

**25 January to 5pm 8 March 2021**  
**'Call for Sites 2021' Site Identification Form**

St Albans City and District Council is in the process of preparing a new Local Plan 2020-2038. The 'Call for Sites' is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan 2020-2038.

You are invited to put forward any new sites that you would like the Council to consider in its Housing Economic Land Availability Assessment (HELAA). These should be capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2009 and therefore there is no need to resubmit these unless circumstances have changed. Sites from previous SHLAAs will form part of the Council's assessment. Proposed land uses can include:

- Housing
- Gypsy & Traveller Housing
- Mixed Use
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land
- Land for Tree Planting
- Other

To enable sites to be mapped digitally, please provide GIS shapefiles of your site, where possible.

The consultation period runs for six weeks between Monday 25 January to 5pm on Monday 8 March 2021.

Unfortunately, we cannot treat any of the information you provide as confidential.

**It is important to note that not all sites received through the 'Call for Sites' will be appropriate for consideration as part of the Housing Economic Land Availability Assessment (HELAA). As a general rule:**

**We encourage you to submit sites that are likely to become available for development or redevelopment between now and 2038.**

**Please do not submit sites that:**

- Are already included as a housing allocation in the St Albans District Local Plan Review (November 1994) – i.e. sites that are listed in 'saved' Policies 4 and 5.

- Have already been submitted to the Council for consideration via previous 'Call for Sites' and Strategic Housing Land Availability Assessment (SHLAA) processes (unless information is updated/changed).
- Already have planning permission for development, unless a new and different proposal is likely in the future; or
- Are situated outside St Albans City and District's administrative area.

If you wish to update information about a site previously submitted please complete the form below.

Please return the **form and site location plan** to the Spatial Planning and Design Team. We strongly encourage digital submissions via our online portal.

**By online consultation portal:**

<http://stalbans-consult.limehouse.co.uk/portal/>

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

**By post to:** St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

Due to COVID-19; offices being shut and officers working from home; submissions by post are discouraged.

| <b>Your Details</b>  |  |
|----------------------|--|
| Name                 | ██████████   |
| Company/Organisation | Catesby Estates PLC  |
| Address              | Catesby House, 5B Tournament Court, Edgehill Drive, Warwick  |
| Postcode             | CV34 6LG   |
| Telephone            | T: +44 (0) 1926 836910   |
| Email                | ██   |
| Your interest        | <input type="checkbox"/> Site Owner<br><input type="checkbox"/> Planning Consultant<br><input type="checkbox"/> Registered Social Landlord<br><input type="checkbox"/> Local Resident<br><input checked="" type="checkbox"/> Developer<br><input type="checkbox"/> Community<br><input type="checkbox"/> Other |

| <b>Site Details</b>  |  |          |        |          |        |
|--|--|----------|--------|----------|--------|
| <b>Requirements:</b> <ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul> |  |          |        |          |        |
| Site address/location (Please provide a map showing the site boundary)   | Land at Windridge Farm   |          |        |          |        |
| Site area (in hectares)  | 29.7ha   |          |        |          |        |
| Coordinates  | <table border="1"> <tr> <td>Easting</td> <td>512929</td> <td>Northing</td> <td>205832</td> </tr> </table>  | Easting  | 512929 | Northing | 205832 |
| Easting  | 512929   | Northing | 205832 |          |        |
| Site Location Plan Attached  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |          |        |          |        |
| GIS mapping shapefile attached (in .shp file format)   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |          |        |          |        |
| Landownership (please include contact details if known)  | <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> CP Holdings Ltd, CP House, Otterspool Way, Watford<br>WD25 8JJ<br>Tel: +44 (0)1923 250500   |          |        |          |        |
| Current land use   | Arable   |          |        |          |        |
| Condition of current use (e.g. vacant, derelict)   | Tenanted   |          |        |          |        |
| Suggested land use   | <input type="checkbox"/> Housing<br><input type="checkbox"/> Gypsy & Travellers<br><input checked="" type="checkbox"/> Mixed Use (please specify) Residential led mixed use development with the potential to deliver community facilities, primary school and open space<br><input type="checkbox"/> Employment<br><input type="checkbox"/> Renewable and low carbon energy and heat<br><input type="checkbox"/> Biodiversity Improvement / Offsetting<br><input type="checkbox"/> Green Belt Compensatory Land<br><input type="checkbox"/> Land for Tree Planting<br><input type="checkbox"/> Other (please specify) |          |        |          |        |

|   |  |
|---|--|
| Reasons for suggested development / land use                      | See cover letter   |
| Likely timescale for delivery of suggested development / land use | <input checked="" type="checkbox"/> 1-5 Years<br><input type="checkbox"/> 6-10 Years<br><input type="checkbox"/> 11-15 Years<br><input type="checkbox"/> 15+ Years |

|                  |   |  |
|------------------|---|--|
| Site Constraints | Contamination/pollution issues (previous hazardous land uses)   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Environmental issues (e.g. Tree Presentation Orders; SSSIs)   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |
|                  | Flood Risk  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Topography affecting site (land levels, slopes, ground conditions)  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Utility Services (access to mains electricity, gas, water, drainage etc.)   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |
|                  | Legal issues (For example, restrictive covenants or ownership titles affecting the site)                                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site? | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable). |

|                 |   |   |
|-----------------|---|---|
|                 | Other constraints affecting the site  | <input checked="" type="checkbox"/> Yes (If yes, please specify)<br><input type="checkbox"/> No<br>Please refer to cover letter |
| Planning Status | <input type="checkbox"/> Planning Permission Granted<br><input type="checkbox"/> Planning Permission Refused<br><input type="checkbox"/> Pending Decision<br><input type="checkbox"/> Application Withdrawn<br><input type="checkbox"/> Planning Permission Lapsed<br><input type="checkbox"/> Pre-Application Advice<br><input type="checkbox"/> Planning Permission Not Sought<br><input checked="" type="checkbox"/> Other<br>Please include details of the above choice below (for example planning reference numbers and site history)<br><br>No current / relevant planning history on the site |   |
| Other comments  | Please refer to accompanying cover letter   |   |

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PROJECT TITLE  
Windridge Farm

DRAWING TITLE  
Redline Boundary

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.  
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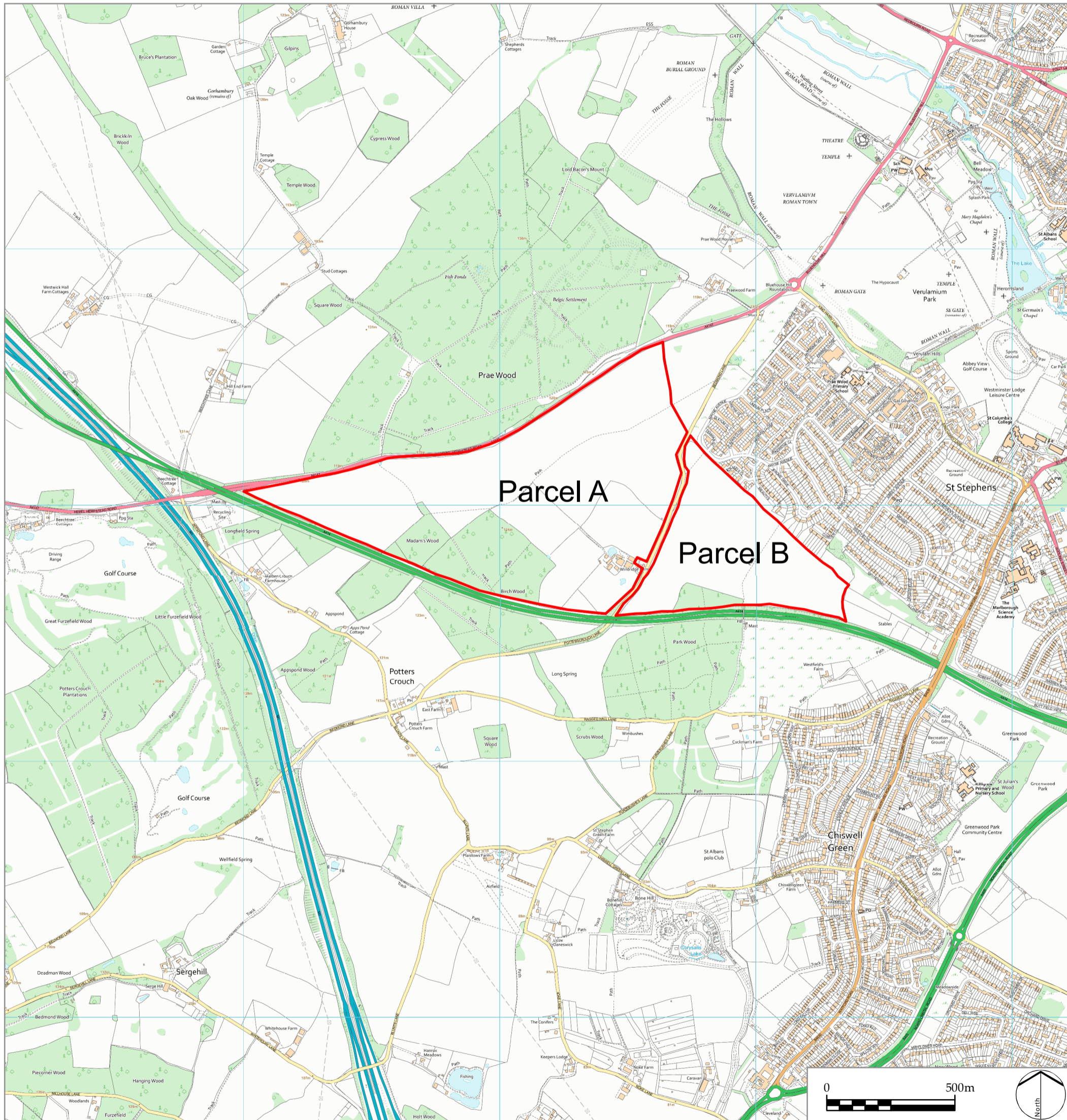
ISSUED BY Oxford  
DATE 8 Mar 2021  
SCALE @A3 1:15,000  
STATUS Final

T: 0117 2033 628  
DRAWN MH  
CHECKED DB  
APPROVED DB

DWG. NO. 7925\_001\_A

Sources: Ordnance Survey

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LEGEND  
 Redline Boundary



# LAND AT WINDRIDGE FARM, ST ALBANS

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ST ALBANS CITY AND DISTRICT COUNCIL  
CALL FOR SITES

MARCH 2021

# WHO ARE CATESBY ESTATES?

Catesby Estates PLC have been appointed by the landowners, CP Holdings Ltd, to promote the land at Windridge Farm for a residential led development.

