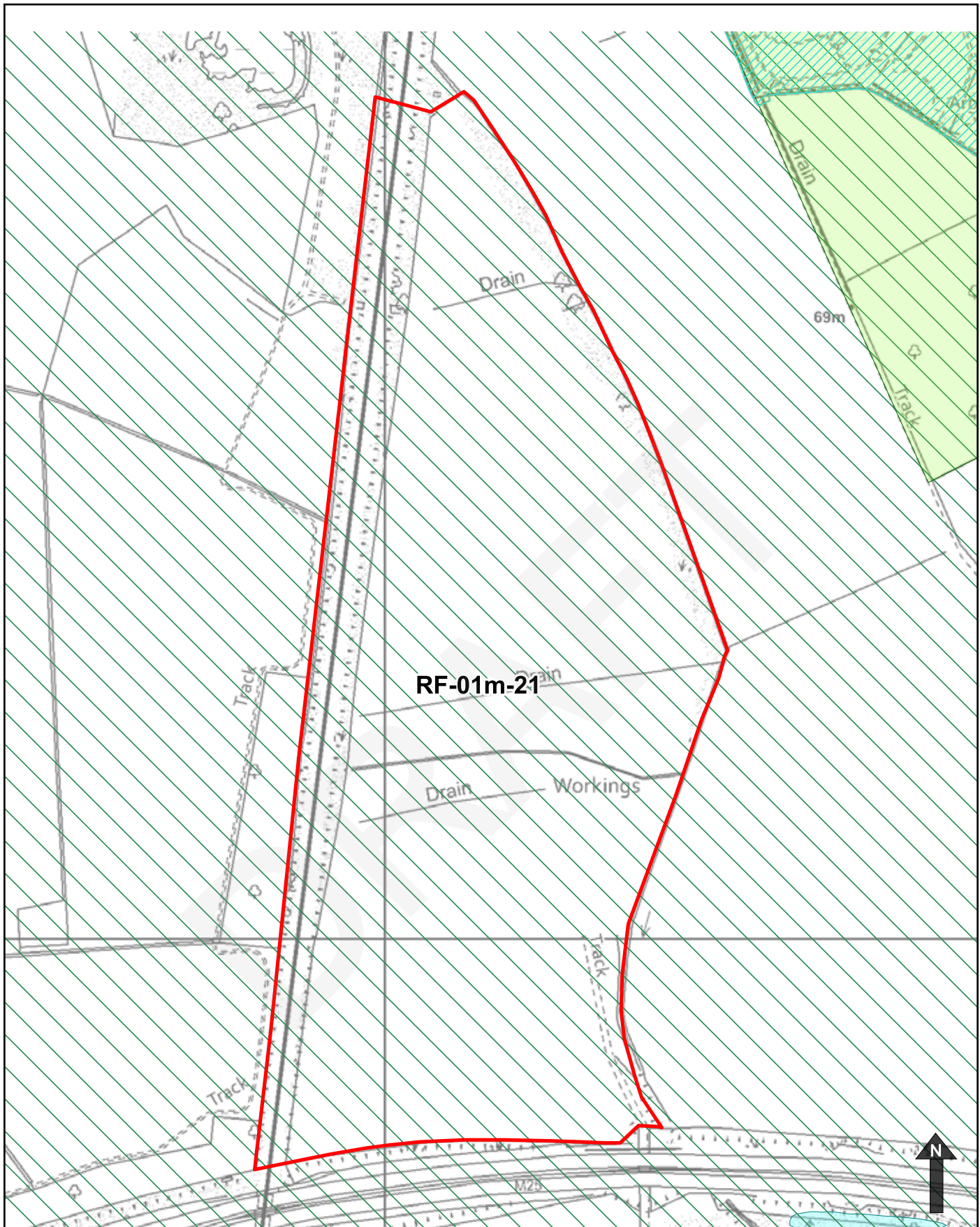
**Potential Other Uses - Land Area (in hectares):** 26.07

**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-01m-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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<b>Site Reference:</b> RF-02-21	<b>Site Address:</b> SRFI: Former Radlett Aerodrome
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 119.26
<b>Existing use:</b> Former Airfield / Mineral extraction and restoration site	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
<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**

<b>Absolute Constraints</b>			
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		
<b>Non-Absolute Constraints</b>			
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

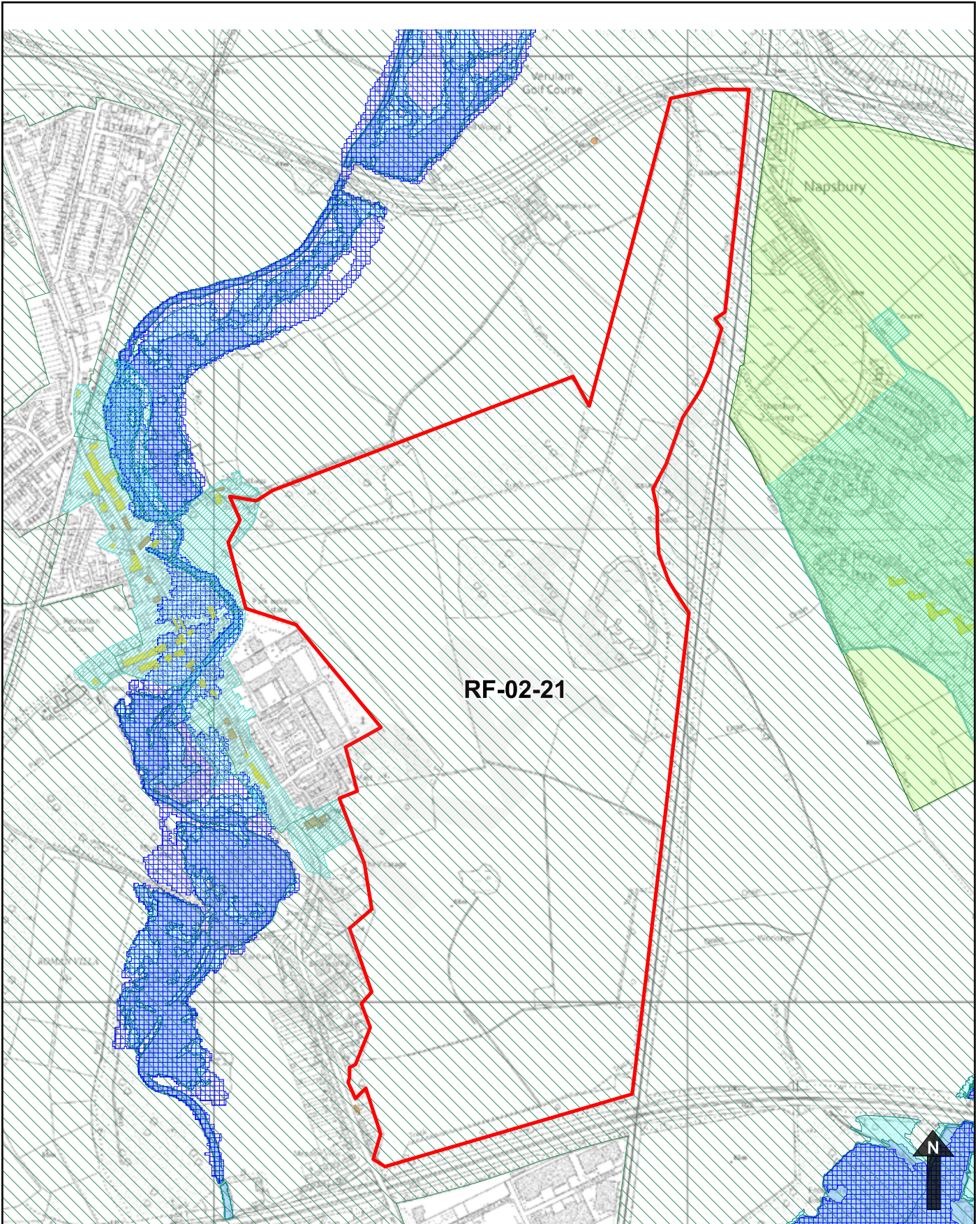
**Potential Other Uses - Land Area (in hectares):** Not specified

**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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<b>Site Reference:</b> SA-03-21	<b>Site Address:</b> Former Ariston Works, Harpenden Road
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 2.45
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> Site is a green space within the built up area of St Albans. Residential properties lie to the east and south. Heathlands School lies to the north and the former Ariston Works site is situated to the west. The site is well screened by existing vegetation, particularly along its south western corner. A wooded area abuts the site's south western boundary.	
<b>Relevant Planning History</b>	
<p>5/2002/0852, Erection of 48 dwellings (approximate) the relocation of St. Albans Judo Club and Pioneer Club and parking (Outline permission); Decision and decision date not available</p> <p>5/1998/0783, Change of use of part of ground floor of house to office; Approved 30/06/1998</p> <p>5/1989/2503, Construction of fire training area; Approved 01/02/1990</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public

**Site Promoter:** Hertfordshire County Council

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Primary School

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

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

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

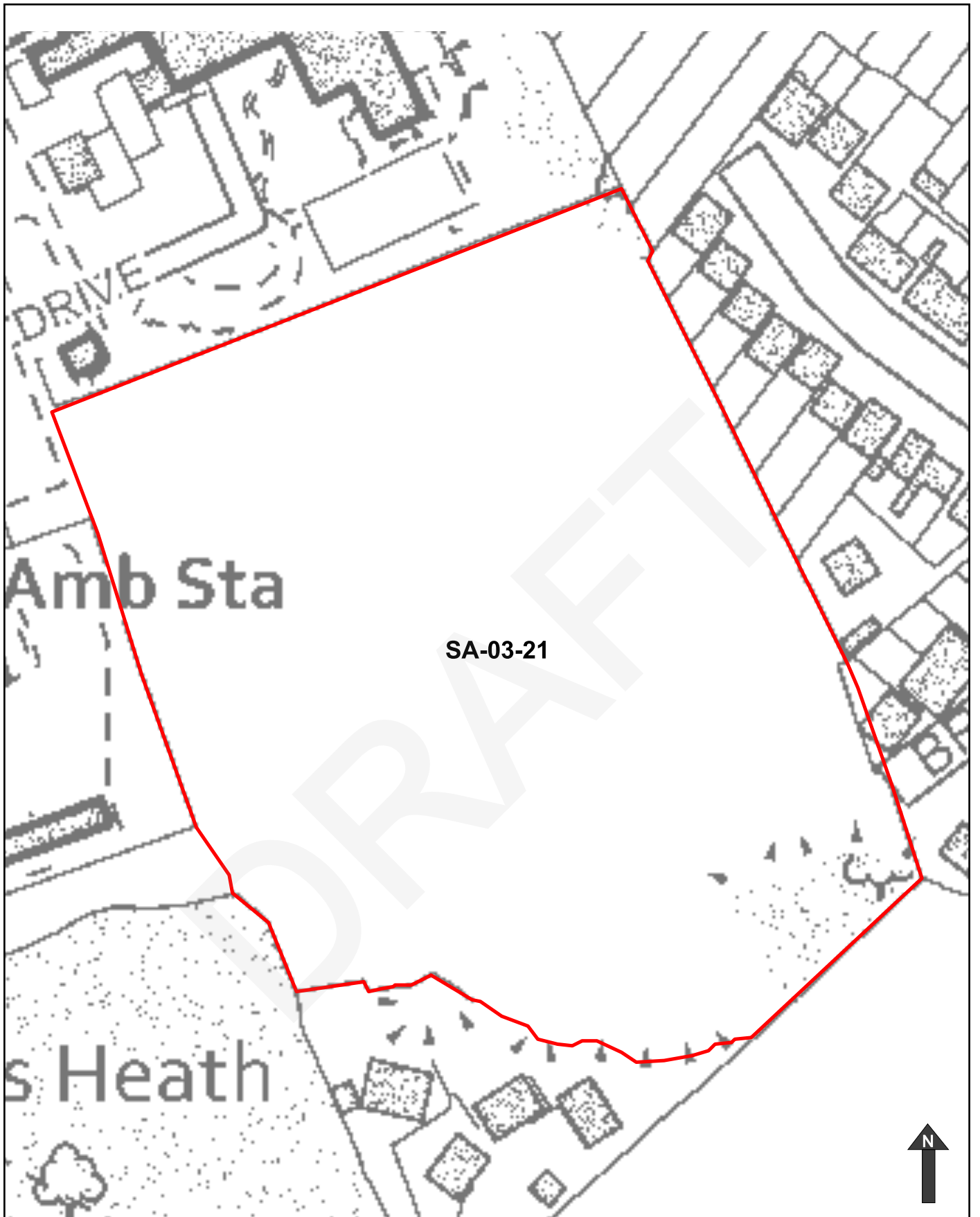
**Potential Other Uses - Land Area (in hectares):** 2.45
















**Achievability Conclusions:**

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

**Overall Conclusions**

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



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

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<b>Site Reference:</b> SA-10-21	<b>Site Address:</b> Land at North St Albans
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 49.21
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
<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

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** LRM Planning (Owen Jones)

**Availability Conclusions:**

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

**Achievability**

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

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

**Potential Number Of Homes:** 1145

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

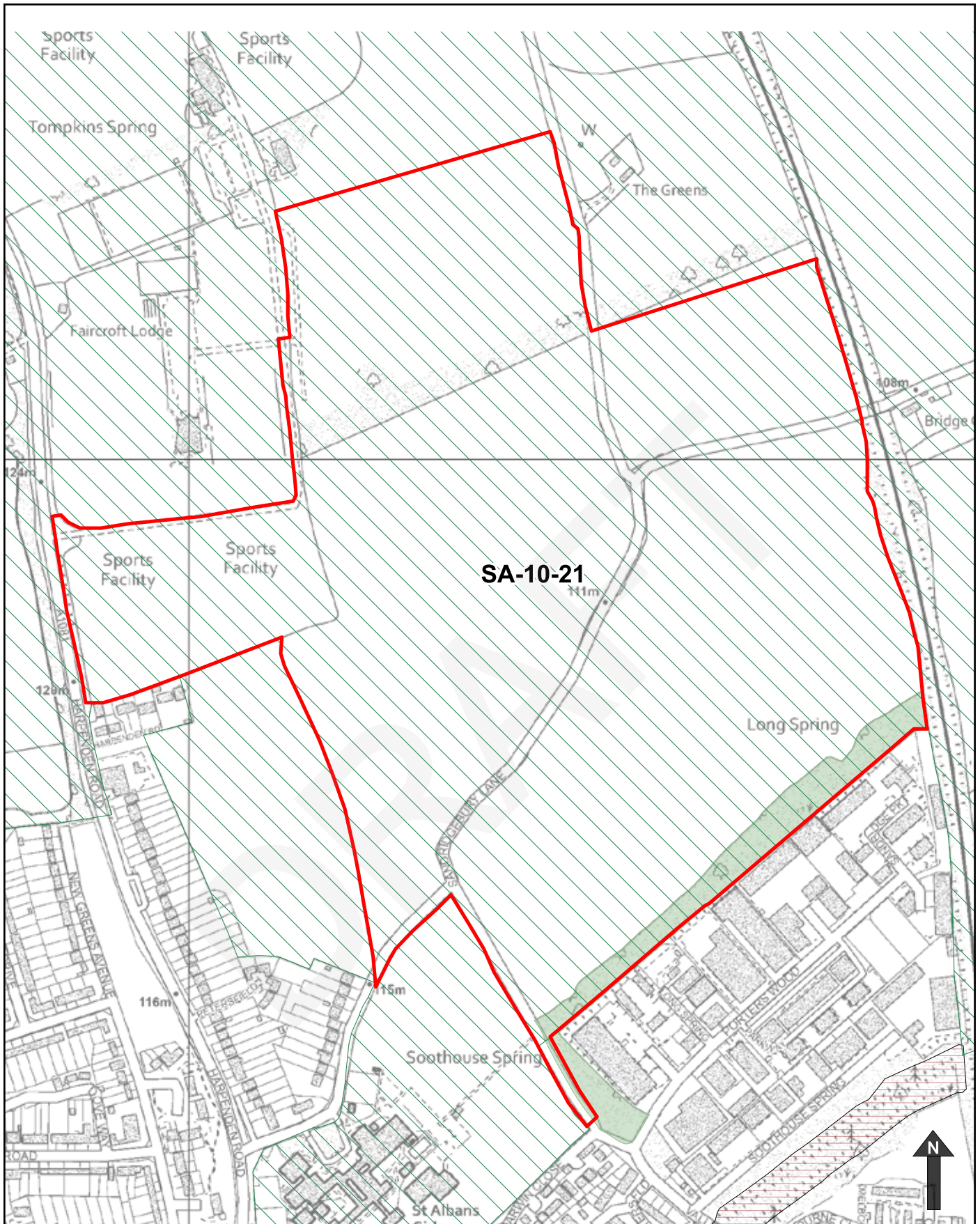
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**

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

**Overall Conclusions**

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



SA-10-21

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

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

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<b>Site Reference:</b> SA-16-21	<b>Site Address:</b> Land West of Batchwood
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 8.95
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> A primarily residential area of St Albans is located to the south east of the site, with Batchwood Hall and Golf Club to the north. Open fields cover all other aspects.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** Strutt & Parker (Adam Davies)

**Availability Conclusions:**

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

**Achievability**

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

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

**Potential Number Of Homes:** 100

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

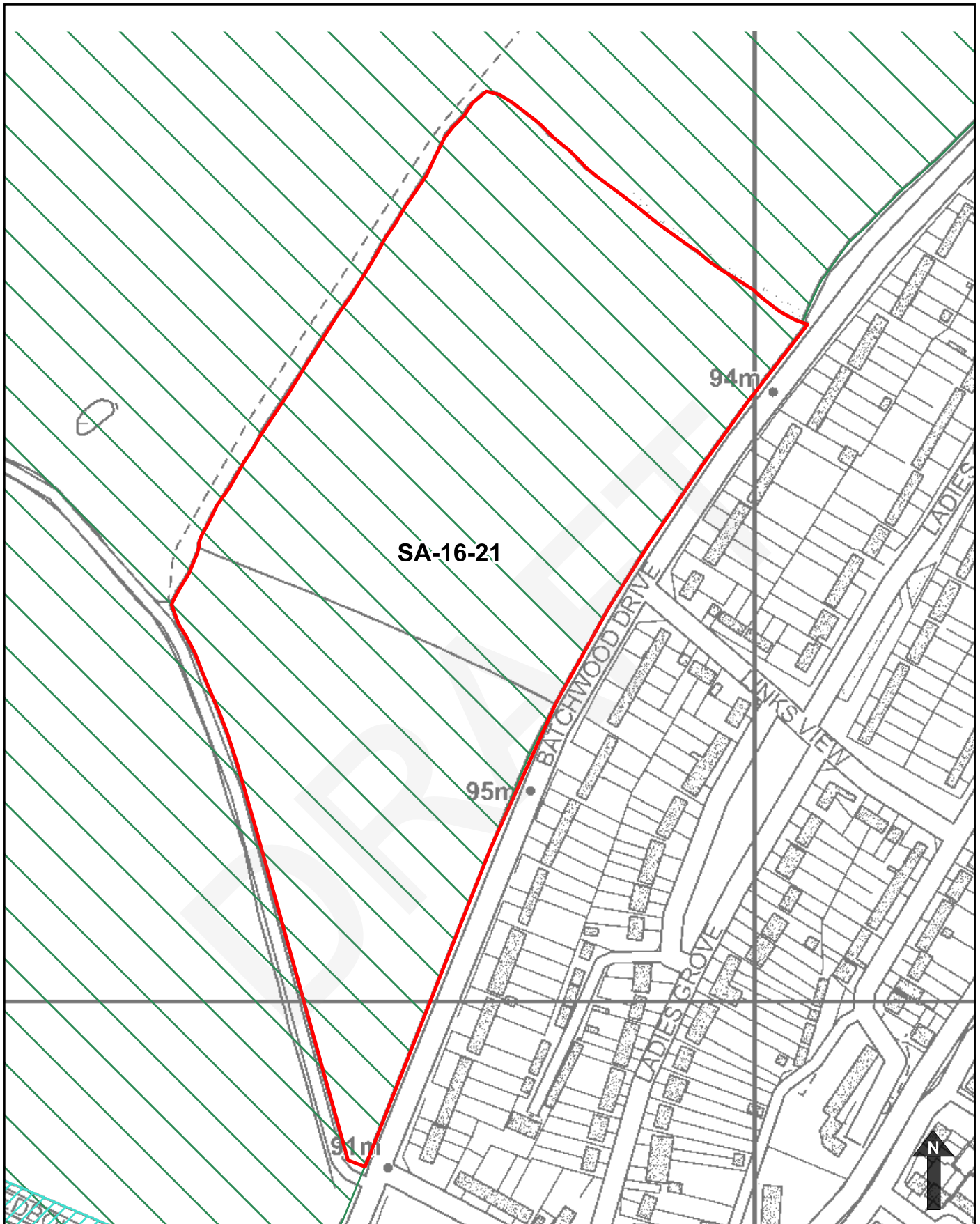
**Potential Other Uses - Land Area (in hectares):** 4.80

**Achievability Conclusions:**

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

**Overall Conclusions**

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



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



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

## **Suitability**

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

\* Constraints shown on constraints map

### **Suitability Conclusions:**

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

### **Availability**

**Landowner:** Private

**Site Promoter:** Montagu Evans LLP (Lauren Hawksworth)

### **Availability Conclusions:**

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

### **Achievability**

**Proposed Use:** Housing, Commercial

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

**Potential Number Of Homes:** 20

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

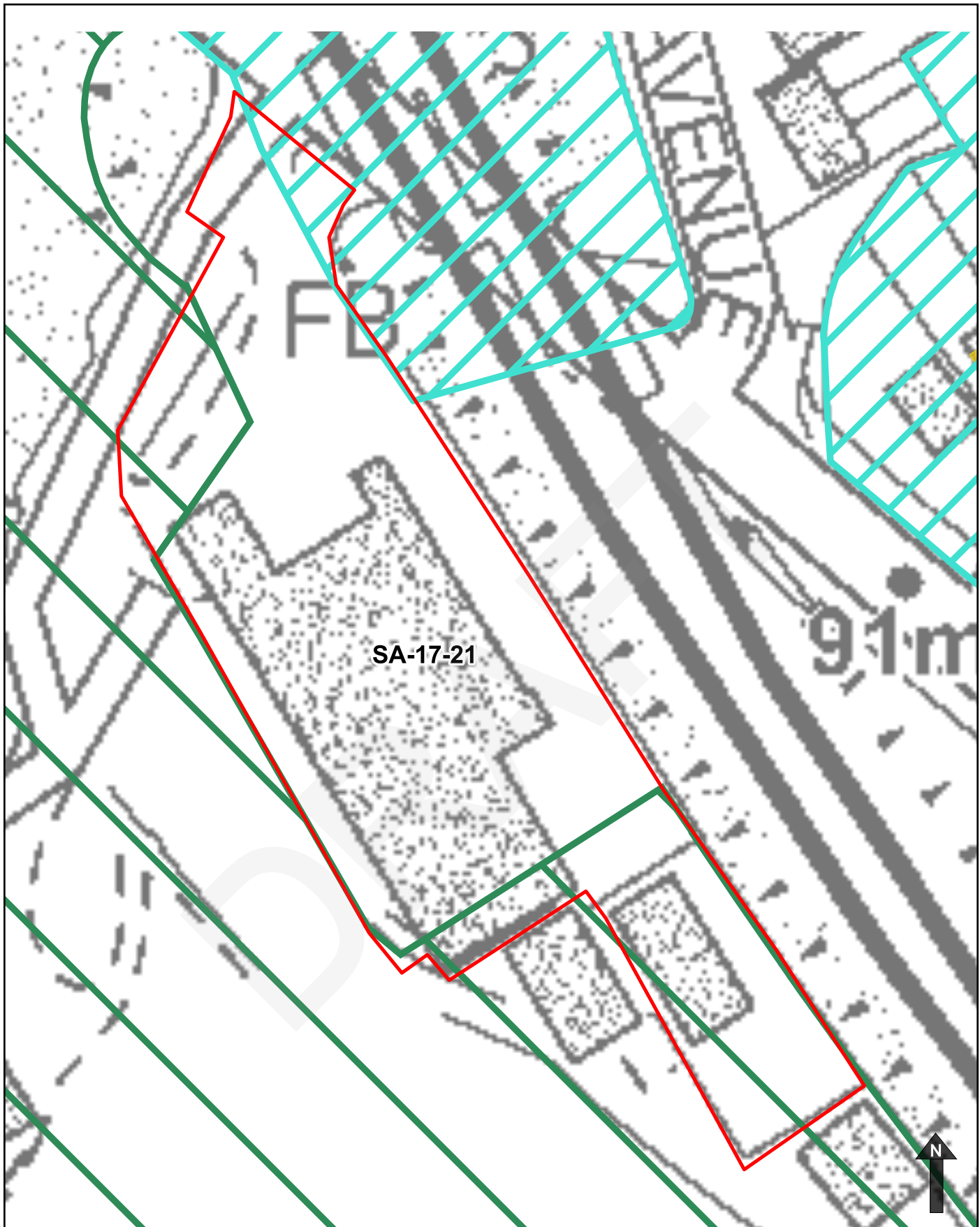
**Potential Other Uses - Land Area (in hectares):** 0.12

### **Achievability Conclusions:**
















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

### **Overall Conclusions**

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



SA-17-21

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

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<b>Site Reference:</b> SA-24-21	<b>Site Address:</b> St Albans Abbey Theatre
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 0.32
<b>Existing use:</b> Theatre	
<b>Character of site and surroundings:</b> Westminster Lodge leisure centre is located to the north of the site, with a car park the north west. To the south of the site there is mainly residential, with Holywell Hill to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

### **Suitability Conclusions:**

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

### **Availability**

**Landowner:** Private

**Site Promoter:** DLA Town Planning (Simon Andrews)

### **Availability Conclusions:**

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

### **Achievability**

**Proposed Use:** Other Uses: Theatre

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

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

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

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

### **Achievability Conclusions:**

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
















### **Overall Conclusions**

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



SA-24-21



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

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<b>Site Reference:</b> SA-25-21	<b>Site Address:</b> Land at London Road
<b>Parish:</b> St Albans (unparished)	<b>Site area (hectares):</b> 14.13
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> Highfield Park Drive is to the north of the site, with London Road and a row of residential properties to the west. To the south is a cemetery, with open fields to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** Barton Wilmore (Paul Derry)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing, Other Uses: Cemetery, Biodiversity Improvement