Catesby Estates is a specialist strategic land promotion and infrastructure business, focusing on the delivery of residential planning consents and their onward sale to house builders.

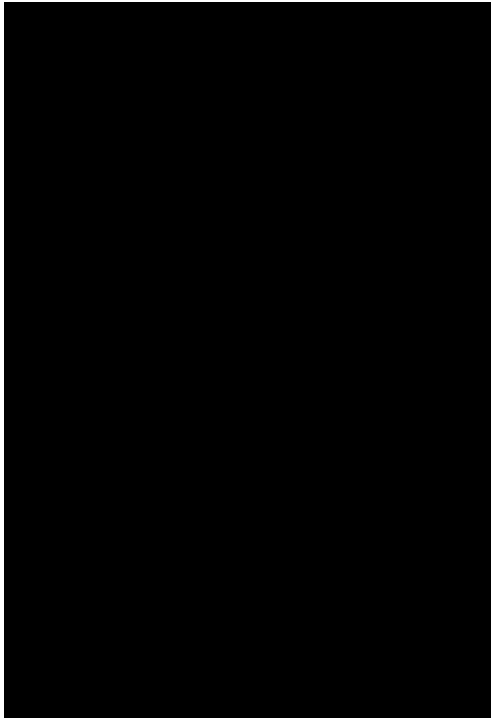
Catesby work closely with councils, local residents and community groups to design high quality residential developments which deliver significant and lasting benefits.

We seek to interact with local communities as soon as possible within the planning process.

We work hard to ensure stakeholders see these developments as a positive part of their community, using meetings, workshops, events and exhibitions to effectively convey key messages.

Catesby Estates is part of the Urban&Civic Group, a leading Master Developer in the delivery of large scale strategic sites across England.

Find out more at: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)





## A NEED FOR NEW HOMES

Catesby Estates recognises the pressures Councils are increasingly under to find appropriate solutions to growing housing demand. The affluence of St Albans compounds the matter of appropriate housing supply, with an **average house price of £582,212** over the last year (Rightmove), compared to the UK average of **£256,000 (ONS)**.

ONS data also shows in 2020 the average UK salary was £38,600 making the average house in St Albans more than 15 times the average salary. As a result, low income households and young families struggle to remain in the area, thereby significantly altering the demographic of the local population.

Windridge Farm is suitable for release from the Green Belt and can provide new homes, important community facilities, improvements to biodiversity and compensatory improvements to the green belt in a location that is well connected to the local area. The site can therefore make a significant contribution in meeting and resolving the provision of some of the required housing numbers.



# URBAN&CIVIC PLC - OUR PARENT COMPANY

Catesby Estates plc was established in 1996 and in 2015 was acquired by Urban&Civic plc.

Urban&Civic strives to be a best in class property company which crafts strategic sites and commercial developments across the UK. They believe in doing things right and define themselves by the quality of their projects.

Urban&Civic has recently been acquired by the Wellcome Trust for the sum of £506m.

The core business focus is on strategic sites where, as Master Developer, they own or have the stewardship of over 4,000 acres of land across the country.



## ALCONBURY WEALD, HUNTINGDONSHIRE:

Alconbury Weald is the most significant strategic regional project under current development. As a true mix of uses Alconbury Weald is achieving high quality volume delivery and is a catalyst for real investment in jobs, skills and the community.

Backed by funding from Homes England, infrastructure is being accelerated and the emerging local plan will allocate an additional 1,500 homes over and above the existing 5,000 consented. Part of the site is home to the Alconbury Enterprise Campus and Enterprise Zone with 3 million sq.ft of business and employment space.

SITE AREA: 1,425 ac / 576.68 ha

HOMES: 5,000

EMPLOYMENT: Enterprise Zone - 3 million sq.ft of business space

COMMUNITY USES: 3 new primary schools  
1 secondary school  
1 health centre  
3 local and district centres

OPEN SPACES: 52 acres of formal open spaces & sports pitches  
608 acres of informal green space



Their strategic land will deliver over 20,000 new homes, more than six million sq.ft. of business space, at least eleven primary schools and three secondary schools.

Urban&Civic's commercial and city centre sites are in key growth locations around the country with a focus on leisure and mixed-use developments.

To find out more about Urban&Civic plc, visit their website: [www.urbanandcivic.com](http://www.urbanandcivic.com)



## WATERBEACH BARRACKS, CAMBRIDGESHIRE:

Urban&Civic are development managers for Defence Infrastructure Organisation to deliver the redevelopment of the former barracks and airfield just north of Cambridge as part of a new strategic settlement. An outline planning application was submitted in February 2017 and planning approval was granted in September 2019 for up to 6,500 dwellings plus ancillary uses.

Currently Urban&Civic are working with South Cambridgeshire District Council and the Ministry of Defence's chosen developers for the Waterbeach Barracks site, on Planning Guidance that will help shape the development of the New Town.

|                 |  |
|-----------------|--|
| SITE AREA:      | 716 ac / 289.75 ha   |
| HOMES:          | 6,500  |
| COMMUNITY USES: | 3 new primary schools<br>1 secondary school<br>1 health centre<br>town and local centres |
| OPEN SPACES:    | 59 acres of formal open spaces & sports pitches  |
| WEBSITE:        | <a href="http://www.waterbeachbarracks.co.uk">www.waterbeachbarracks.co.uk</a>           |

# OUR APPROACH TO SITE DELIVERY



## SITE IDENTIFICATION

We identify sites with strong planning potential, taking into account the Local Plan and Local Authority's five year housing supply.



## ASSEMBLE THE TEAM

Each site is important to us. The business has five key divisions focused on land, planning, technical, finance and community engagement.



Our approach depends on the characteristics of each site. The team prepares a bespoke strategy for every site and works closely with local councillors and communities throughout the process and are always on hand if you want to get in touch or ask questions.

## CONSENT

Once planning permission has been secured the site is then sold for the highest possible return. We work with all major UK house builders to ensure the delivery of a residential development that complements and enhances the area and community in which it sits.



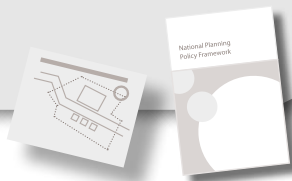
## TECHNICAL & ENVIRONMENTAL CHALLENGES

Technical and environmental constraints of development sites are considered in detail. Our team surveys each site, taking into account possible issues such as access, transport, drainage and environmental implications, using where necessary specialist consultants.

WE PRIDE OURSELVES ON OUR OPEN APPROACH AND WILLINGNESS TO LISTEN TO CONCERNS AND SUGGESTIONS

## PLANNING APPLICATION

Local Planning Authorities are increasing reliant on land promoters demonstrating sites meet planning criteria and the local area housing needs. We work closely with planning officials and councils, striving for excellence in communication to inform and consult with all parties at every stage.



## STAKEHOLDER & COMMUNITY ENGAGEMENT

We interact with local communities as soon as possible within the planning process. We work hard to ensure stakeholders see these developments as a positive part of their community, using meetings, workshops, events and exhibitions to effectively convey key messages.

# REDUCING CARBON EMISSIONS

## CLIMATE RESILIENT DESIGN

Buildings and infrastructure designed and constructed to take into account the long term impacts of climate change including changing temperatures and rainfall extremes.



## FLOOD RISK & SURFACE WATER DRAINAGE

Developments include Sustainable Drainage Systems to manage surface water and are designed to take into account of climate change in accordance with national guidance.



## IMPROVING SITE BIODIVERSITY

Through the enhancement and creation of site habitats, minimising the impact of change climate space on site habitats and species as a result of climate change.



**CATESBY ARE COMMITTED TO REDUCING CARBON EMISSIONS AND SEEK TO DELIVER A MINIMUM OF 31% REDUCTION IN CARBON EMISSION COMPARED TO EXISTING HOUSING STOCK**

## SMART ADAPTABLE HOMES

The design of new homes which are adaptable for the future and able to incorporate smart energy systems to facilitate efficient energy use, battery technology and energy generation.



## REDUCING ENERGY USE & GHG EMISSIONS

Developments are designed in accordance with the energy hierarchy to reduce carbon emissions or with the Building Regulations following the results of the Future Homes Standard consultation.



## WATER EFFICIENCY

Measures such as low flow toilets, showerheads and water butts contribute to achieving the water consumption rate in accordance with the national higher water efficiency standard.



## LOW CARBON TRANSPORT

Through the provision of EV charging infrastructure and ensuring all new homes have access to secure cycle storage facilities.



WE ARE COMMITTED TO LOOKING FOR WAYS TO IMPROVE THIS WITH THE USE OF NEW TECHNOLOGY

## LOW ENERGY INFRASTRUCTURE

Such as LED street lighting and solar powered shelters and lighting.



## SUSTAINABLE MATERIALS

The design of homes will specify the use of sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of the development.



## REDUCING THE RISK OF OVERHEATING

Homes will be designed using overheating assessments which take into account rising temperatures to mitigate the risk of overheating as a result of climate change protecting residents.



# PUBLIC ENGAGEMENT

Catesby Estates are committed to fully engaging with stakeholders and the public.

We believe the key to our success is our collaborative approach and commitment to delivering sensitively designed housing developments tailored to the character of the local area and providing real community benefits.

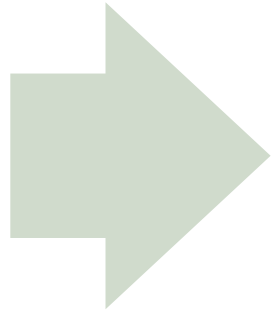
Local stakeholders play a significant role in the planning process, and we work hard to ensure these developments are seen as a positive addition to the community.