**Estimated Delivery Timescale (housing):** 1-15 years

**Potential Number Of Homes:** 340

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

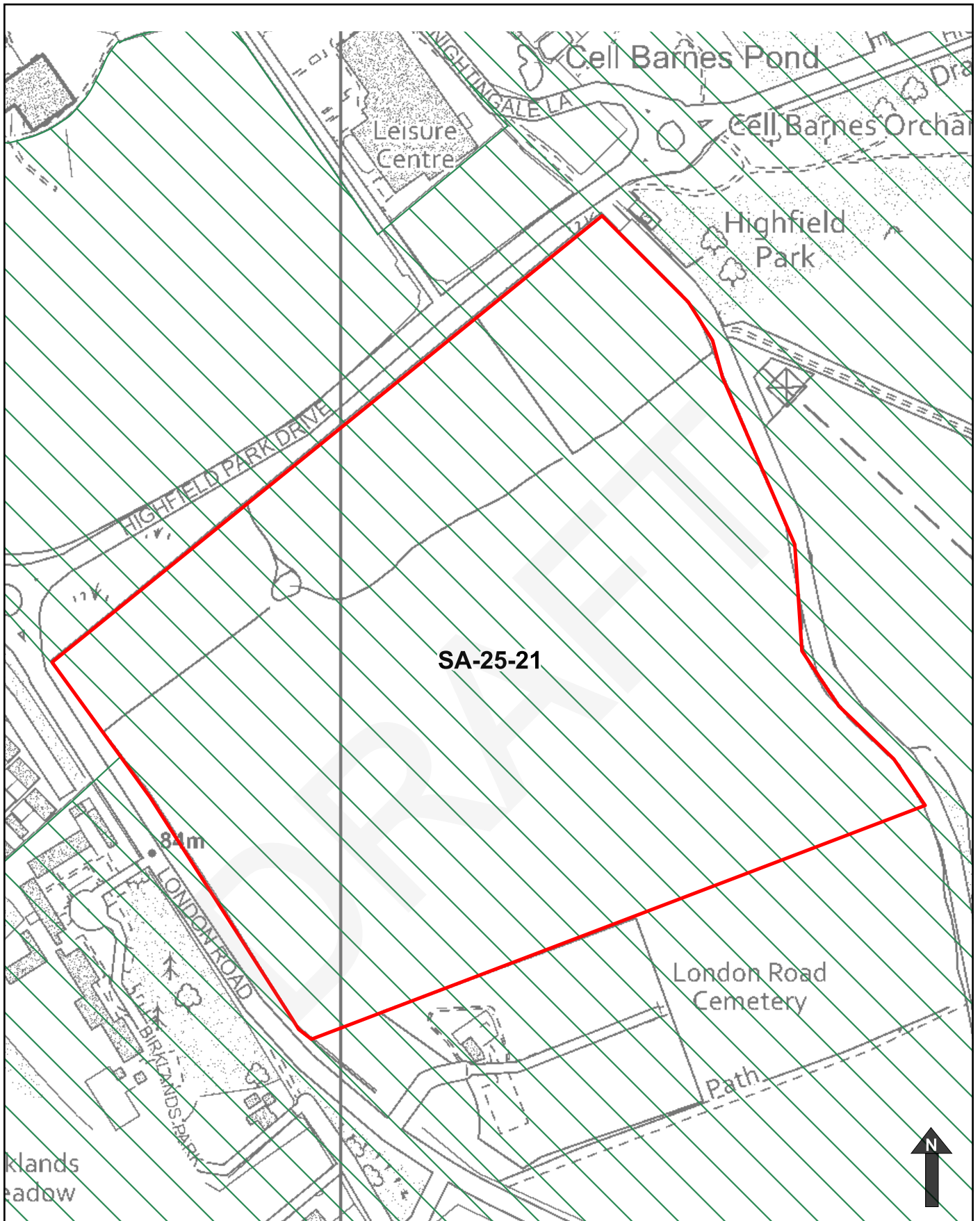
**Potential Other Uses - Land Area (in hectares):** Not specified
















**Achievability Conclusions:**

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

**Overall Conclusions**

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



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

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<b>Site Reference:</b> SAN-05a-21	<b>Site Address:</b> Cheapside Farm (Parcel A)
<b>Parish:</b> Sandridge	<b>Site area (hectares):</b> 9.00
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The Midlands Mainline runs to the east of the site. Open fields are predominant from all other aspects.	
<b>Relevant Planning History</b>	
<p>5/2000/0752, Sports pavillion (amended scheme following planning permission 5/1999/0232); Approved 23/05/2000</p> <p>5/1998/1561, Change of use of part of ground floor to consulting rooms (osteopathy and naturopathy); Approved 06/10/1998</p> <p>5/1996/1567, Development of sports facilities for the Old Albanians including the erection of a pavilion, an internal road with car park and the construction of a new access road to Harpenden Road (outline); Approved 01/04/1997</p> <p>5/1993/1388; Change of use of agricultural buildings to storage; Approved 23/11/1993</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Montagu Evans LLP (Lauren Hawksworth)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing: Market, Extra Care; Other Uses: Primary School, Commercial, Leisure

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

**Potential Number Of Homes:** 220

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

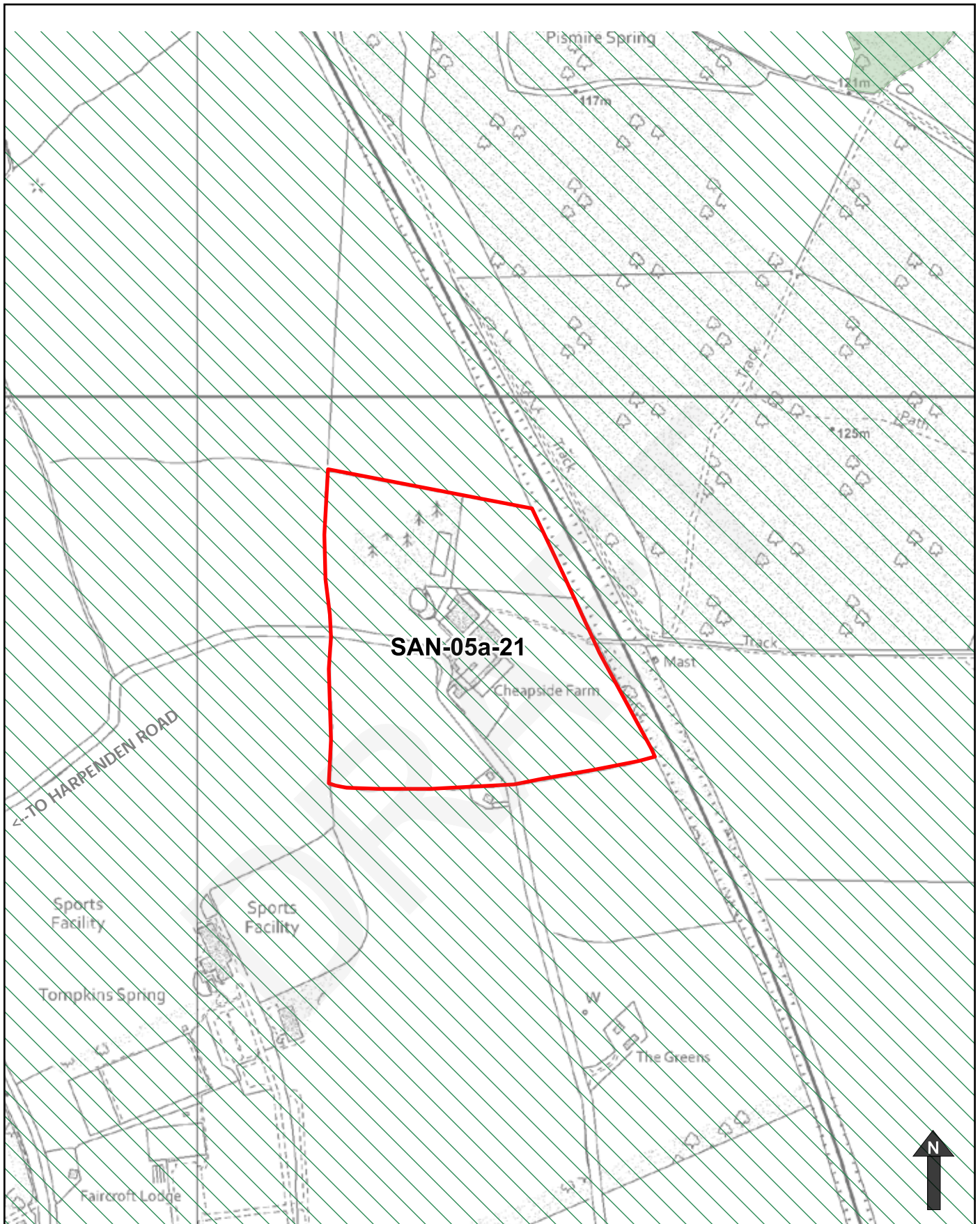
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**















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

**Overall Conclusions**

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



**SAN-05a-21**

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

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<b>Site Reference:</b> SAN-05c-21	<b>Site Address:</b> Cheapside Farm (Parcel B)
<b>Parish:</b> Sandridge	<b>Site area (hectares):</b> 12.80
<b>Existing use:</b> Agricultural	
<b>Character of site and surroundings:</b> The Midlands Mainline runs to the east of the site. A single residential dwelling is located within the centre of, but not included in, the site. Open fields are predominant from all other aspects.	
<b>Relevant Planning History</b>	
<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> <p>5/1996/1567, Development of sports facilities for the Old Albanians including the erection of a pavilion, an internal road with car park and the construction of a new access road to Harpenden Road (outline); Approved 01/04/1997</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public / Private

**Site Promoter:** Montagu Evans LLP (Lauren Hawksworth)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Playing Pitches

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

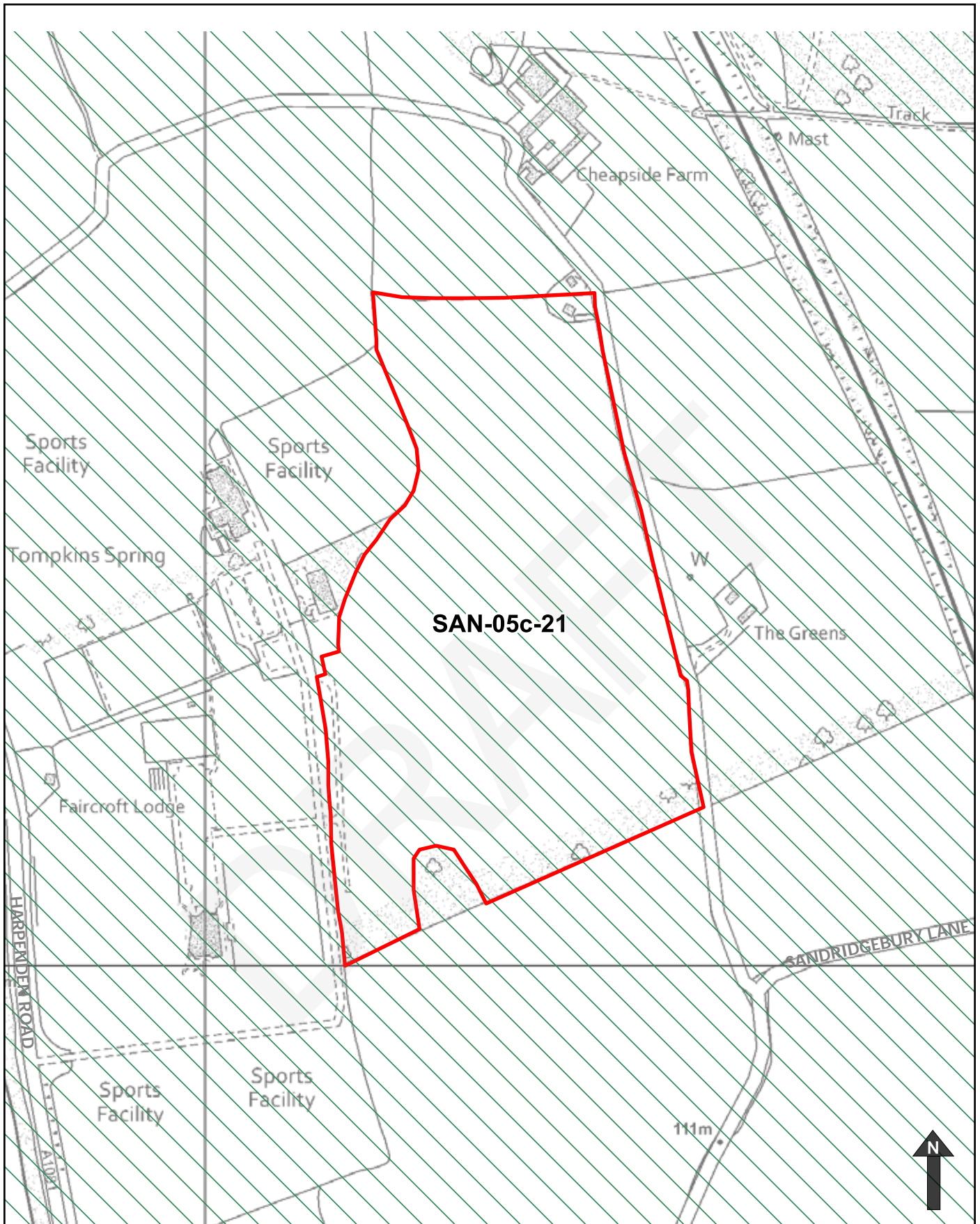
**Potential Other Uses - Land Area (in hectares):** 12.80

**Achievability Conclusions:**















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

**Overall Conclusions**

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



**SAN-05c-21**

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

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<b>Site Reference:</b> SAN-06-21	<b>Site Address:</b> East St Albans
<b>Parish:</b> Sandridge	<b>Site area (hectares):</b> 23.69
<b>Existing use:</b> education	
<b>Character of site and surroundings:</b> Residential properties are located to the north of the site across Sandpit Lane, and to the west as part of a currently under construction housing estate. To the south east is Oaklands College, with playing fields directly to the south. To the east is open countryside.	
<b>Relevant Planning History</b>	
<p>5/2012/3450; Scoping Opinion - Residential development; Approved (No objection) 30/01/2013</p> <p>5/2008/0620, Erection of new college building for Oaklands (partially three storey) and associated educational buildings to provide total of 31930 sq m of educational floorspace and erection of 62 flats and houses (8330 sq m). Demolition of existing, use of former Mansion House as 26 units of non-self contained accommodation, use of former stable block as childrens nursery and retention of cottage within walled garden and associated lodges. Provision of sports pitches (including floodlighting), 820 car parking spaces (for nursery and educational development), highway works including a new access from Hatfield Road with new roundabout, landscaping and other ancillary development (resubmission following withdrawal of 5/2007/1563); Approved (Appeal Allowed) 13/07/2009</p> <p>5/2002/0586, Education development to provide a new construction, technology and recreation centre, student housing, car parking, access and re-modelling and extension to existing accommodation (outline); Approved 19/01/2004</p> <p>5/1986/0203, Erection of retail warehouse and the provision of 205 ancillary car parking spaces; Approved 26/03/1986</p> <p>5/1981/1447, Proposed sheep house; Approved (Deemed Consent) 25/01/1982</p>	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	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)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	No	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	No	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	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:** Fusion Project Management On behalf of Oakands College (Nolan Smith)

### **Availability Conclusions:**

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

### **Achievability**

**Proposed Use:** Housing, Other Uses: Education: 2FE Primary School, Public Open Space, Neighbourhood Centre, Commercial, Recreation

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

**Potential Number Of Homes:** 570

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

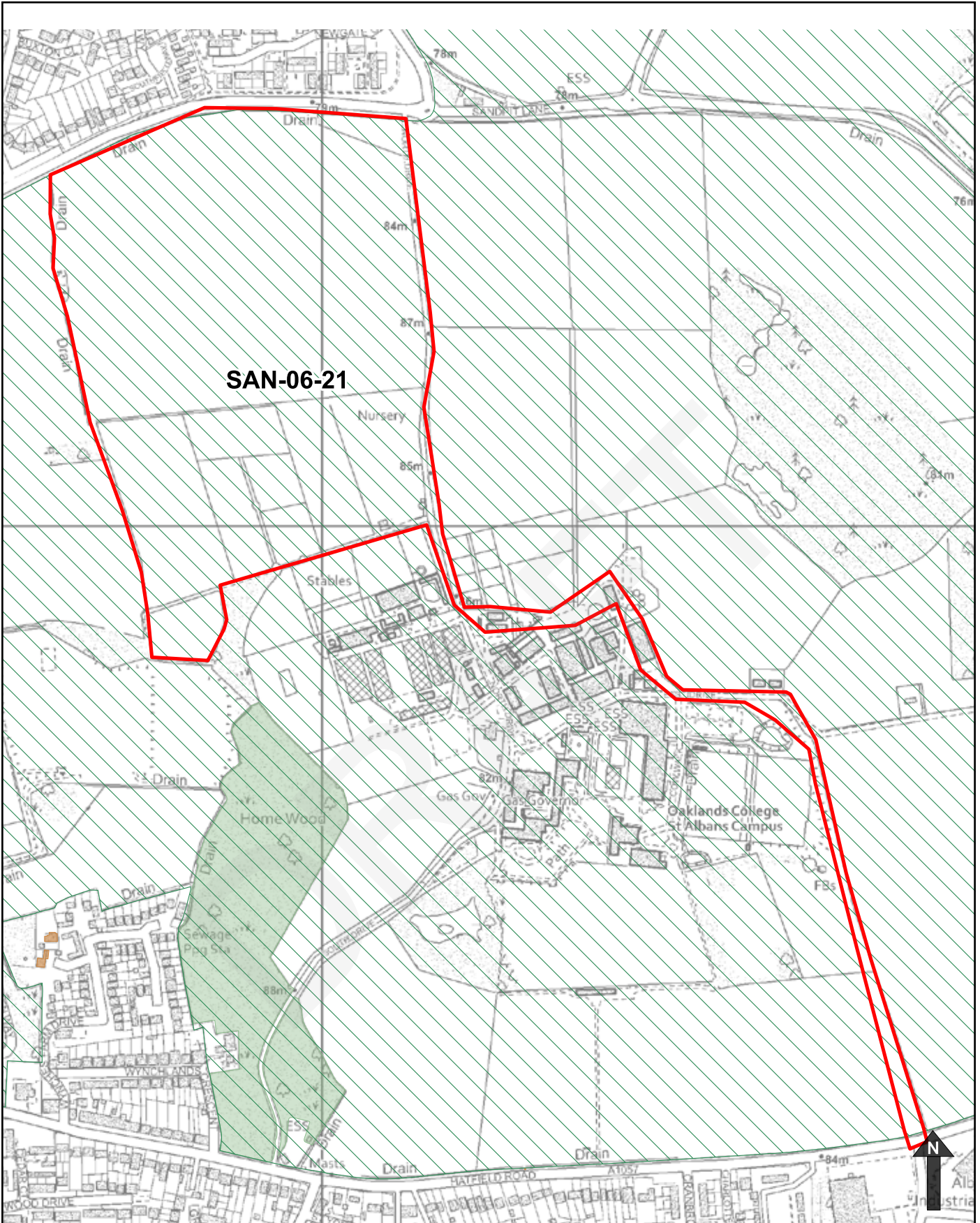
**Potential Other Uses - Land Area (in hectares):** Not specified

### **Achievability Conclusions:**
















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

### **Overall Conclusions**

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



**SAN-06-21**

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

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<b>Site Reference:</b> SAN-07-18	<b>Site Address:</b> Land north of St Albans Road, Sandridge
<b>Parish:</b> Sandridge	<b>Site area (hectares):</b> 1.20
<b>Existing use:</b> storage units	
<b>Character of site and surroundings:</b> St Albans Road is located to the south east of the site, with residential properties beyond. Residential properties are also located to the south west and north east of the site. Open fields are located to the rear.	
<b>Relevant Planning History</b>	
<p>5/2016/0320, Demolition of storage buildings and erection of two, two bedroom dwellings with associated landscaping and parking (resubmission following withdrawal of 5/2015/3243); Approved 25/05/2016</p> <p>5/2000/2365, Erection of detached four bedroom dwelling house; Approved 15/06/2001</p>	

## **Suitability**

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

### **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, Community Centre

**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:** 45

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

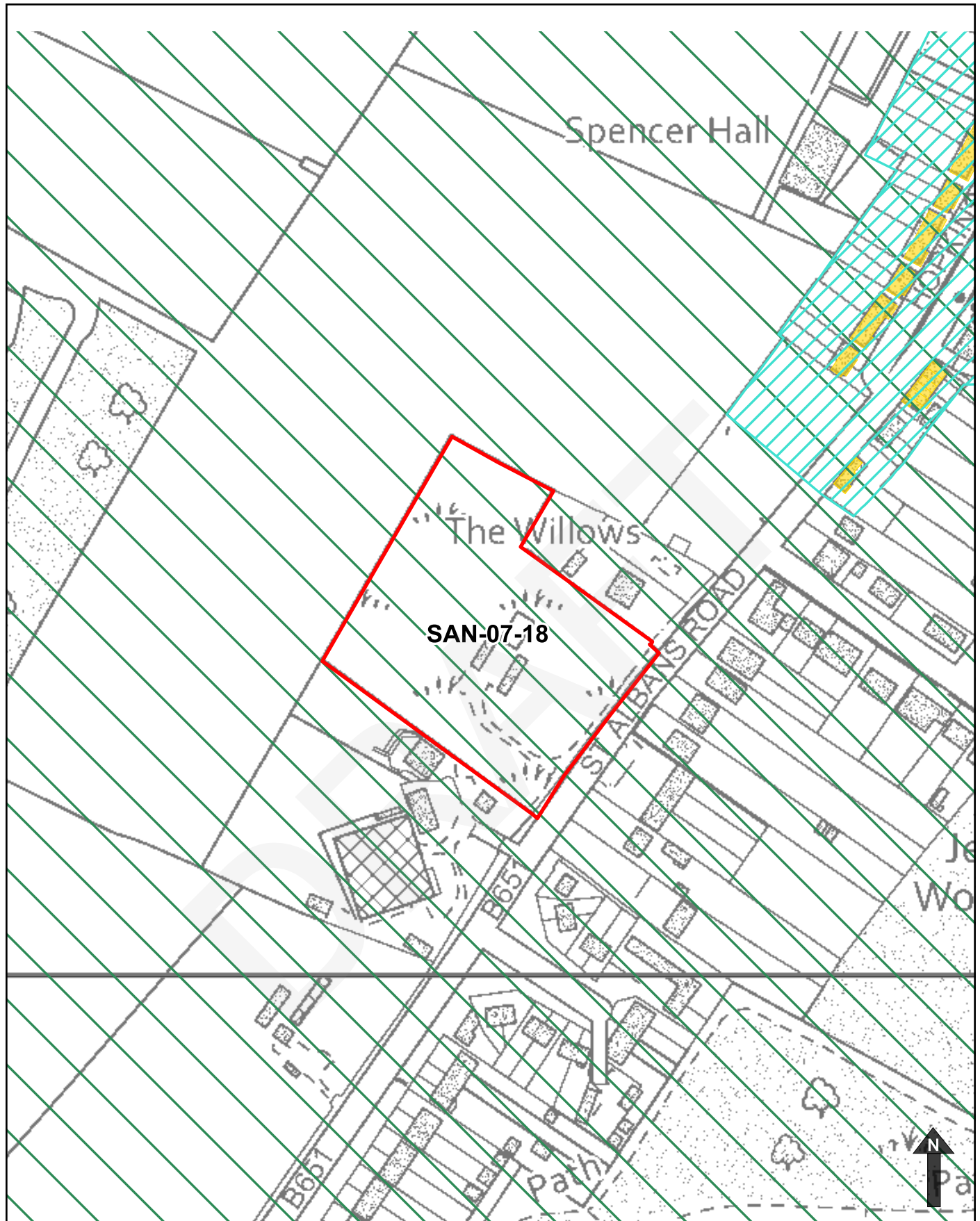
**Potential Other Uses - Land Area (in hectares):** Not specified















### **Achievability Conclusions:**

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

### **Overall Conclusions**

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



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

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

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** Knight Frank (Andrew McPheat)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing, Public Open Space

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

**Potential Number Of Homes:** 55

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

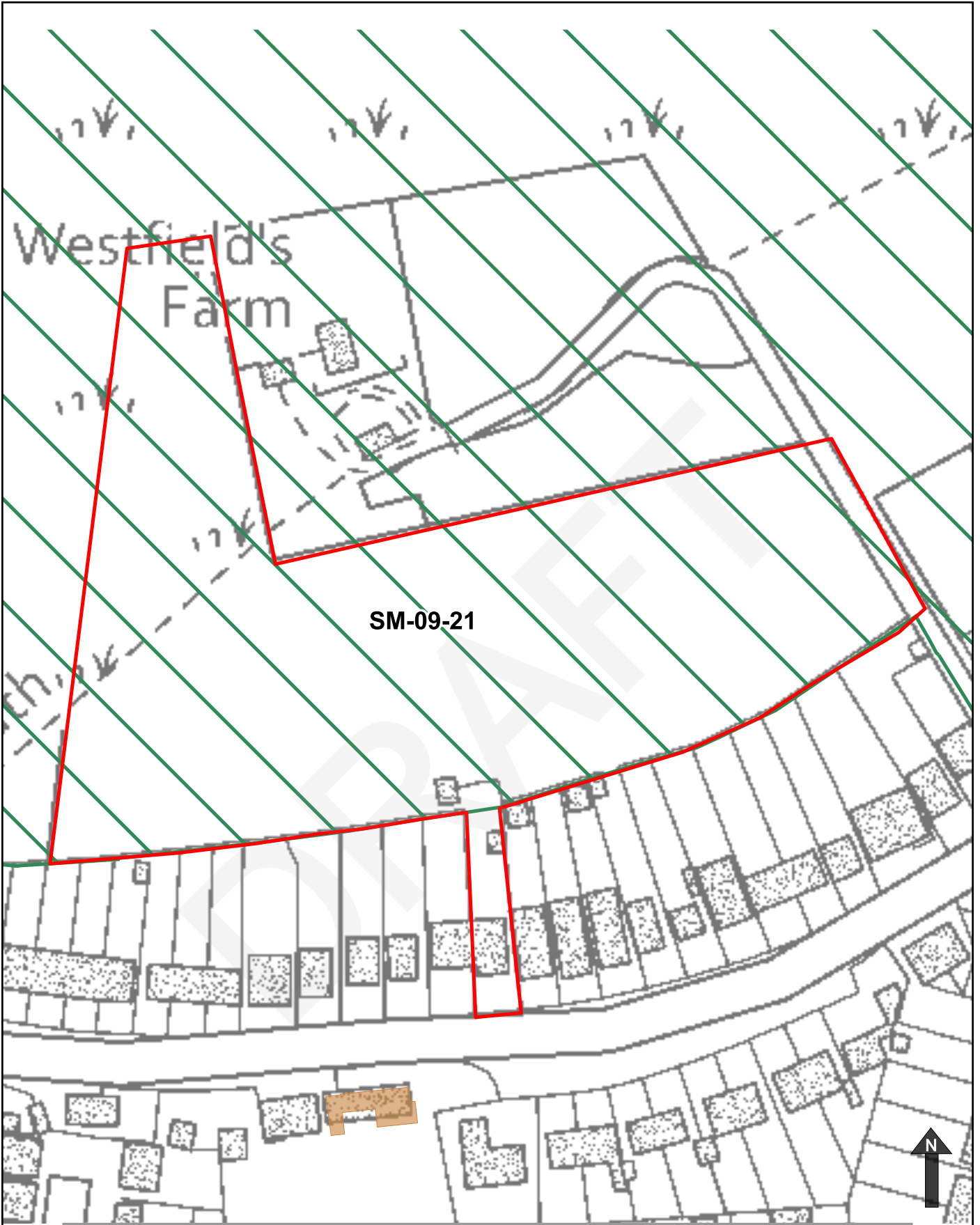
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**
