St Albans City and  
District Council

Immediate  
Residential  
Neighbours

Parish Council

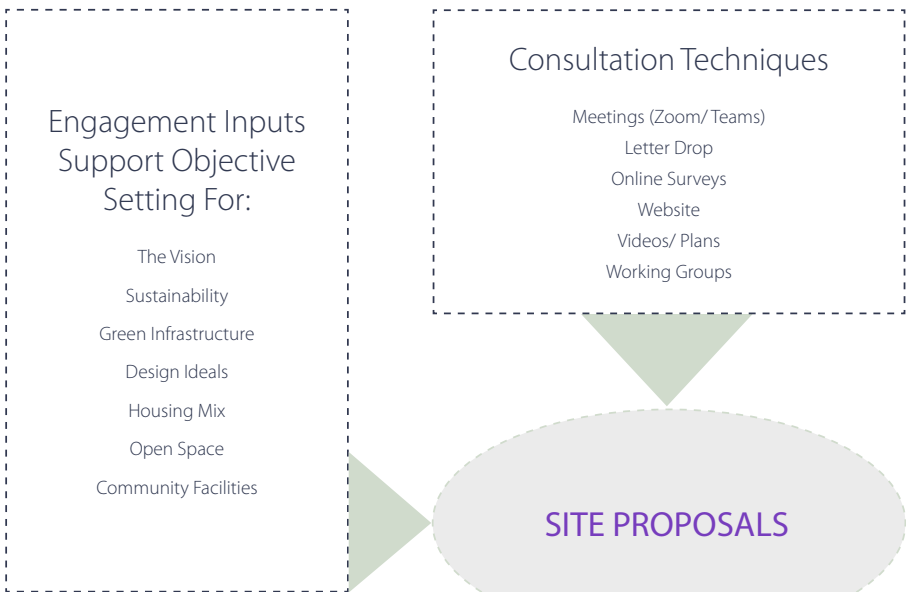
Local Stakeholders  
and Interested  
Parties





Acknowledging the significant roles local stakeholders play in the planning process we have an in-house communications team who engage directly with stakeholders, rather than using external third party agencies. We start building relationships early on in the site promotion process and this can involve meetings, online campaigns, workshops, events and exhibitions with different key groups throughout the process.

We pride ourselves on our open approach and willingness to listen to concerns and suggestions. The following diagram illustrates our anticipated approach comprising early engagement and regular dialogue to inform our proposals.



# OUR TRACK RECORD



## MYTON GREEN, EUROPA WAY, WARWICKSHIRE:

Catesby are working with the landowners of this site to enable development by provision of on-site infrastructure. As infrastructure providers, Catesby are obtaining all necessary consents, discharging planning conditions and putting in all infrastructure to facilitate sale of land. House builders are being provided with fully serviced land parcels.

Catesby are constructing strategic green and grey infrastructure up front to establish the quality of the development site from the outset.

All four development parcels have now been sold to Avant Homes, Miller Homes, Bovis Homes and Redrow Homes.



|                                   |                                      |
|-----------------------------------|--------------------------------------|
| SITE AREA:                        | 95 ac / 38.5 ha                      |
| OUTLINE PLANNING CONSENT GRANTED: | September 2015                       |
| DWELLINGS:                        | 735                                  |
| AFFORDABLE %:                     | 33%                                  |
|                                   | 7.12ha safeguarded for education use |

## KENILWORTH, WARWICKSHIRE:

In September 2017 Catesby successfully secured the removal of the land to the east of Glasshouse Lane from its Green Belt designation and achieved its allocation for residential development in the adopted Warwick District Local Plan.

Following this success, Catesby submitted an Outline Application for 620 units in August 2018. The scheme involves a range of statutory consultees such as the Town Council, utilities, education providers, highways officers and local healthcare agencies.

In June 2020 the application secured a resolution to approve, subject to completion of the Section 106.



|               |                 |
|---------------|-----------------|
| SITE AREA:    | 76 ac / 30.8 ha |
| DWELLINGS:    | 620             |
| AFFORDABLE %: | 40%             |

|             |   |
|-------------|---|
| OTHER USES: | On site primary school, allotments, new link road and offsite highways improvements |
|-------------|---|



# OUR TRACK RECORD



## BOURNE END, BUCKINGHAMSHIRE:

Hollands Farm forms part of a wider allocation in Bourne End which was removed from the Green Belt and allocated for residential purposes. The proposed allocation extends over two land ownerships.

Catesby are currently working with the Council to prepare an outline planning application to deliver new homes, affordable housing, land for a primary school and public open space with a net gain in biodiversity.



|                            |  |
|----------------------------|--|
| SITE AREA:                 | 52 ac / 21 ha  |
| ALLOCATION SITE DWELLINGS: | 467  |
| AFFORDABLE %:              | 48%  |
| OTHER USES:                | On site primary school, improved access, cycle routes, public open space |

## EAST HORSLEY SURREY:

Successfully allocated in emerging Local Plan and secured the approval of planning permission.

Outline planning consent was obtained in November 2019 for up to 110 dwellings and up to 99sqm of office floorspace (Use Class B1a).

|                                   |   |
|-----------------------------------|---|
| SITE AREA:                        | 14.2ac /5.7ha                               |
| OUTLINE APPLICATION SUBMITTED:    | April 2019                                  |
| OUTLINE PLANNING CONSENT GRANTED: | November 2019                               |
| DWELLINGS:                        | 110 homes                                   |
| AFFORDABLE:                       | 40%   |
| OTHER USES:                       | Children's play, live/work employment Space |



# CONCLUSION

The NPPF and the Government's growth agenda seek to ensure that sufficient land is available in the most appropriate locations to increase housing supply, support growth and boost home ownership.

Reflecting its proximity and sustainable connections to St Albans, land at Windridge Farm is one of the most suitable and sustainable locations for the accommodation of new homes in the District. The site is capable of delivering a sensitive and high quality scheme with community benefits for existing and new residents to enjoy.

The Site is available for development and is promoted by Catesby Estates, an established residential land promoter with a demonstrable track record of early delivery. The Site can make a significant contribution to housing supply within the first five years of an emerging plan, deliver significant public benefits and should be identified for release from the Green Belt.

## DELIVERABILITY

To be considered deliverable, sites should meet the following tests:

- Be Available
- Be Suitable
- Be Achievable

Land at Windridge Farm satisfies each of the NPPF criteria as follows:

### AVAILABLE

Catesby Estates Plc has been appointed by the landowners, CP Holdings Ltd, to promote their land for residential led development. If the Site were allocated in the emerging Local Plan, Catesby Estates Plc would seek to prepare and apply for planning permission immediately.



## SUITABLE

The Site is suitable for housing development because it:

- Is situated in a sustainable location adjacent to the St Albans urban area with its existing services and facilities;
- Makes a limited contribution to the Green Belt objectives and is defined by permanent physical features that are readily recognisable including the A414 North Orbital Road and A4147 Hemel Hempstead Road;
- Has no identified environmental, heritage or landscape constraints that would prevent it from coming forward for residential development;
- Will deliver significant public benefits in addition to new housing including much needed affordable housing, enhancing the existing footpath and cycle networks, increasing biodiversity habitats and providing compensatory Green Belt improvements.

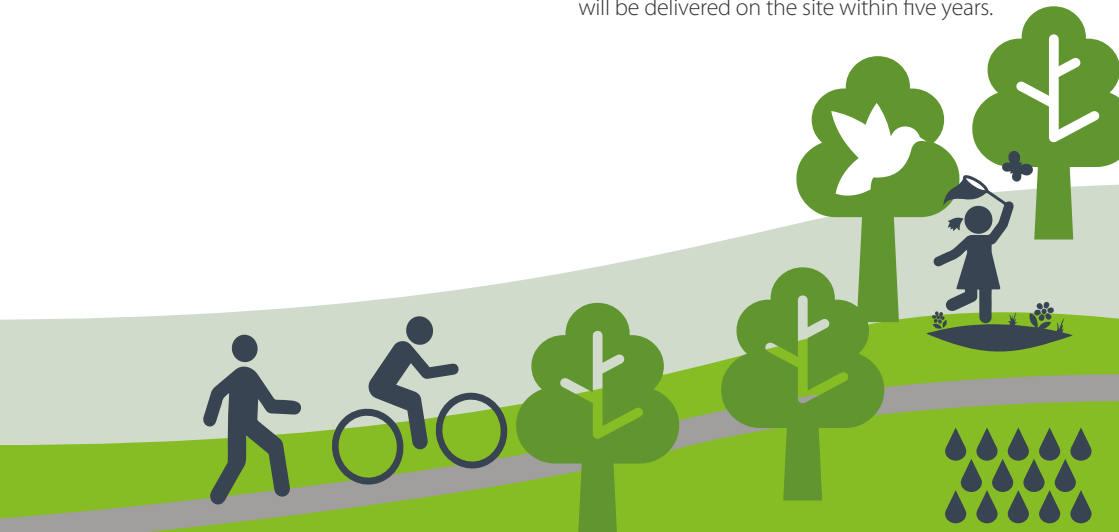
## ACHIEVABLE

The site can make a significant contribution towards meeting the housing needs of St Albans Council.

The site provides an excellent opportunity for the delivery of housing early in the plan period and therefore enabling the authority to demonstrate a five year housing land supply.

The site is under a single land ownership and immediately available. Catesby Estates PLC have the resources and track record of securing and implementing planning consents on sites of this nature. Over the past 8 years Catesby Estates has taken an average of 15 months from grant of outline planning consent to commencement of development on site and is also willing to consider conditions on planning consent to require shorter delivery timescales should this be required to allow the site to be brought forward swiftly and with certainty.

Subject to a positive allocation in the forthcoming Local Plan, Catesby Estates are confident that the site is achievable with a realistic prospect that housing will be delivered on the site within five years.



For further information or discussions please contact:

Katie Yates (Associate Director - Marketing and Communications)  
Dawn Adams (Planning Manager)

Catesby Estates plc  
Catesby House,  
5B Tournament Court,  
Edgehill Drive,  
Warwick, CV34 6LG

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St Albans Council Offices,  
St Peters Street,  
St Albans,  
Hertfordshire,  
AL1 3JE

7925/db

8<sup>th</sup> March 2021

## **Call for Sites 2021 – Land at Windridge Farm**

FAO St Albans Planning Policy Team,

Catesby Estates PLC is pleased to submit Land at Windridge Farm to St Albans District Council for inclusion in the Housing Economic Land Availability Assessment (HELAA) Call for Sites 2021.

The sites submitted for consideration have previously been promoted to the Local Authority by the landowners CP Holdings through the previous (now withdrawn) Local Plan beginning in 2018 with the Call for Sites and subsequent Regulation 18 and 19 consultation stages, and then the 2020 Local Plan Examination hearings. Circumstances have now changed, and we are very pleased to confirm that Catesby Estates PLC has recently been selected by the landowners as their promoter partners for the site. Catesby Estates is in the process of assembling a consultant team to undertake detailed work to create a new vision and masterplan for the site, and to lead its promotion for an allocation in the new Local Plan.

The land remains under the single ownership of CP Holdings Ltd. and is immediately available. Catesby Estates is pleased to be partnering CP Holdings Ltd, and for the opportunity to promote the site and support St Albans City and District Council in achieving the objectives of the new Local Plan 2020-2038.

Located to the south west of St Albans, the site is bound by Prae Wood and A4147 to the north west, St Stephens residential area to the north east and by the A414 and Birch Wood to the South. The overall site area measures approximately 115ha.

The land is being promoted as two adjacent parcels, which we believe provides the best opportunity for delivery of a larger quantity of homes earlier on in the plan period and make

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W [www.lda-design.co.uk](http://www.lda-design.co.uk)

LDA Design Consulting Ltd  
Registered No. 09312403  
17 Minster Precincts, Peterborough, PE1 1XX



2 of 6

### Call for Sites 2021 – Land at Windridge Farm

an important contribution towards the Council demonstrating a five-year housing land supply. The achievement of sufficient early plan period housing delivery was a particular challenge in the previous withdrawn Plan.

In their letter to the Council of 14<sup>th</sup> April 2020, the Local Plan Inspectors, amongst other things, identified significant issues with the Council's Green Belt assessment process, both in terms of the scope and consistency of assessment undertaken. They made it clear that the 2013 Green Belt Review used to inform a previous draft Plan was not fit for purpose, and a new Green Belt Review should be undertaken to reflect the much higher scale of housing need, which could only be met by Green Belt release that was subsequently identified in the Plan. We are pleased to note that a new Review has now been commissioned and work has commenced.

We agree with the Inspector's view, as set out in paragraph 41 of their letter, regarding the approach to only consider strategic sites at the Broad Locations for Green Belt release may have missed out on smaller site that were suitable for release and could have contributed to the Council's housing supply:

*"In looking at Green Belt releases we have concerns about the narrow focus that has been placed on only strategic sites. This has ruled out a number of sites that have already been found to impact least on the purposes of the Green Belt. It may well also have ruled out other nonstrategic sites with limited significant impacts on the Green Belt which may have arisen from a finer grained Green Belt Review."*

The Inspectors went on to conclude that there was no reason why the identification of more, smaller, sites (i.e., less than 500 dwellings or 14ha) would unacceptably spread the adverse impacts of development on Green Belt purposes, as the extent of the resultant impacts would likely be smaller given the more limited scale of the sites, in comparison to the cumulative impact on the Green Belt purposes of developing large adjoining strategic sites, such as to the east of Hemel Hempstead.

We also note the Inspector's findings with regards to the inconsistent approach to assessing smaller parts of larger assessment parcels from the 2013 Green Belt Review, where it was apparent the impact that certain sites would have on the Green Belt decreased following a finer grain assessment. This finer grain assessment was undertaken for some strategic parcels, but not others, leading the Inspectors to conclude at paragraph 52.... *"the impact of smaller sites as opposed to the larger parcels has not been consistently reviewed across the board to allow informed decisions on Green Belt release to be made."*

Windridge Farm is located in the south-western most corner of parcel GB24B adjacent to the existing settlement edge. The wider parcel in total covers 1372ha of land of varying character and attributes. No fine grain assessment of the GB24B was undertaken to inform the Green Belt Assessment in the withdrawn Local Plan, and the fact that a smaller area was not assessed is an example that led the Inspectors to their conclusions. The landowners' own assessments, submitted to the Local Authority at Regulation 19 stage, demonstrated that the site could deliver a range of housing and significant community benefits whilst not harming the wider Green Belt objectives, and provide green belt compensatory improvements through

3 of 6

### **Call for Sites 2021 – Land at Windridge Farm**

improved accessibility to the adjoining countryside in accordance with para 138 of NPPF 2019.

We note also in the case of the neighbouring Welwyn and Hatfield Local Plan that the Inspector expressed similar concerns over the consistency of Green Belt parcel assessments. He highlighted particularly cases where parcels had been subdivided and queried whether the assessment of harm should be the same for both the larger and the sub-divided smaller areas.

Our clients are flexible in how the site could be delivered and will work with the Council to develop a more rigorous assessment strategy that addresses the shortfalls that undermined the withdrawn Plan and will arrange to meet with the Council to present their proposals and a comprehensive vision for a new sustainable neighbourhood.

A significant amount of new planning policy and guidance has emerged at both the national and local level over recent months. The Government is currently consulting on changes to the National Planning Policy Framework, placing increasing emphasis to planning for climate change, mitigation of flood risk, biodiversity net gain, sustainable modes of transport and the role of green infrastructure in the promotion of healthy communities. The new National Model Design Code has been introduced in response to the Building Better, Building Beautiful commissions 2020 report, along with updates to National Planning Practice Guidance to spearhead the Government's wish to promote higher quality design in Planning. The Government is also progressing with changes to primary and secondary legislation in line with proposals set out in the 2020 Planning White Paper. All of these circumstances combined with the Council's commencement of a new Local Plan have encouraged the landowner to review its promotion strategy.

Both the landowner and promoter consider this is the opportunity to review proposals for the site to respond these key shifts in national policy and guidance. CP Holdings Ltd. has a long and detailed understanding of the site and a great deal of environmental and technical information has been prepared to date to identify site specific constraints and opportunities. This existing information is being appraised and updated to reflect latest policy and guidance. However, the work undertaken to date demonstrates that the site constraints identified can be readily resolved via the plan making process, and innovative design and place making.

Below is a brief description of the wider site and its context, followed by a summary of the opportunities the site has the potential to deliver.

Windridge Farm site is located to the immediate north of a section of the A414 Trunk Road, which runs between the M1 Junction 7 Interchange and Park Street Roundabout with the A405. The site lies to the immediate south-east of Hemel Hempstead Road, which connects Hemel Hempstead and St Albans. Existing residential development of St Albans lies to the immediate north-east.

4 of 6

### **Call for Sites 2021 – Land at Windridge Farm**

Potterscrouch Lane dissects the site from south west to north east and represents the separation of the two parcels of land for promotion, referred to as parcel A (measuring approximately 85 ha) and parcel B (measuring approximately 30 ha).

Windridge Farm comprises arable farmland with areas of woodland within and along the southern boundary formed by the A414. Windridge Farmhouse and associated barns and Windridge Cottages are located in parcel A near the centre of the wide site area off Potterscrouch Lane.

Public footpaths also run through the study area in a north-south direction, to the west and east of Bedmond Lane.

The site lies between 100m AOD and 120m AOD, with the more elevated western parts and southern parts being generally levelled. A slope within the north-eastern part of the site falls towards the existing residential development which is located on a minor ridge prior to dropping to the River Ver beyond.

The southern boundary of both parcels is formed by the A414, in cutting to the east and partly on an embankment to the west. The A414 cuts through the woodlands of Madam's Wood and Birch Wood to the west of Potterscrouch Lane and Park Wood to the east leaving remnants within the site. Intervening tree belts and hedgerows associated with the cuttings and embankments of the trunk road lie along the southern boundary.

Hemel Hempstead Road forms the north western boundary of parcel A, passing under the A414. Established tree belts and hedgerows, associated with the road, lie along the boundary. For the majority of the boundary, the woodland of Prae Wood lies immediately beyond the Hemel Hempstead Road.

The northern most corner of parcel A is formed by an open field boundary (to the west of Bedmond Lane) with arable farmland beyond. To the northern extent of parcel B to the east of Potterscrouch Lane are the adjoining residential properties off Mayne Avenue, Icknield Close, Meautys, Jerome Drive, Corder Close and Netherway and associated open space. The short eastern boundary of parcel B is formed by a hedgerow. Immediately beyond the boundary lies paddocks and an open space associated with the residential street Netherway.

In addition to the areas of woodland to the south, there are established roadside hedgerows alongside Potterscrouch Lane with tree belts associated with the cutting under the A414 and along the southern section of the road where the land falls. There are hedgerows to the west of Potterscrouch Lane in association with the smaller fields centred around Windridge Farmhouse. There are isolated trees associated with the line of the public footpath and within the existing hedgerows and fields to the west of Potterscrouch Lane. To the east of Potterscrouch Lane there are occasional trees within the western part of the field.

The site offers a unique opportunity to deliver an incredibly well connected neighbourhood, providing additional community facilities to the local area.

The site has the capacity to offer options which respond to the historic character of existing listed building and, if housing numbers support, then there is the potential for a new primary school, and new green open spaces with play areas. The site has the potential to deliver the

5 of 6

## **Call for Sites 2021 – Land at Windridge Farm**

environmental dimension of sustainable development through the provision of homes built to a high level of sustainable construction standards, and an opportunity to support a growth in ecological value and biodiversity gain.

The initial technical assessments conclude that all constraints can be positively overcome, in particular:

- The entire site is able to accommodate growth in landscape visual terms and to make a positive contribution to biodiversity.
- Open space provision can provide buffers, play areas and compensatory improvements to the Green Belt.
- The development can be sensitively designed in response to heritage assets within the site.
- Appropriate mitigation can be made so noise will not be a constraint to the development of the site.
- Archaeology will not be a constraint to the development of the site.
- The development can contribute towards transport improvements to the local road network to improve and reduce congestion during peak times.