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

**Overall Conclusions**

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



SM-09-21

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

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<b>Site Reference:</b> SMR-01-21	<b>Site Address:</b> Land at East Hemel
<b>Parish:</b> St Michael/ Redbourn	<b>Site area (hectares):</b> 417.13
<b>Existing use:</b> Agricultural	
<p><b>Character of site and surroundings:</b> 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>	
<b>Relevant Planning History</b>	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/2845 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**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public

**Site Promoter:** 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

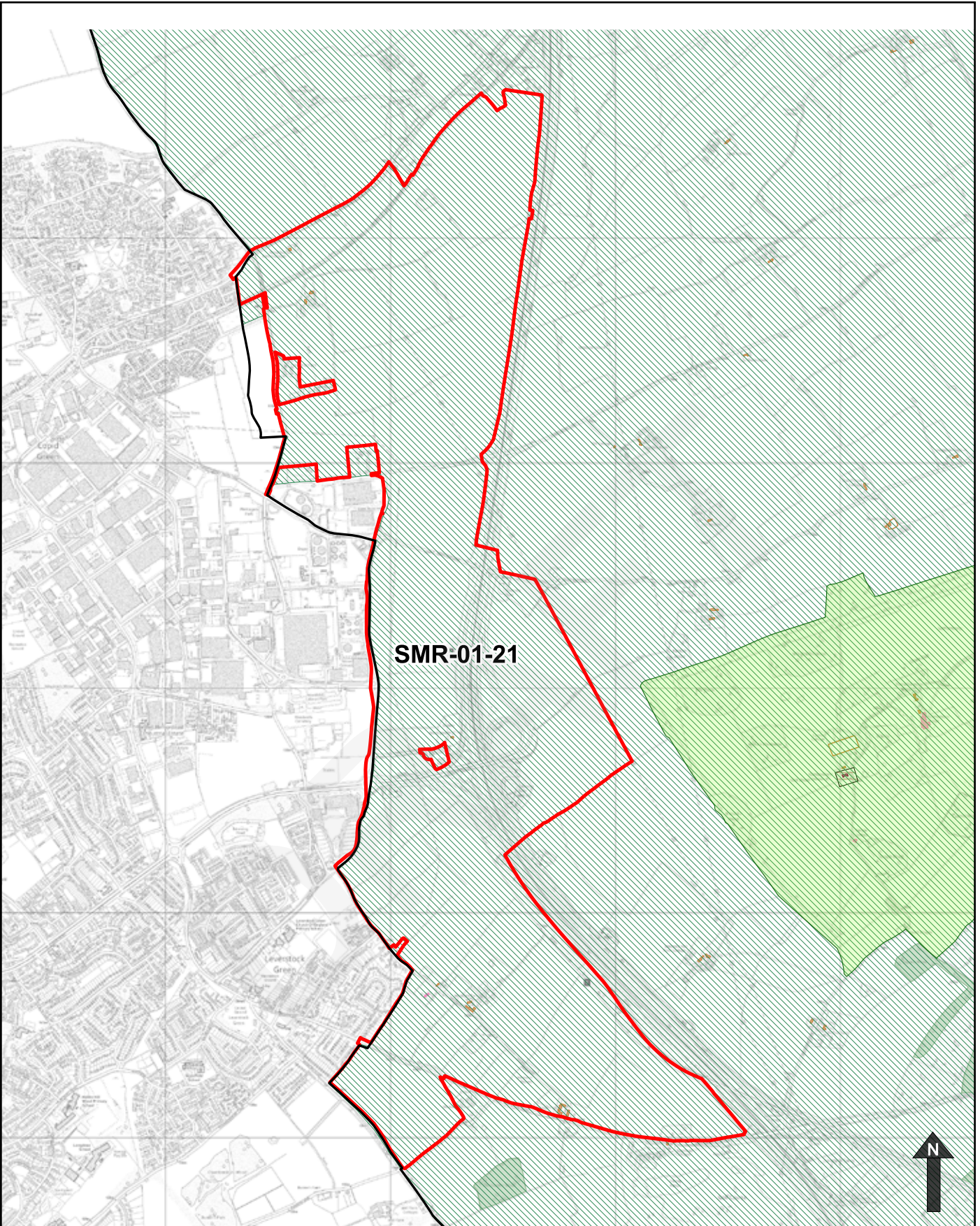
**Potential Other Uses - Land Area (in hectares):** Not specified

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

## Suitability

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

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

**Availability Conclusions:**

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

**Achievability**

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

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

**Potential Number Of Homes:** 1740

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

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

**Achievability Conclusions:**

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

**Overall Conclusions**

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

SMSA-02-21



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

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

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<b>Site Reference:</b> STS-04-21	<b>Site Address:</b> Land at Burston Nurseries
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 27.30
<b>Existing use:</b> Commercial / Residential / Vacant Land	
<b>Character of site and surroundings:</b> 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.	
<b>Relevant Planning History</b>	
<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**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	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

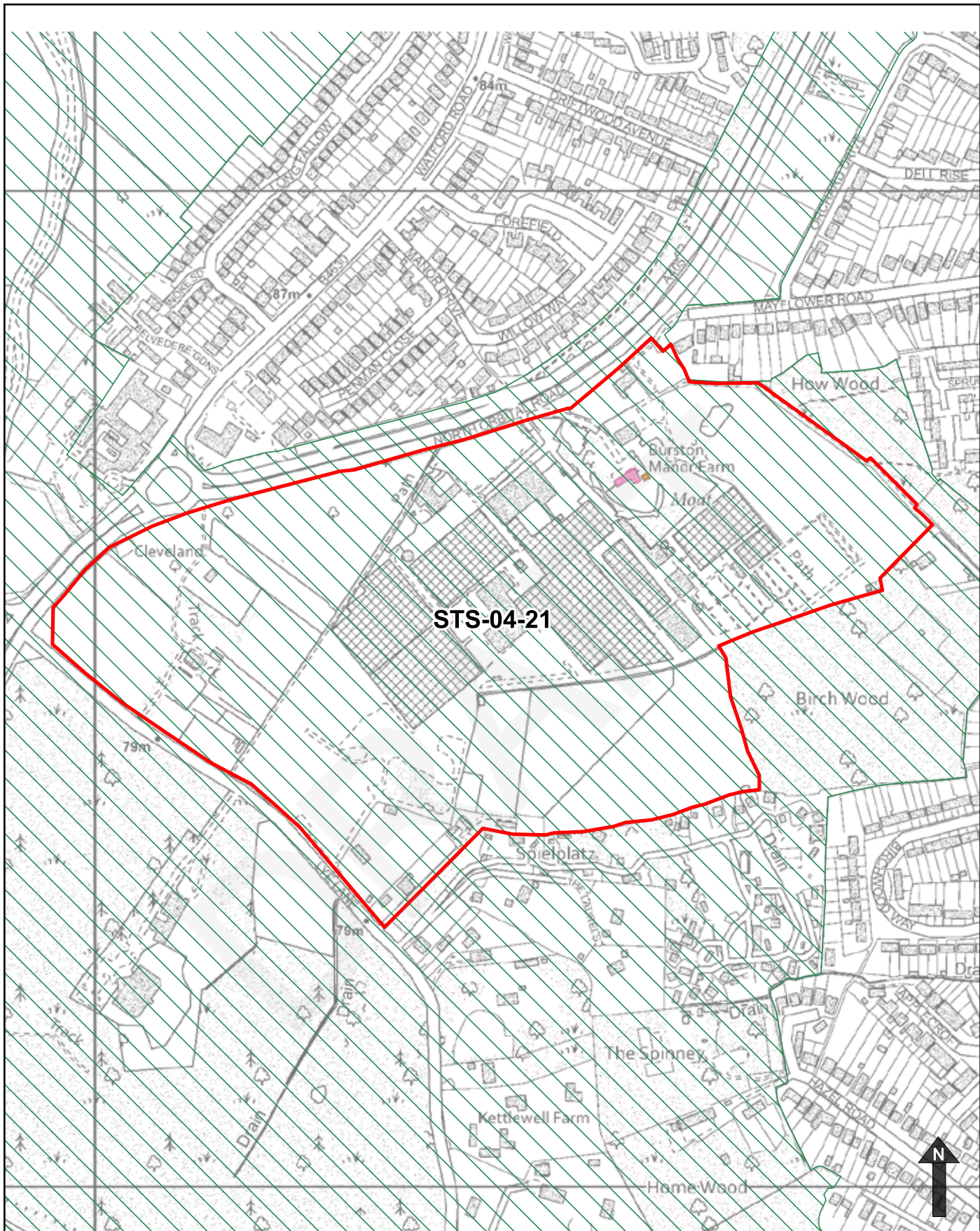
**Potential Other Uses - Land Area (in hectares):** Not specified

**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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<b>Site Reference:</b> STS-14-21	<b>Site Address:</b> Park Street Triangle
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 25.23
<b>Existing use:</b> Agricultural / Gypsy & Travellers Site	
<b>Character of site and surroundings:</b> Open fields with residential fields beyond to the east and the south. A405 with open space beyond, to the west. A405, A414 and A5183 to the north.	
<b>Relevant Planning History</b>	
<p>5/1990/1009, Upgrading and extension to existing caravan site; Deemed Consent 18/09/1990</p> <p>5/1987/0336, 10 pitch permanent residential gypsy site with wardens office, Deemed Consent 25/02/1988</p>	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Public

**Site Promoter:** Smith Jenkins Town Planning Ltd (Jennifer Smith)

**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, Gypsy & Traveller, Education, Healthcare, Retail, Local Centre

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

**Potential Number Of Homes:** 610

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

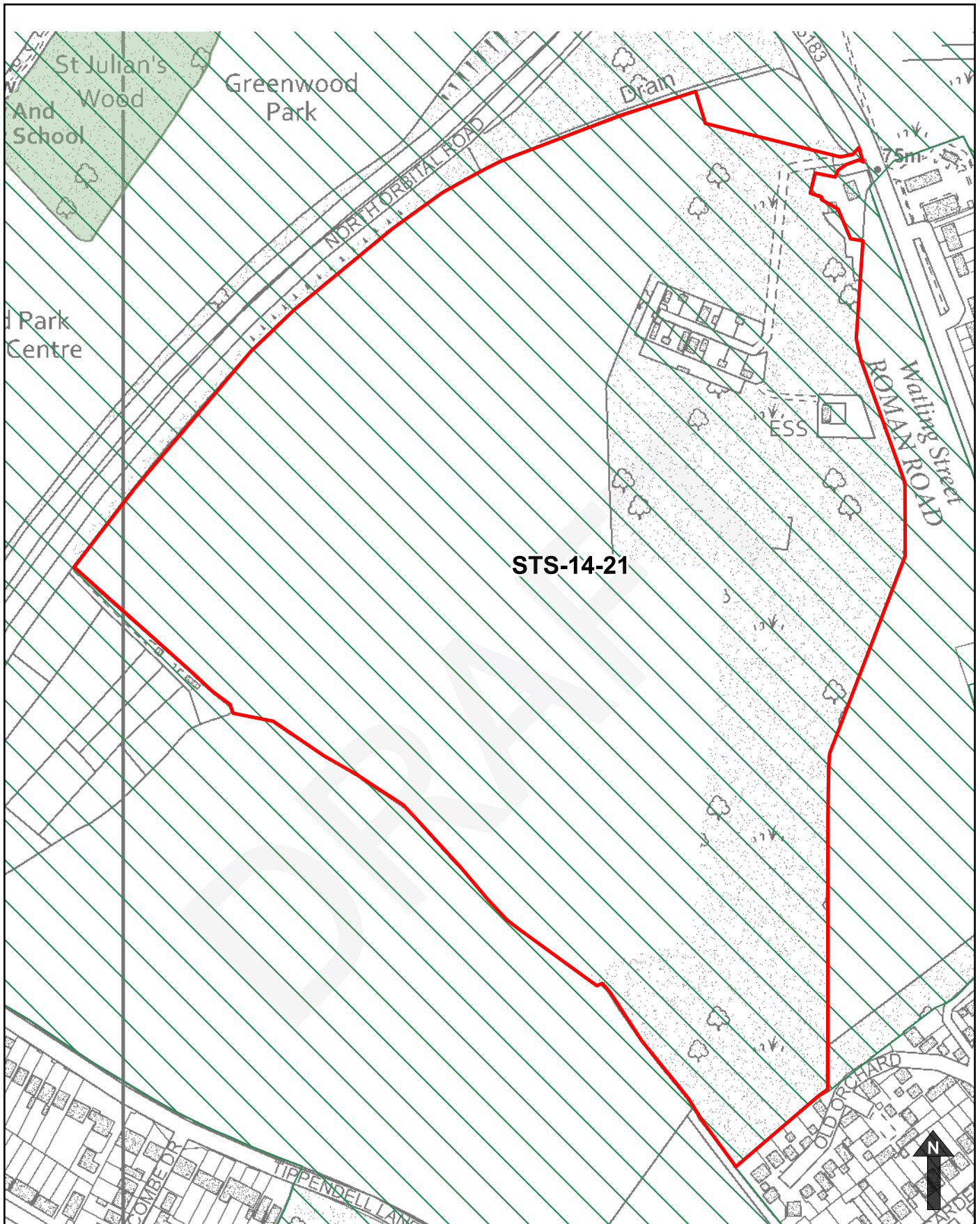
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**
