In conclusion, the Site is under a single land ownership and is immediately available for development. Catesby Estates is an established residential land promoter with a demonstrable track record of early delivery with long established relationships with both the major and SME housebuilders across the UK. Catesby Estates are expert in securing and implementing planning consents on sites of this nature and have the resources in place to allow the site to be brought forward swiftly and with certainty subject to a positive allocation in the forthcoming Local Plan. The Site can make a significant contribution to housing supply within the first five years of an emerging plan, deliver significant public benefits and should be identified for release from the Green Belt.

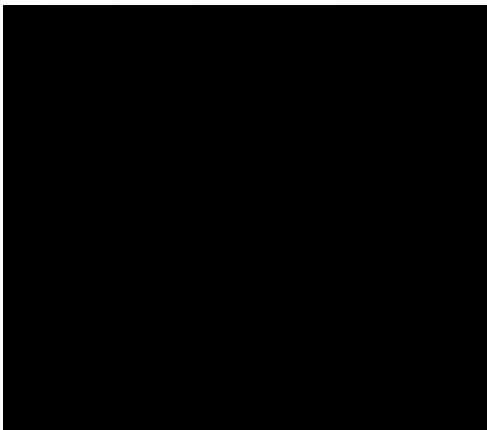
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6 of 6

**Call for Sites 2021 – Land at Windridge Farm**

Catesby Estates Ltd. looks forward to forthcoming engagement with Officers, statutory consultees, local Members, and the wider community to develop a vision and master plan and will be pleased to arrange any briefings or site visits to help inform the preparation of the new Local Plan.

Yours Faithfully,



StM/StA 2

## Comment

**Agent** [REDACTED]

**Email Address** [REDACTED]

**Address** Worton Park  
Worton  
Witney  
OX29 4SX

**Consultee** (1266416)

**Company / Organisation** L D A Design Consulting Ltd

**Address** Worton Park  
Worton  
Witney  
OX29 4SX

**Event Name** Call for Sites 2021

**Comment by** L D A Design Consulting Ltd ( - 1266416)

**Comment ID** CFS20

**Response Date** 08/03/21 16:17

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Files** GIS shapefiles  
7925\_Redline Plan Windridge Farm

**Name**  
[REDACTED]

**Company/Organisation**  
Catesby Estates PLC

**Address**  
Catesby House, 5B Tournament Court, Edgehill Drive, Warwick

**Postcode**  
CV34 6LG

**Telephone**

+44 (0) 1926 836910

**Email**

[REDACTED]

**Your interest**

. Developer

**Site address/location (Please provide a map showing the site boundary)**

Land at Windridge Farm (parcel A)

**Site area (in hectares)**

29.7ha

**Easting**

512929

**Northing**

205832

**Site Location Plan Attached**

Yes

**Upload Site Location**

7925\_Redline Plan Windridge Farm  
7925\_Redline Plan Windridge Farm and Cover letter

**GIS mapping shapefile attached (in .shp file format)**

Yes

**Upload GIS Shapefile(s)**

GIS shapefiles  
GIS shapefiles

**Land ownership (please include contact details if known)**

[REDACTED]

CP Holdings Ltd, CP House, Otterspool Way, Watford  
WD25 8JJ  
Tel: +44 (0)1923 250500

**Current land use**

Arable

**Condition of current use (e.g. vacant, derelict)**

Tenanted



**Suggested land use**

Mixed Use (please specify)

Residential led mixed use development with the potential, subject to housing numbers, to deliver community facilities, primary school and open space.

**Reasons for suggested development / land use**

please see cover letter

**Likely timescale for delivery of suggested development / land use**

1-5 Years

**Contamination/pollution issues (previous hazardous land uses)**

No

**Environmental issues (e.g. Tree Presentation Orders; SSSIs)**

Yes

**Flood Risk**

No

**Topography affecting site (land levels, slopes, ground conditions)**

Yes

**Utility Services (access to mains electricity, gas, water, drainage ect.)**

Yes

**Legal issues (For example, restrictive covenants or ownership titles affecting the site)**

No

**Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?**

Yes

**Other constraints affecting the site**

Yes - (If yes, please specify)

please refer to cover letter

**Planning Status**

. Other

**Please include details of the above choice below (for example planning reference numbers and site history)**

No current / relevant planning history on the site

**Other comments**

Please refer to accompanying cover letter

**25 January to 5pm 8 March 2021**  
**'Call for Sites 2021' Site Identification Form**

St Albans City and District Council is in the process of preparing a new Local Plan 2020-2038. The 'Call for Sites' is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan 2020-2038.

You are invited to put forward any new sites that you would like the Council to consider in its Housing Economic Land Availability Assessment (HELAA). These should be capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2009 and therefore there is no need to resubmit these unless circumstances have changed. Sites from previous SHLAAs will form part of the Council's assessment. Proposed land uses can include:

- Housing
- Gypsy & Traveller Housing
- Mixed Use
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land
- Land for Tree Planting
- Other

To enable sites to be mapped digitally, please provide GIS shapefiles of your site, where possible.

The consultation period runs for six weeks between Monday 25 January to 5pm on Monday 8 March 2021.

Unfortunately, we cannot treat any of the information you provide as confidential.

**It is important to note that not all sites received through the 'Call for Sites' will be appropriate for consideration as part of the Housing Economic Land Availability Assessment (HELAA). As a general rule:**

**We encourage you to submit sites that are likely to become available for development or redevelopment between now and 2038.**

**Please do not submit sites that:**

- Are already included as a housing allocation in the St Albans District Local Plan Review (November 1994) – i.e. sites that are listed in 'saved' Policies 4 and 5.

- Have already been submitted to the Council for consideration via previous 'Call for Sites' and Strategic Housing Land Availability Assessment (SHLAA) processes (unless information is updated/changed).
- Already have planning permission for development, unless a new and different proposal is likely in the future; or
- Are situated outside St Albans City and District's administrative area.

If you wish to update information about a site previously submitted please complete the form below.

Please return the **form and site location plan** to the Spatial Planning and Design Team. We strongly encourage digital submissions via our online portal.

**By online consultation portal:**

<http://stalbans-consult.limehouse.co.uk/portal/>

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

**By post to:** St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

Due to COVID-19; offices being shut and officers working from home; submissions by post are discouraged.

| <b>Your Details</b>  |  |
|----------------------|--|
| Name                 | ██████████   |
| Company/Organisation | Catesby Estates PLC  |
| Address              | Catesby House, 5B Tournament Court, Edgehill Drive, Warwick  |
| Postcode             | CV34 6LG   |
| Telephone            | T: +44 (0) 1926 836910   |
| Email                | ██   |
| Your interest        | <input type="checkbox"/> Site Owner<br><input type="checkbox"/> Planning Consultant<br><input type="checkbox"/> Registered Social Landlord<br><input type="checkbox"/> Local Resident<br><input checked="" type="checkbox"/> Developer<br><input type="checkbox"/> Community<br><input type="checkbox"/> Other |

| <b>Site Details</b>  |  |          |        |          |        |
|--|--|----------|--------|----------|--------|
| <b>Requirements:</b> <ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul> |  |          |        |          |        |
| Site address/location<br>(Please provide a map showing the site boundary)  | Land at Windridge Farm   |          |        |          |        |
| Site area (in hectares)  | 85.6ha   |          |        |          |        |
| Coordinates  | <table border="1"> <tr> <td>Easting</td> <td>512152</td> <td>Northing</td> <td>206091</td> </tr> </table>  | Easting  | 512152 | Northing | 206091 |
| Easting  | 512152   | Northing | 206091 |          |        |
| Site Location Plan Attached  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |          |        |          |        |
| GIS mapping shapefile attached (in .shp file format)   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |          |        |          |        |
| Landownership (please include contact details if known)  | <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> CP Holdings Ltd, CP House, Otterspool Way, Watford<br>WD25 8JJ<br>Tel: +44 (0)1923 250500   |          |        |          |        |
| Current land use   | Arable   |          |        |          |        |
| Condition of current use (e.g. vacant, derelict)   | Tenanted   |          |        |          |        |
| Suggested land use   | <input type="checkbox"/> Housing<br><input type="checkbox"/> Gypsy & Travellers<br><input checked="" type="checkbox"/> Mixed Use (please specify) Residential led mixed use development with the potential to deliver community facilities, primary school and open space<br><input type="checkbox"/> Employment<br><input type="checkbox"/> Renewable and low carbon energy and heat<br><input type="checkbox"/> Biodiversity Improvement / Offsetting<br><input type="checkbox"/> Green Belt Compensatory Land<br><input type="checkbox"/> Land for Tree Planting<br><input type="checkbox"/> Other (please specify) |          |        |          |        |

|   |  |
|---|--|
| Reasons for suggested development / land use                      | See cover letter   |
| Likely timescale for delivery of suggested development / land use | <input checked="" type="checkbox"/> 1-5 Years<br><input type="checkbox"/> 6-10 Years<br><input type="checkbox"/> 11-15 Years<br><input type="checkbox"/> 15+ Years |

|                  |   |  |
|------------------|---|--|
| Site Constraints | Contamination/pollution issues (previous hazardous land uses)   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Environmental issues (e.g. Tree Presentation Orders; SSSIs)   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |
|                  | Flood Risk  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Topography affecting site (land levels, slopes, ground conditions)  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Utility Services (access to mains electricity, gas, water, drainage etc.)   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No   |
|                  | Legal issues (For example, restrictive covenants or ownership titles affecting the site)                                  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No   |
|                  | Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site? | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable). |

|                 |   |   |
|-----------------|---|---|
|                 | Other constraints affecting the site  | <input checked="" type="checkbox"/> Yes (If yes, please specify)<br><input type="checkbox"/> No<br>Please refer to cover letter |
| Planning Status | <input type="checkbox"/> Planning Permission Granted<br><input type="checkbox"/> Planning Permission Refused<br><input type="checkbox"/> Pending Decision<br><input type="checkbox"/> Application Withdrawn<br><input type="checkbox"/> Planning Permission Lapsed<br><input type="checkbox"/> Pre-Application Advice<br><input type="checkbox"/> Planning Permission Not Sought<br><input checked="" type="checkbox"/> Other<br>Please include details of the above choice below (for example planning reference numbers and site history)<br><br>No current / relevant planning history on the site |   |
| Other comments  | Please refer to accompanying cover letter   |   |