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

**Overall Conclusions**

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



**STS-14-21**

- |                                                                                                        |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  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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<b>Site Reference:</b> STS-23-21	<b>Site Address:</b> Greenwood United Reformed Church
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 0.47
<b>Existing use:</b> Place of Worship	
<b>Character of site and surroundings:</b> The site is located within a predominantly residential area of Chiswell Green. The site is accessible from Watford Road to the west.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** Greenwood URC (Jonathan Lee)

**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, Church, Community Facilities

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

**Potential Number Of Homes:** 20

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

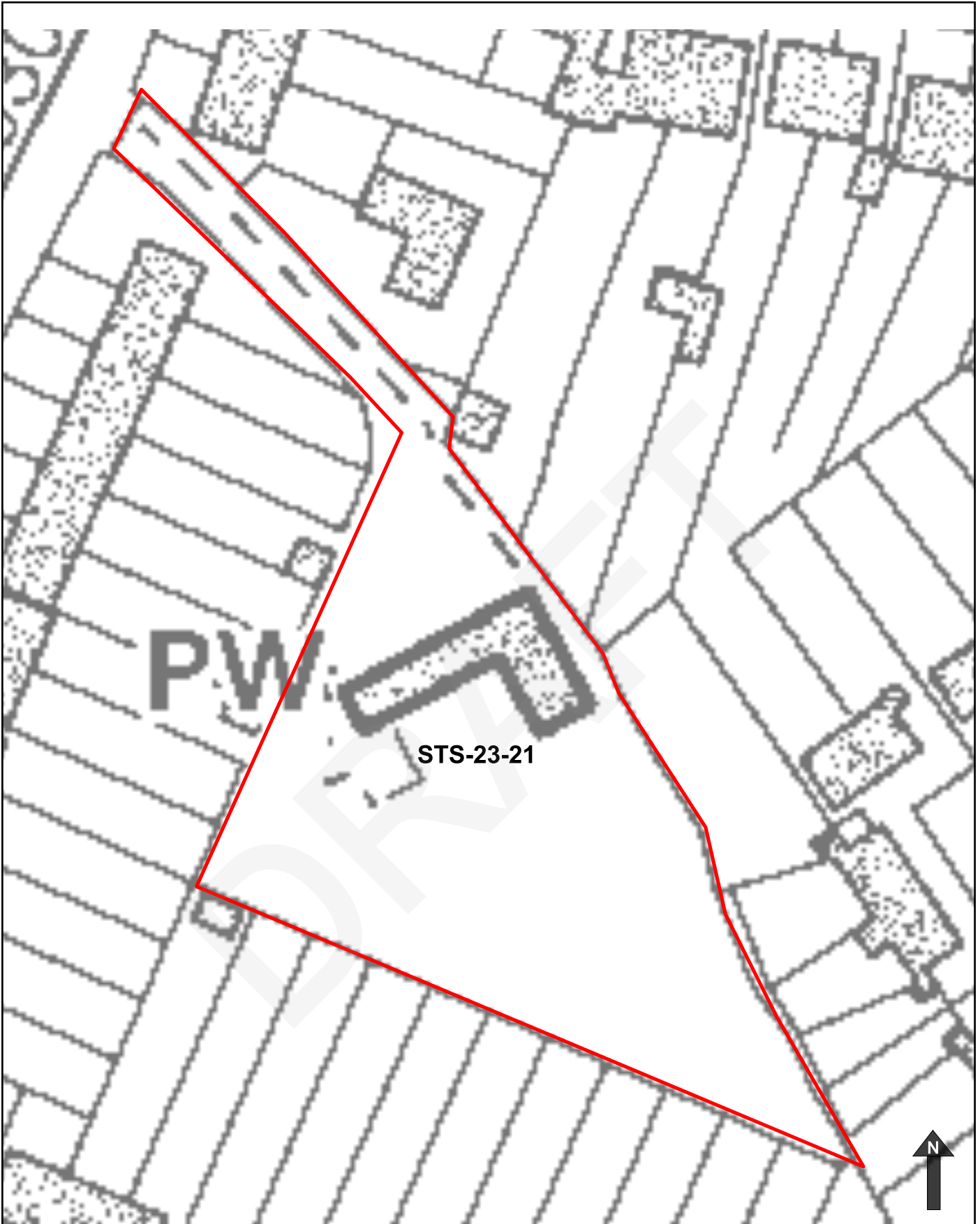
**Potential Other Uses - Land Area (in hectares):** Not specified








**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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<b>Site Reference:</b> STS-30-21	<b>Site Address:</b> Land North of 5 Acres and South of the M25
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 3.07
<b>Existing use:</b> Scrubland	
<b>Character of site and surroundings:</b> M25 runs close to northern boundary of the site, separated by open space. A405 runs along western boundary of the site. Residential areas and Five Acres wood are located to the south. Residential and open field to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** Private

**Site Promoter:** Asbri Planning (Matthew Gray)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Road user Services, Hotel and Community Uses

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

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

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

**Potential Other Uses - Land Area (in hectares):** 3.07

**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.

21A
















NORTH ORBITAL ROAD

Ronald Court

STS-30-21

Five Ad



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

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<b>Site Reference:</b> STS-31-21	<b>Site Address:</b> Land to the N Bricket Wood, bounded by the M25 and A405 North Orbital
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 5.85
<b>Existing use:</b> Vacant	
<b>Character of site and surroundings:</b> M25 runs along northern boundary of the site. Five Acres wood and naturist settlement to the south. Residential and open field to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## Suitability

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

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

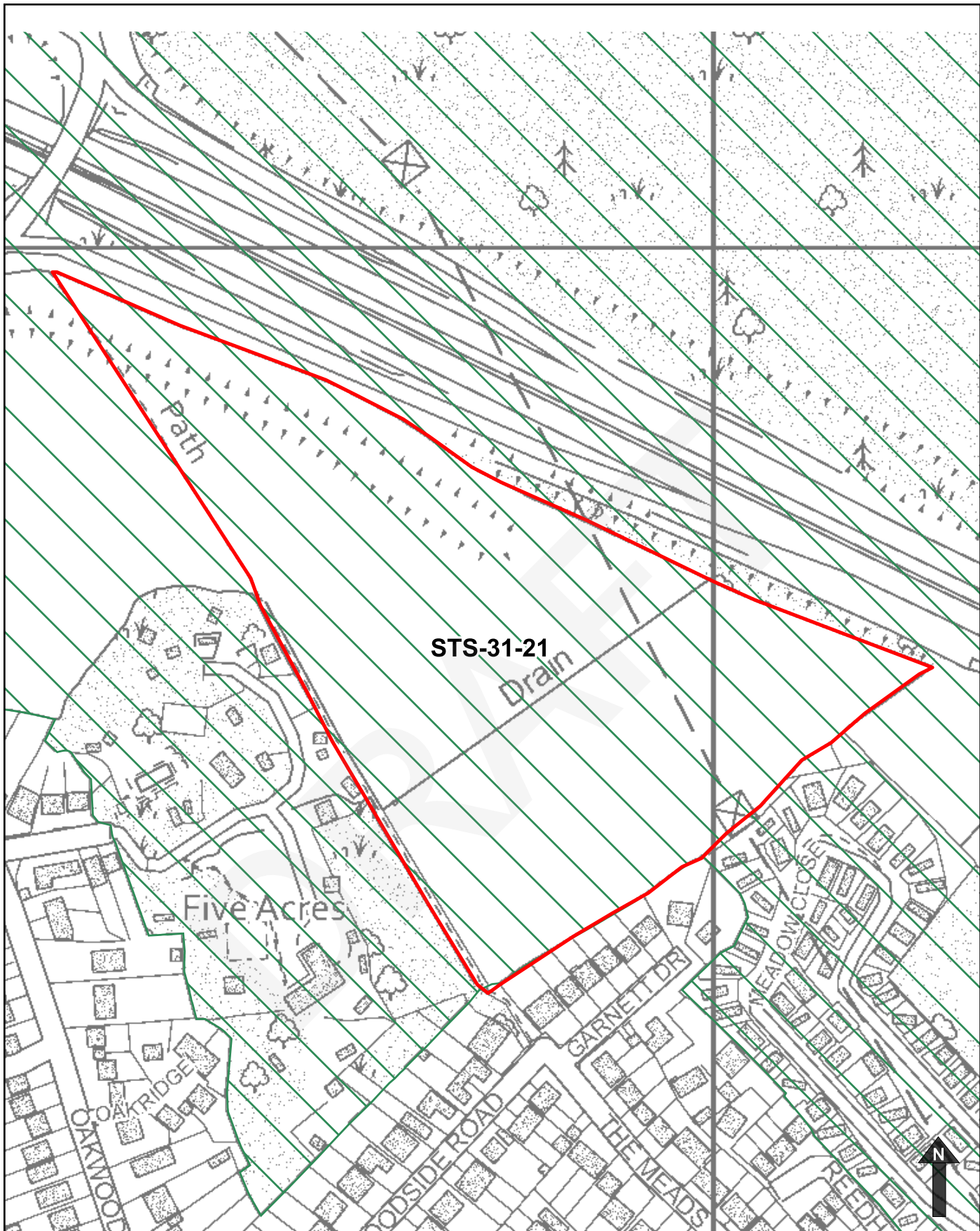
**Potential Other Uses - Land Area (in hectares):** 5.85

**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-31-21**

- |                                                                                                        |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  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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<b>Site Reference:</b> STS-34-21	<b>Site Address:</b> Land at Harperbury Hospital, Harper Lane
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 92.89
<b>Existing use:</b> Vacant Hospital	
<b>Character of site and surroundings:</b> Open Green Belt, predominantly arable fields, with some wooded areas, to the east, south and west. Part of Harperbury Hospital site, Harper Lane and open fields to the north. Site crosses boundary with Hertsmere, with Shenleybury located along the eastern boundary.	
<b>Relevant Planning History</b>	
5/2015/0990, Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings; Approved 26/05/2017	

## **Suitability**

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	Yes
Archeological Sites Subject to Recording Conditions	Yes	Source Protection Outer Zone (SPZ2)	Yes
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	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:** Pegasus Group (Sarah Hamilton-Foyn)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing, Education: Primary School; Local Centre, Medical Centre

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

**Potential Number Of Homes:** 965

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

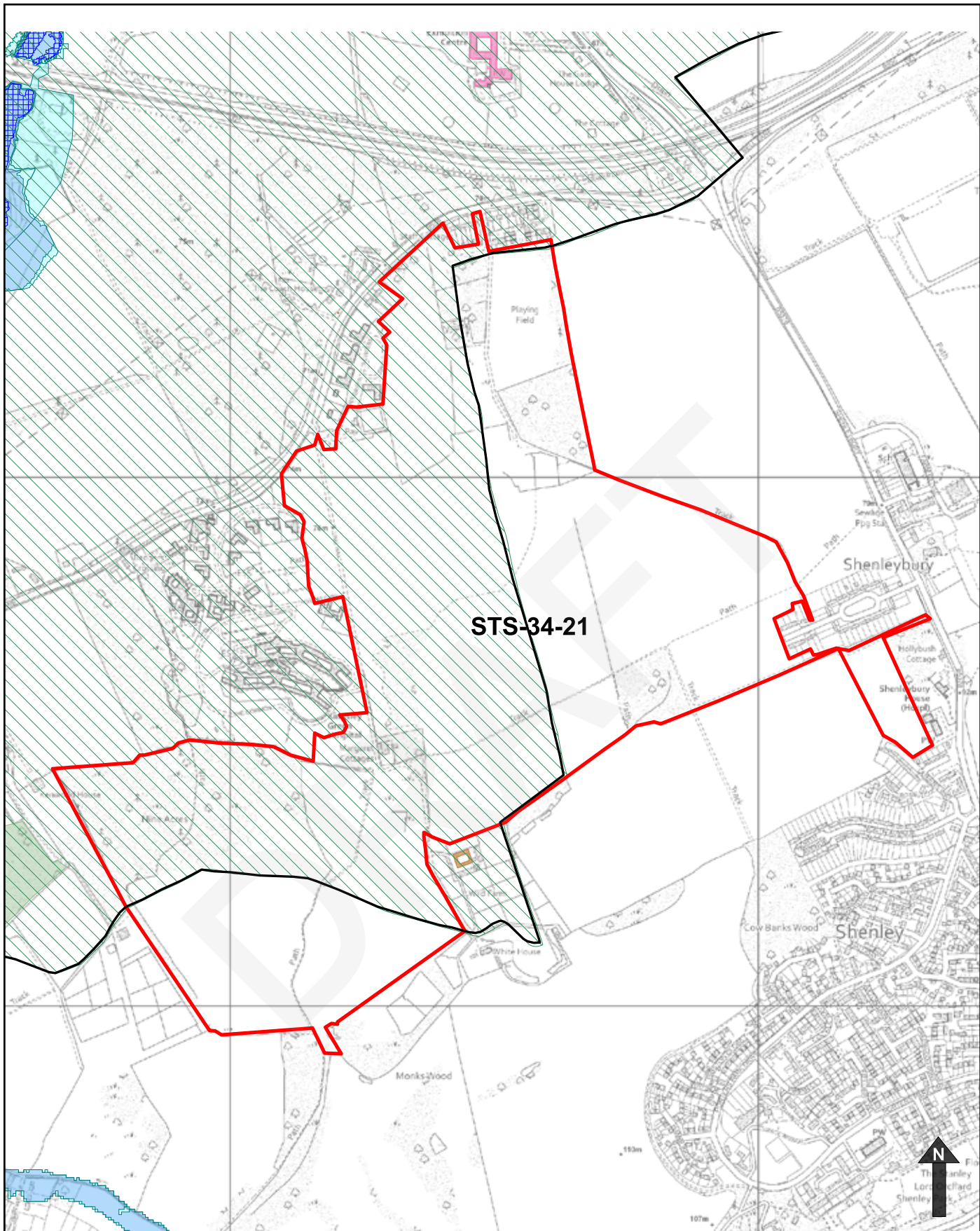
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**








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


**Overall Conclusions**

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



**STS-34-21**

-  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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<b>Site Reference:</b> STS-53-21	<b>Site Address:</b> Land north of Chiswell Green Lane and east of The Croft, Chiswell Green
<b>Parish:</b> St Stephen	<b>Site area (hectares):</b> 14.41
<b>Existing use:</b> Former Polo Field / Grazing / Paddocks	
<b>Character of site and surroundings:</b> Site located to the north of Chiswell Green Lane. Open fields are located to the north and west of the site, with vacant site previously Butterfly World, to the south. Residential properties within Chiswell Green border the site to the east.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## Suitability

<b>Absolute Constraints</b>			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
<b>Non-Absolute Constraints</b>			
Listed Building(s)*	No	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	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:** McPartland Planning Limited (Brian Parker)

**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, Community Facilities, Biodiversity Improvements

**Estimated Delivery Timescale (housing):** 1-15 years

**Potential Number Of Homes:** 350

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

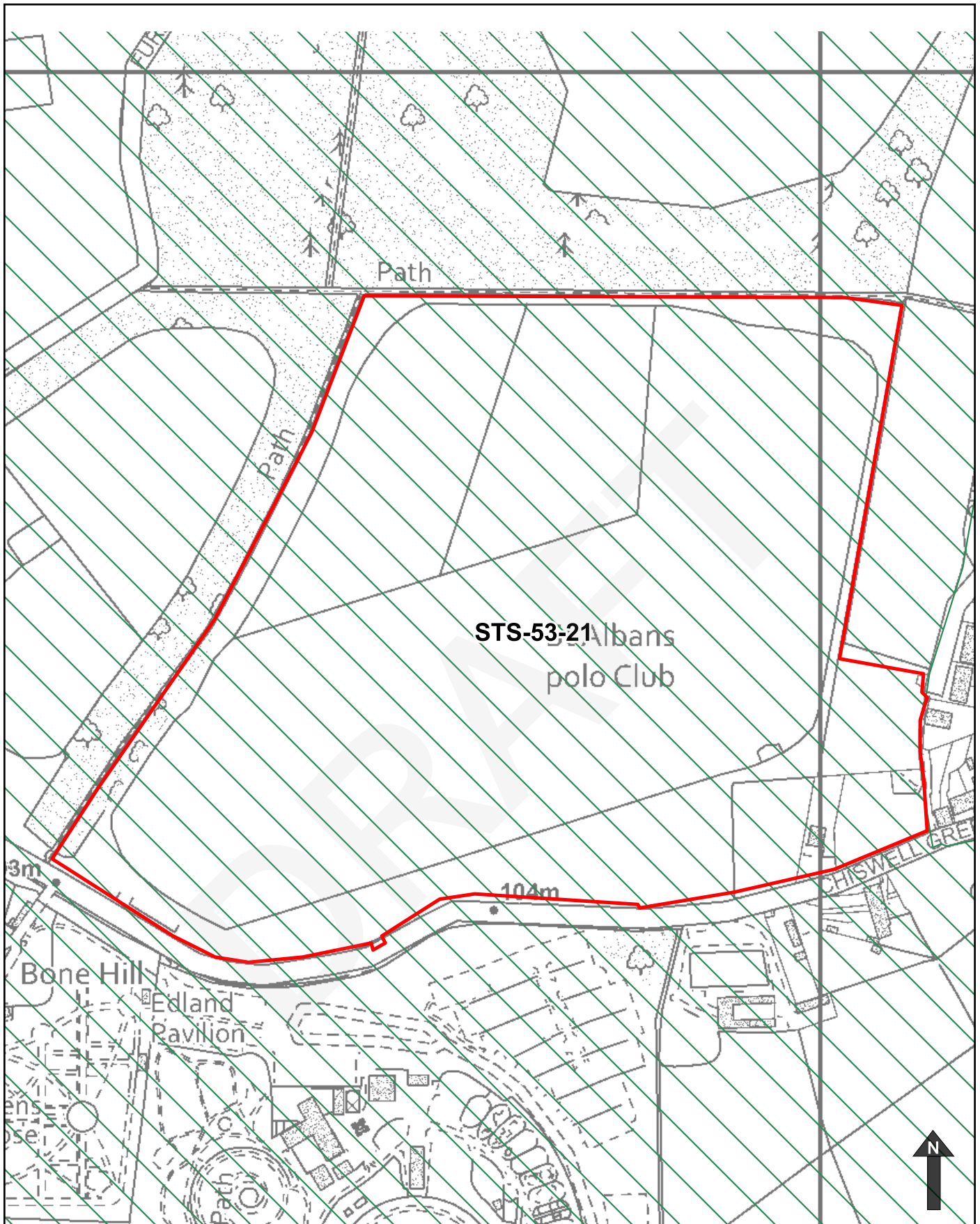
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**

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

**Overall Conclusions**

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



**STS-53-21**  
Albans  
polo Club

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

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

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** LK2 Architects Ltd (Mr A Newman)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Visitors Centre, Leisure, Sports Facilities, Playing Pitches, Open Space, Woodland, Bike Trails

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

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

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

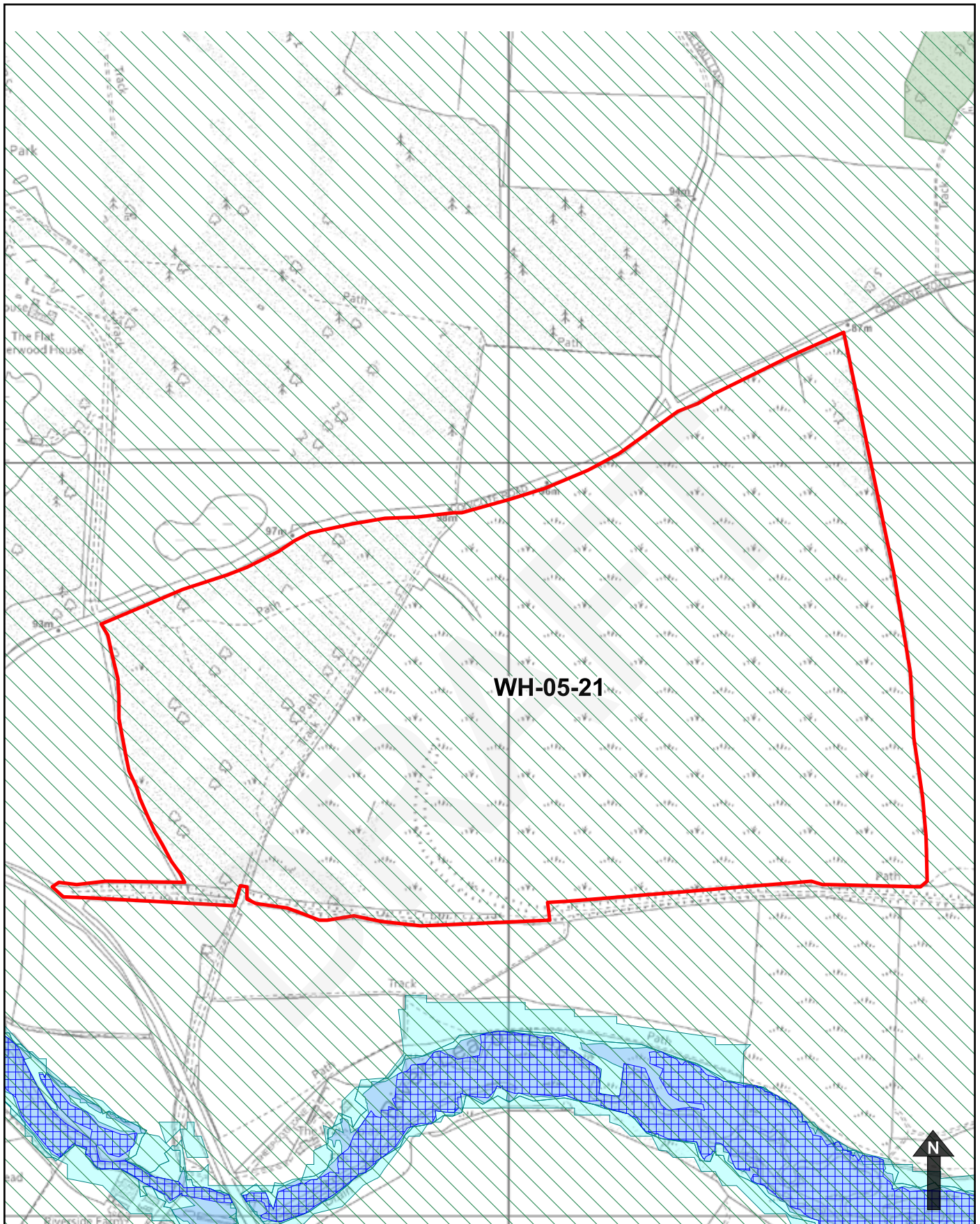
**Potential Other Uses - Land Area (in hectares):** 57.93

**Achievability Conclusions:**
















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

**Overall Conclusions**

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



WH-05-21

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

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

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** Strutt & Parker (Stuart Gray)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Agricultural Practicing

**Estimated Delivery Timescale (housing):** 1-15 years

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

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

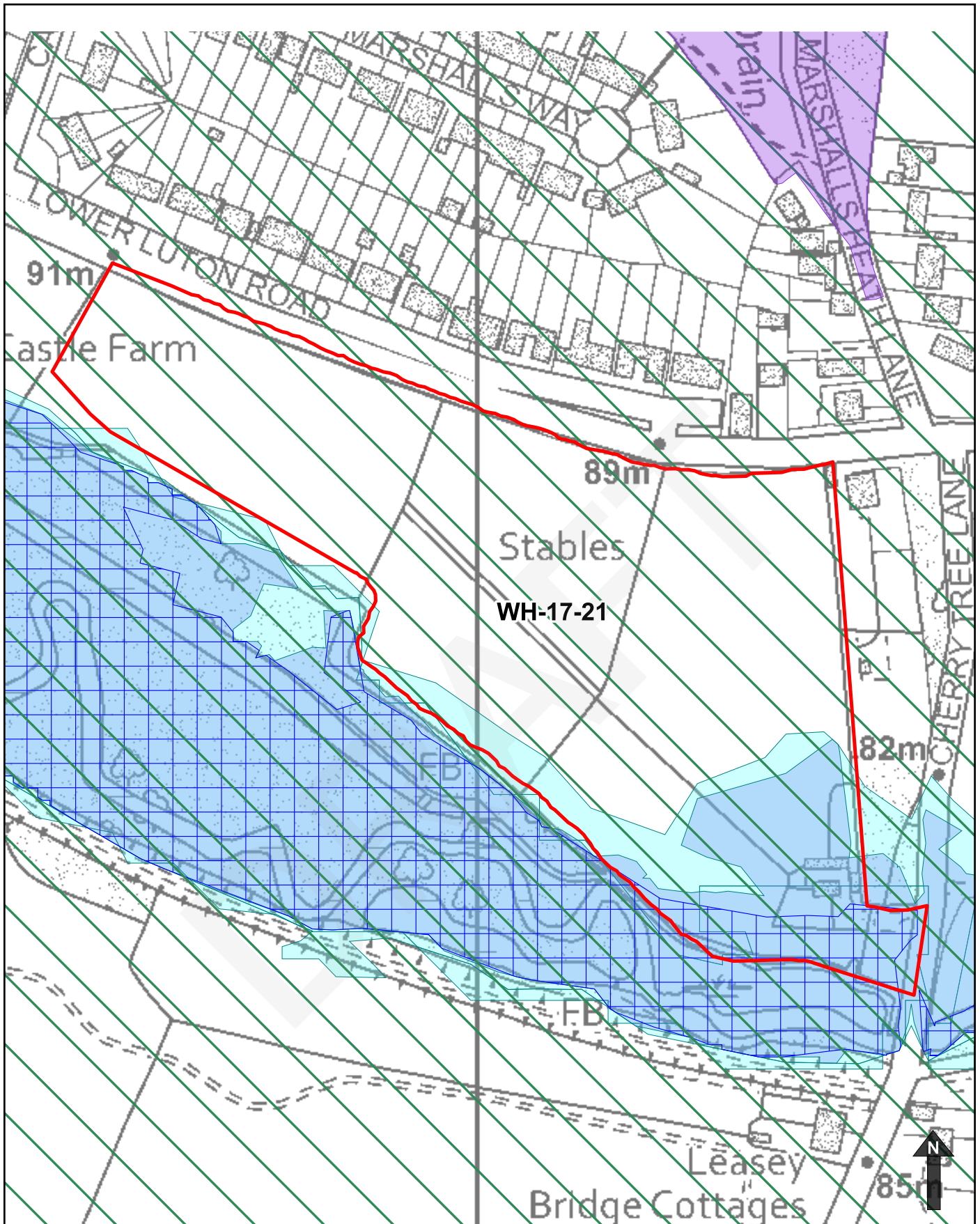
**Potential Other Uses - Land Area (in hectares):** 4.31