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 Aerial Photography -

PROJECT TITLE  
**Windridge Farm**

DRAWING TITLE  
**Redline Boundary**

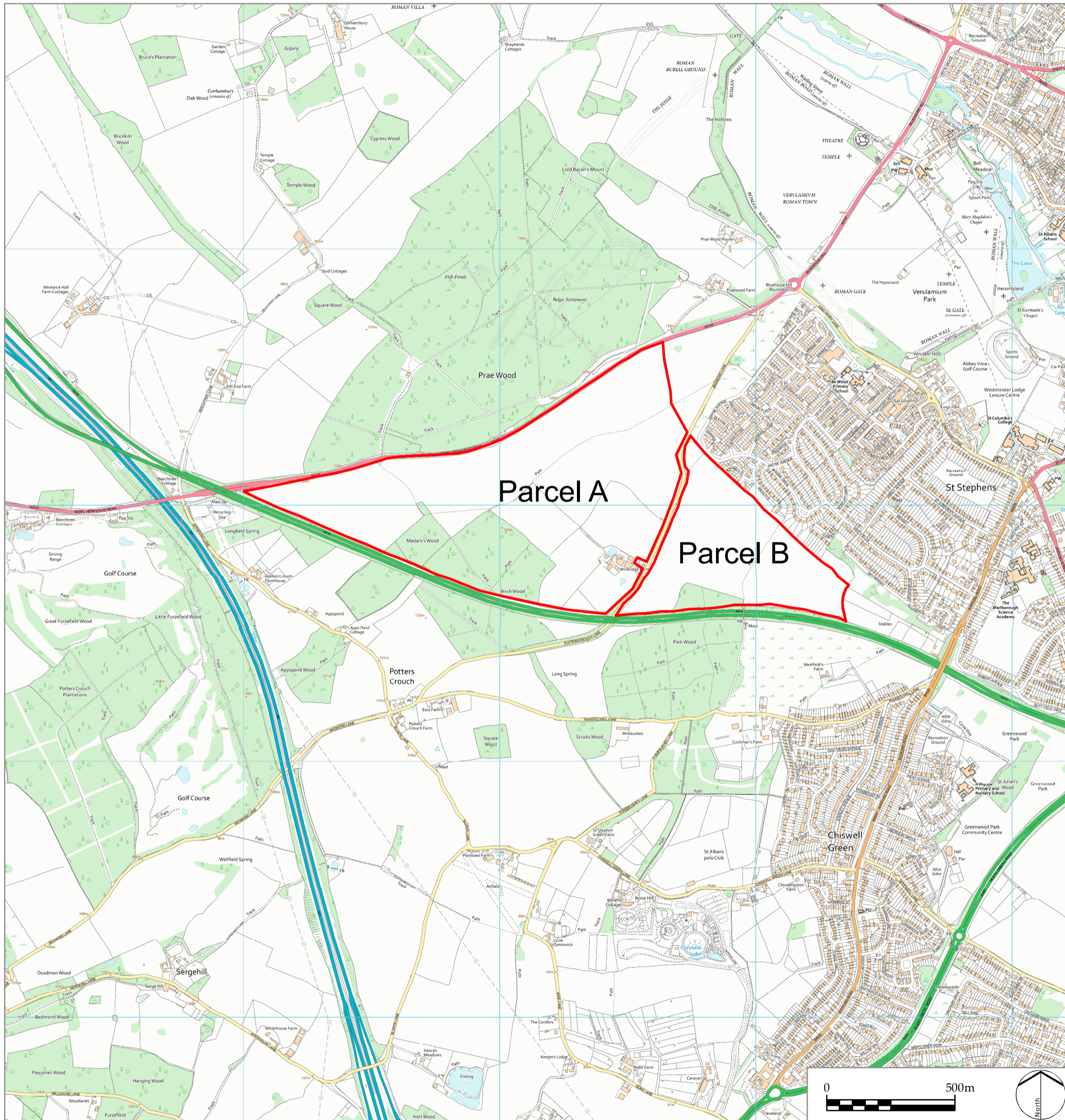
No dimensions are to be scaled from this drawing.  
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 Area measurements for indicative purposes only.  
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|           |            |                  |    |
|-----------|------------|------------------|----|
| ISSUED BY | Oxford     | T: 0117 2033 628 |    |
| DATE      | 8 Mar 2021 | DRAWN            | MH |
| SCALE @A3 | 1:15,000   | CHECKED          | DB |
| STATUS    | Final      | APPROVED         | DB |

DWG. NO. **7925\_001\_A**

Sources: Ordnance Survey

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LEGEND  
 Redline Boundary



# LAND AT WINDRIDGE FARM, ST ALBANS

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ST ALBANS CITY AND DISTRICT COUNCIL  
CALL FOR SITES

MARCH 2021



# WHO ARE CATESBY ESTATES?

Catesby Estates PLC have been appointed by the landowners, CP Holdings Ltd, to promote the land at Windridge Farm for a residential led development.

Catesby Estates is a specialist strategic land promotion and infrastructure business, focusing on the delivery of residential planning consents and their onward sale to house builders.

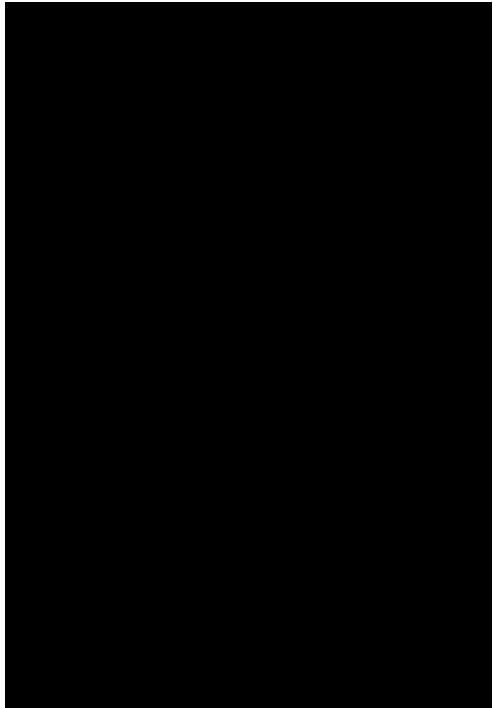
Catesby work closely with councils, local residents and community groups to design high quality residential developments which deliver significant and lasting benefits.

We seek to interact with local communities as soon as possible within the planning process.

We work hard to ensure stakeholders see these developments as a positive part of their community, using meetings, workshops, events and exhibitions to effectively convey key messages.

Catesby Estates is part of the Urban&Civic Group, a leading Master Developer in the delivery of large scale strategic sites across England.

Find out more at: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)



## A NEED FOR NEW HOMES

Catesby Estates recognises the pressures Councils are increasingly under to find appropriate solutions to growing housing demand. The affluence of St Albans compounds the matter of appropriate housing supply, with an **average house price of £582,212** over the last year (Rightmove), compared to the UK average of **£256,000 (ONS)**.

ONS data also shows in 2020 the average UK salary was £38,600 making the average house in St Albans more than 15 times the average salary. As a result, low income households and young families struggle to remain in the area, thereby significantly altering the demographic of the local population.

Windridge Farm is suitable for release from the Green Belt and can provide new homes, important community facilities, improvements to biodiversity and compensatory improvements to the green belt in a location that is well connected to the local area. The site can therefore make a significant contribution in meeting and resolving the provision of some of the required housing numbers.



# URBAN&CIVIC PLC - OUR PARENT COMPANY

Catesby Estates plc was established in 1996 and in 2015 was acquired by Urban&Civic plc.

Urban&Civic strives to be a best in class property company which crafts strategic sites and commercial developments across the UK. They believe in doing things right and define themselves by the quality of their projects.

Urban&Civic has recently been acquired by the Wellcome Trust for the sum of £506m.

The core business focus is on strategic sites where, as Master Developer, they own or have the stewardship of over 4,000 acres of land across the country.



## ALCONBURY WEALD, HUNTINGDONSHIRE:

Alconbury Weald is the most significant strategic regional project under current development. As a true mix of uses Alconbury Weald is achieving high quality volume delivery and is a catalyst for real investment in jobs, skills and the community.

Backed by funding from Homes England, infrastructure is being accelerated and the emerging local plan will allocate an additional 1,500 homes over and above the existing 5,000 consented. Part of the site is home to the Alconbury Enterprise Campus and Enterprise Zone with 3 million sq.ft of business and employment space.

SITE AREA: 1,425 ac / 576.68 ha

HOMES: 5,000

EMPLOYMENT: Enterprise Zone - 3 million sq.ft of business space

COMMUNITY USES: 3 new primary schools  
1 secondary school  
1 health centre  
3 local and district centres

OPEN SPACES: 52 acres of formal open spaces & sports pitches  
608 acres of informal green space



Their strategic land will deliver over 20,000 new homes, more than six million sq.ft. of business space, at least eleven primary schools and three secondary schools.

Urban&Civic's commercial and city centre sites are in key growth locations around the country with a focus on leisure and mixed-use developments.

To find out more about Urban&Civic plc, visit their website: [www.urbanandcivic.com](http://www.urbanandcivic.com)



## WATERBEACH BARRACKS, CAMBRIDGESHIRE:

Urban&Civic are development managers for Defence Infrastructure Organisation to deliver the redevelopment of the former barracks and airfield just north of Cambridge as part of a new strategic settlement. An outline planning application was submitted in February 2017 and planning approval was granted in September 2019 for up to 6,500 dwellings plus ancillary uses.

Currently Urban&Civic are working with South Cambridgeshire District Council and the Ministry of Defence's chosen developers for the Waterbeach Barracks site, on Planning Guidance that will help shape the development of the New Town.

|                 |  |
|-----------------|--|
| SITE AREA:      | 716 ac / 289.75 ha   |
| HOMES:          | 6,500  |
| COMMUNITY USES: | 3 new primary schools<br>1 secondary school<br>1 health centre<br>town and local centres |
| OPEN SPACES:    | 59 acres of formal open spaces & sports pitches  |
| WEBSITE:        | <a href="http://www.waterbeachbarracks.co.uk">www.waterbeachbarracks.co.uk</a>           |

# OUR APPROACH TO SITE DELIVERY



## SITE IDENTIFICATION

We identify sites with strong planning potential, taking into account the Local Plan and Local Authority's five year housing supply.



## ASSEMBLE THE TEAM

Each site is important to us. The business has five key divisions focused on land, planning, technical, finance and community engagement.



Our approach depends on the characteristics of each site. The team prepares a bespoke strategy for every site and works closely with local councillors and communities throughout the process and are always on hand if you want to get in touch or ask questions.

## CONSENT

Once planning permission has been secured the site is then sold for the highest possible return. We work with all major UK house builders to ensure the delivery of a residential development that complements and enhances the area and community in which it sits.



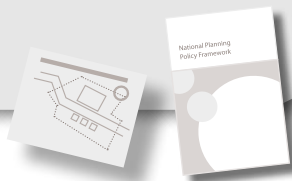
## TECHNICAL & ENVIRONMENTAL CHALLENGES

Technical and environmental constraints of development sites are considered in detail. Our team surveys each site, taking into account possible issues such as access, transport, drainage and environmental implications, using where necessary specialist consultants.

WE PRIDE OURSELVES ON OUR OPEN APPROACH AND WILLINGNESS TO LISTEN TO CONCERNS AND SUGGESTIONS

## PLANNING APPLICATION

Local Planning Authorities are increasing reliant on land promoters demonstrating sites meet planning criteria and the local area housing needs. We work closely with planning officials and councils, striving for excellence in communication to inform and consult with all parties at every stage.



## STAKEHOLDER & COMMUNITY ENGAGEMENT

We interact with local communities as soon as possible within the planning process. We work hard to ensure stakeholders see these developments as a positive part of their community, using meetings, workshops, events and exhibitions to effectively convey key messages.

# REDUCING CARBON EMISSIONS

## CLIMATE RESILIENT DESIGN

Buildings and infrastructure designed and constructed to take into account the long term impacts of climate change including changing temperatures and rainfall extremes.



## FLOOD RISK & SURFACE WATER DRAINAGE

Developments include Sustainable Drainage Systems to manage surface water and are designed to take into account of climate change in accordance with national guidance.



## IMPROVING SITE BIODIVERSITY

Through the enhancement and creation of site habitats, minimising the impact of change climate space on site habitats and species as a result of climate change.



**CATESBY ARE COMMITTED TO REDUCING CARBON EMISSIONS AND SEEK TO DELIVER A MINIMUM OF 31% REDUCTION IN CARBON EMISSION COMPARED TO EXISTING HOUSING STOCK**

## SMART ADAPTABLE HOMES

The design of new homes which are adaptable for the future and able to incorporate smart energy systems to facilitate efficient energy use, battery technology and energy generation.



## REDUCING ENERGY USE & GHG EMISSIONS

Developments are designed in accordance with the energy hierarchy to reduce carbon emissions or with the Building Regulations following the results of the Future Homes Standard consultation.



## WATER EFFICIENCY

Measures such as low flow toilets, showerheads and water butts contribute to achieving the water consumption rate in accordance with the national higher water efficiency standard.



## LOW CARBON TRANSPORT

Through the provision of EV charging infrastructure and ensuring all new homes have access to secure cycle storage facilities.



WE ARE COMMITTED TO LOOKING FOR WAYS TO IMPROVE THIS WITH THE USE OF NEW TECHNOLOGY

## LOW ENERGY INFRASTRUCTURE

Such as LED street lighting and solar powered shelters and lighting.



## SUSTAINABLE MATERIALS

The design of homes will specify the use of sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of the development.



## REDUCING THE RISK OF OVERHEATING

Homes will be designed using overheating assessments which take into account rising temperatures to mitigate the risk of overheating as a result of climate change protecting residents.





# PUBLIC ENGAGEMENT

Catesby Estates are committed to fully engaging with stakeholders and the public.

We believe the key to our success is our collaborative approach and commitment to delivering sensitively designed housing developments tailored to the character of the local area and providing real community benefits.

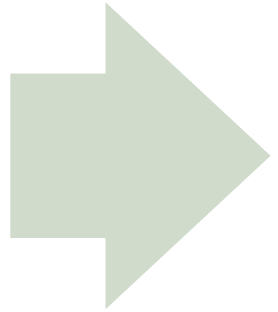
Local stakeholders play a significant role in the planning process, and we work hard to ensure these developments are seen as a positive addition to the community.

St Albans City and District Council

Immediate Residential Neighbours

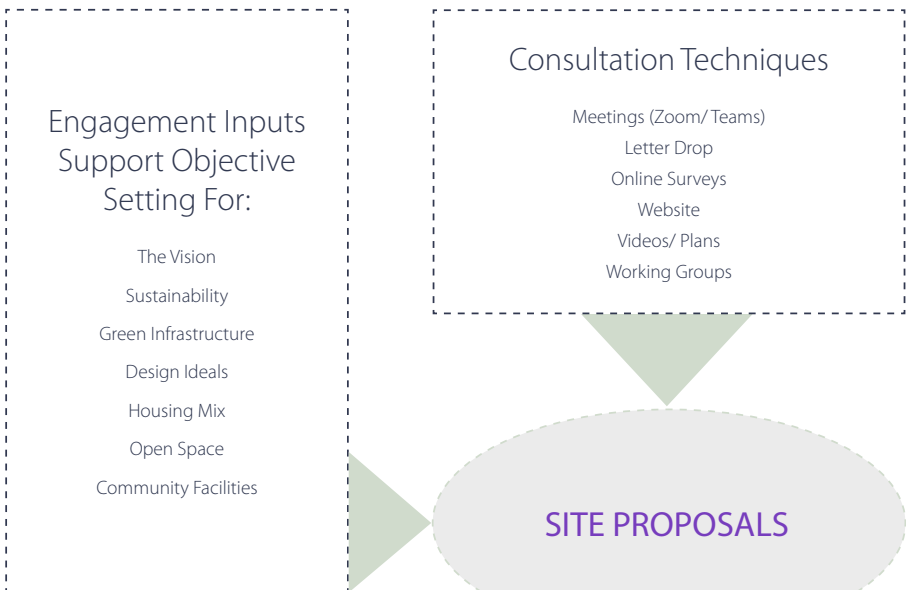
Parish Council

Local Stakeholders and Interested Parties



Acknowledging the significant roles local stakeholders play in the planning process we have an in-house communications team who engage directly with stakeholders, rather than using external third party agencies. We start building relationships early on in the site promotion process and this can involve meetings, online campaigns, workshops, events and exhibitions with different key groups throughout the process.

We pride ourselves on our open approach and willingness to listen to concerns and suggestions. The following diagram illustrates our anticipated approach comprising early engagement and regular dialogue to inform our proposals.



# OUR TRACK RECORD



## MYTON GREEN, EUROPA WAY, WARWICKSHIRE:

Catesby are working with the landowners of this site to enable development by provision of on-site infrastructure. As infrastructure providers, Catesby are obtaining all necessary consents, discharging planning conditions and putting in all infrastructure to facilitate sale of land. House builders are being provided with fully serviced land parcels.

Catesby are constructing strategic green and grey infrastructure up front to establish the quality of the development site from the outset.

All four development parcels have now been sold to Avant Homes, Miller Homes, Bovis Homes and Redrow Homes.



|                                      |   |
|--------------------------------------|---|
| SITE AREA:                           | 95 ac / 38.5 ha                         |
| OUTLINE PLANNING<br>CONSENT GRANTED: | September 2015                          |
| DWELLINGS:                           | 735                                     |
| AFFORDABLE %:                        | 33%                                     |
|                                      | 7.12ha safeguarded<br>for education use |

## KENILWORTH, WARWICKSHIRE:

In September 2017 Catesby successfully secured the removal of the land to the east of Glasshouse Lane from its Green Belt designation and achieved its allocation for residential development in the adopted Warwick District Local Plan.

Following this success, Catesby submitted an Outline Application for 620 units in August 2018. The scheme involves a range of statutory consultees such as the Town Council, utilities, education providers, highways officers and local healthcare agencies.

In June 2020 the application secured a resolution to approve, subject to completion of the Section 106.



|               |                 |
|---------------|-----------------|
| SITE AREA:    | 76 ac / 30.8 ha |
| DWELLINGS:    | 620             |
| AFFORDABLE %: | 40%             |

|             |   |
|-------------|---|
| OTHER USES: | On site primary school, allotments, new link road and offsite highways improvements |
|-------------|---|



# OUR TRACK RECORD



## BOURNE END, BUCKINGHAMSHIRE:

Hollands Farm forms part of a wider allocation in Bourne End which was removed from the Green Belt and allocated for residential purposes. The proposed allocation extends over two land ownerships.

Catesby are currently working with the Council to prepare an outline planning application to deliver new homes, affordable housing, land for a primary school and public open space with a net gain in biodiversity.



|                            |  |
|----------------------------|--|
| SITE AREA:                 | 52 ac / 21 ha  |
| ALLOCATION SITE DWELLINGS: | 467  |
| AFFORDABLE %:              | 48%  |
| OTHER USES:                | On site primary school, improved access, cycle routes, public open space |

## EAST HORSLEY SURREY:

Successfully allocated in emerging Local Plan and secured the approval of planning permission.

Outline planning consent was obtained in November 2019 for up to 110 dwellings and up to 99sqm of office floorspace (Use Class B1a).

|                                   |   |
|-----------------------------------|---|
| SITE AREA:                        | 14.2ac /5.7ha                               |
| OUTLINE APPLICATION SUBMITTED:    | April 2019                                  |
| OUTLINE PLANNING CONSENT GRANTED: | November 2019                               |
| DWELLINGS:                        | 110 homes                                   |
| AFFORDABLE:                       | 40%   |
| OTHER USES:                       | Children's play, live/work employment Space |



# CONCLUSION

The NPPF and the Government's growth agenda seek to ensure that sufficient land is available in the most appropriate locations to increase housing supply, support growth and boost home ownership.