**Achievability Conclusions:**

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

**Overall Conclusions**

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



WH-17-21

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

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

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** DLA Town Planning (Simon Andrews)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Housing, Biodiversity Improvements, Green Belt Compensatory Land, Tree Planting, Open Space

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

**Potential Number Of Homes:** 75

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

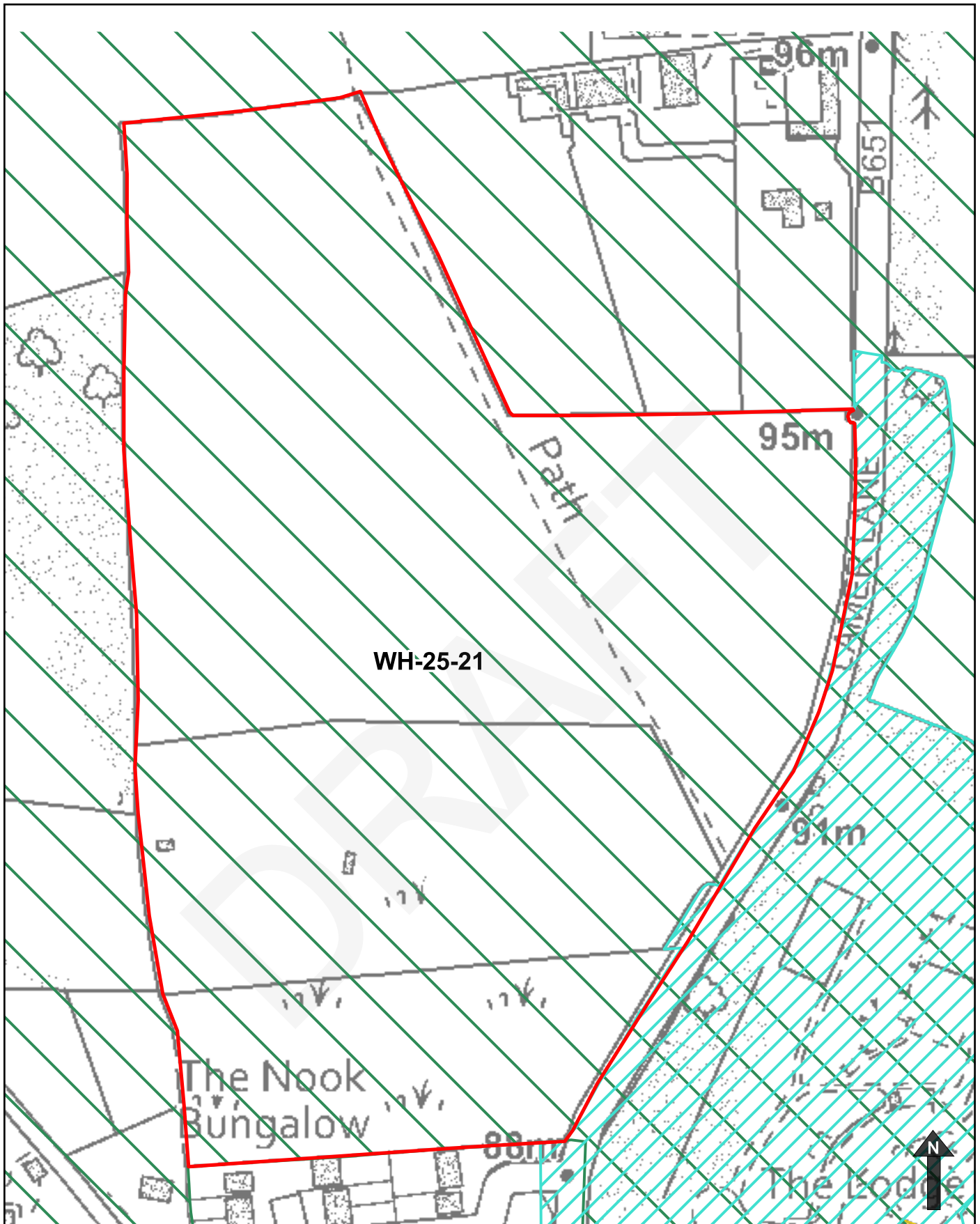
**Potential Other Uses - Land Area (in hectares):** 4.20

**Achievability Conclusions:**

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

**Overall Conclusions**

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



WH-25-21

The Nook  
Bungalow

The Lodge

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

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<b>Site Reference:</b> WH-29-21	<b>Site Address:</b> Land Adj Waterend House, Waterend Lane
<b>Parish:</b> Wheathampstead	<b>Site area (hectares):</b> 1.61
<b>Existing use:</b> Agriculture/grassland	
<b>Character of site and surroundings:</b> Water End lane is located to the north west of the site. Other than a dwelling located to the west, all open aspects from the site are of open fields and woodland, with the river Lea also to the south.	
<b>Relevant Planning History</b>	
No Relevant Planning History.	

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** Strutt & Parker (Luke Telford)

**Availability Conclusions:**

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

**Achievability**

**Proposed Use:** Other Uses: Solar Farm

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

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

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

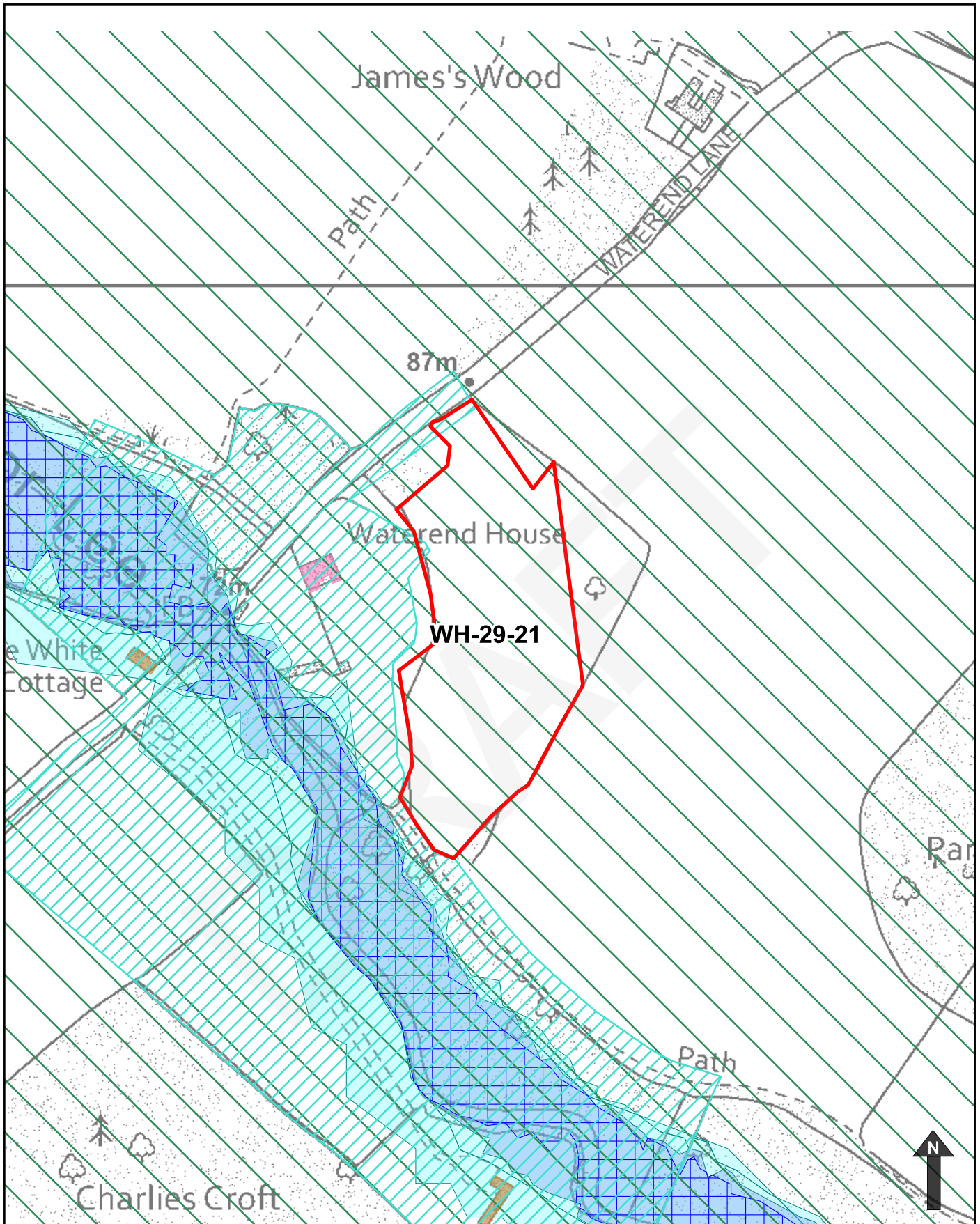
**Potential Other Uses - Land Area (in hectares):** 1.61

**Achievability Conclusions:**

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

**Overall Conclusions**

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



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

## **Suitability**

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

\* Constraints shown on constraints map

**Suitability Conclusions:**

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

**Availability**

**Landowner:** private

**Site Promoter:** Carter Jonas (Kieron Gregson)

**Availability Conclusions:**

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

**Achievability**

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

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

**Potential Number Of Homes:** 1440

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

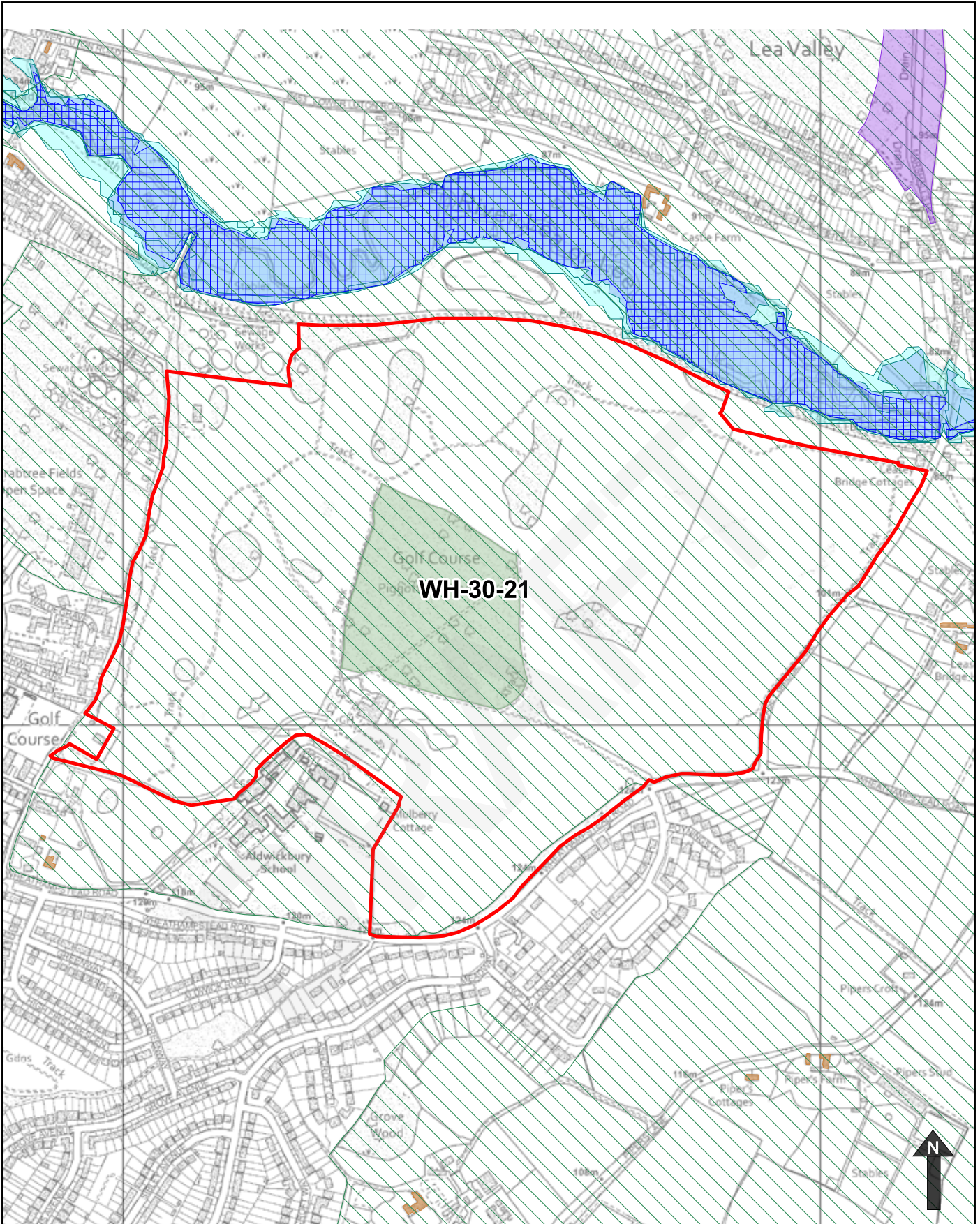
**Potential Other Uses - Land Area (in hectares):** Not specified

**Achievability Conclusions:**

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

**Overall Conclusions**

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



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