Reflecting its proximity and sustainable connections to St Albans, land at Windridge Farm is one of the most suitable and sustainable locations for the accommodation of new homes in the District. The site is capable of delivering a sensitive and high quality scheme with community benefits for existing and new residents to enjoy.

The Site is available for development and is promoted by Catesby Estates, an established residential land promoter with a demonstrable track record of early delivery. The Site can make a significant contribution to housing supply within the first five years of an emerging plan, deliver significant public benefits and should be identified for release from the Green Belt.

## DELIVERABILITY

To be considered deliverable, sites should meet the following tests:

- Be Available
- Be Suitable
- Be Achievable

Land at Windridge Farm satisfies each of the NPPF criteria as follows:

### AVAILABLE

Catesby Estates Plc has been appointed by the landowners, CP Holdings Ltd, to promote their land for residential led development. If the Site were allocated in the emerging Local Plan, Catesby Estates Plc would seek to prepare and apply for planning permission immediately.



## SUITABLE

The Site is suitable for housing development because it:

- Is situated in a sustainable location adjacent to the St Albans urban area with its existing services and facilities;
- Makes a limited contribution to the Green Belt objectives and is defined by permanent physical features that are readily recognisable including the A414 North Orbital Road and A4147 Hemel Hempstead Road;
- Has no identified environmental, heritage or landscape constraints that would prevent it from coming forward for residential development;
- Will deliver significant public benefits in addition to new housing including much needed affordable housing, enhancing the existing footpath and cycle networks, increasing biodiversity habitats and providing compensatory Green Belt improvements.

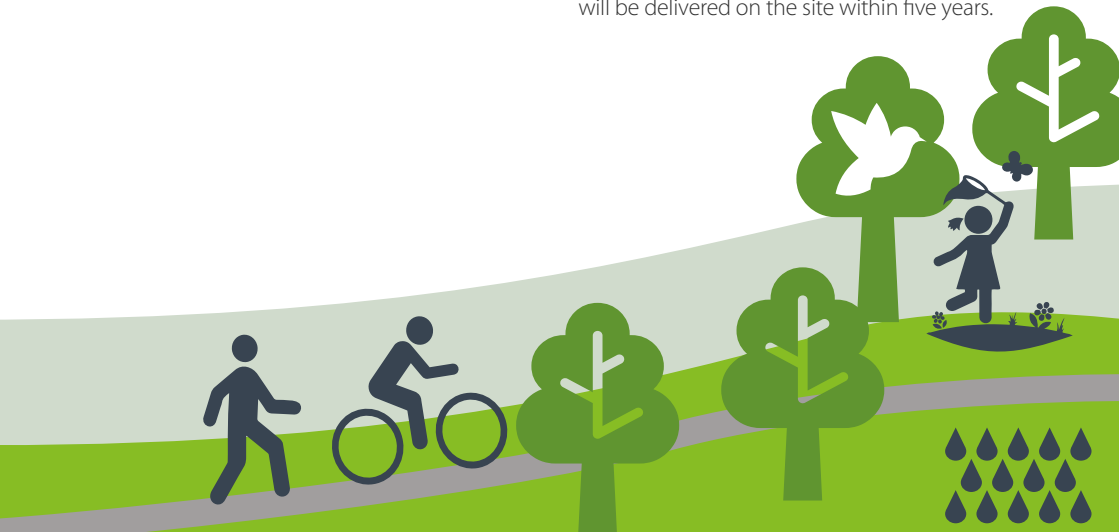
## ACHIEVABLE

The site can make a significant contribution towards meeting the housing needs of St Albans Council.

The site provides an excellent opportunity for the delivery of housing early in the plan period and therefore enabling the authority to demonstrate a five year housing land supply.

The site is under a single land ownership and immediately available. Catesby Estates PLC have the resources and track record of securing and implementing planning consents on sites of this nature. Over the past 8 years Catesby Estates has taken an average of 15 months from grant of outline planning consent to commencement of development on site and is also willing to consider conditions on planning consent to require shorter delivery timescales should this be required to allow the site to be brought forward swiftly and with certainty.

Subject to a positive allocation in the forthcoming Local Plan, Catesby Estates are confident that the site is achievable with a realistic prospect that housing will be delivered on the site within five years.





For further information or discussions please contact:

Katie Yates (Associate Director - Marketing and Communications)  
Dawn Adams (Planning Manager)

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5B Tournament Court,  
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St Albans Council Offices,  
St Peters Street,  
St Albans,  
Hertfordshire,  
AL1 3JE

7925/db

8<sup>th</sup> March 2021

## **Call for Sites 2021 – Land at Windridge Farm**

FAO St Albans Planning Policy Team,

Catesby Estates PLC is pleased to submit Land at Windridge Farm to St Albans District Council for inclusion in the Housing Economic Land Availability Assessment (HELAA) Call for Sites 2021.

The sites submitted for consideration have previously been promoted to the Local Authority by the landowners CP Holdings through the previous (now withdrawn) Local Plan beginning in 2018 with the Call for Sites and subsequent Regulation 18 and 19 consultation stages, and then the 2020 Local Plan Examination hearings. Circumstances have now changed, and we are very pleased to confirm that Catesby Estates PLC has recently been selected by the landowners as their promoter partners for the site. Catesby Estates is in the process of assembling a consultant team to undertake detailed work to create a new vision and masterplan for the site, and to lead its promotion for an allocation in the new Local Plan.

The land remains under the single ownership of CP Holdings Ltd. and is immediately available. Catesby Estates is pleased to be partnering CP Holdings Ltd, and for the opportunity to promote the site and support St Albans City and District Council in achieving the objectives of the new Local Plan 2020-2038.

Located to the south west of St Albans, the site is bound by Prae Wood and A4147 to the north west, St Stephens residential area to the north east and by the A414 and Birch Wood to the South. The overall site area measures approximately 115ha.

The land is being promoted as two adjacent parcels, which we believe provides the best opportunity for delivery of a larger quantity of homes earlier on in the plan period and make

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### Call for Sites 2021 – Land at Windridge Farm

an important contribution towards the Council demonstrating a five-year housing land supply. The achievement of sufficient early plan period housing delivery was a particular challenge in the previous withdrawn Plan.

In their letter to the Council of 14<sup>th</sup> April 2020, the Local Plan Inspectors, amongst other things, identified significant issues with the Council's Green Belt assessment process, both in terms of the scope and consistency of assessment undertaken. They made it clear that the 2013 Green Belt Review used to inform a previous draft Plan was not fit for purpose, and a new Green Belt Review should be undertaken to reflect the much higher scale of housing need, which could only be met by Green Belt release that was subsequently identified in the Plan. We are pleased to note that a new Review has now been commissioned and work has commenced.

We agree with the Inspector's view, as set out in paragraph 41 of their letter, regarding the approach to only consider strategic sites at the Broad Locations for Green Belt release may have missed out on smaller site that were suitable for release and could have contributed to the Council's housing supply:

*"In looking at Green Belt releases we have concerns about the narrow focus that has been placed on only strategic sites. This has ruled out a number of sites that have already been found to impact least on the purposes of the Green Belt. It may well also have ruled out other nonstrategic sites with limited significant impacts on the Green Belt which may have arisen from a finer grained Green Belt Review."*

The Inspectors went on to conclude that there was no reason why the identification of more, smaller, sites (i.e., less than 500 dwellings or 14ha) would unacceptably spread the adverse impacts of development on Green Belt purposes, as the extent of the resultant impacts would likely be smaller given the more limited scale of the sites, in comparison to the cumulative impact on the Green Belt purposes of developing large adjoining strategic sites, such as to the east of Hemel Hempstead.

We also note the Inspector's findings with regards to the inconsistent approach to assessing smaller parts of larger assessment parcels from the 2013 Green Belt Review, where it was apparent the impact that certain sites would have on the Green Belt decreased following a finer grain assessment. This finer grain assessment was undertaken for some strategic parcels, but not others, leading the Inspectors to conclude at paragraph 52.... *"the impact of smaller sites as opposed to the larger parcels has not been consistently reviewed across the board to allow informed decisions on Green Belt release to be made."*

Windridge Farm is located in the south-western most corner of parcel GB24B adjacent to the existing settlement edge. The wider parcel in total covers 1372ha of land of varying character and attributes. No fine grain assessment of the GB24B was undertaken to inform the Green Belt Assessment in the withdrawn Local Plan, and the fact that a smaller area was not assessed is an example that led the Inspectors to their conclusions. The landowners' own assessments, submitted to the Local Authority at Regulation 19 stage, demonstrated that the site could deliver a range of housing and significant community benefits whilst not harming the wider Green Belt objectives, and provide green belt compensatory improvements through

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### **Call for Sites 2021 – Land at Windridge Farm**

improved accessibility to the adjoining countryside in accordance with para 138 of NPPF 2019.

We note also in the case of the neighbouring Welwyn and Hatfield Local Plan that the Inspector expressed similar concerns over the consistency of Green Belt parcel assessments. He highlighted particularly cases where parcels had been subdivided and queried whether the assessment of harm should be the same for both the larger and the sub-divided smaller areas.

Our clients are flexible in how the site could be delivered and will work with the Council to develop a more rigorous assessment strategy that addresses the shortfalls that undermined the withdrawn Plan and will arrange to meet with the Council to present their proposals and a comprehensive vision for a new sustainable neighbourhood.

A significant amount of new planning policy and guidance has emerged at both the national and local level over recent months. The Government is currently consulting on changes to the National Planning Policy Framework, placing increasing emphasis to planning for climate change, mitigation of flood risk, biodiversity net gain, sustainable modes of transport and the role of green infrastructure in the promotion of healthy communities. The new National Model Design Code has been introduced in response to the Building Better, Building Beautiful commissions 2020 report, along with updates to National Planning Practice Guidance to spearhead the Government's wish to promote higher quality design in Planning. The Government is also progressing with changes to primary and secondary legislation in line with proposals set out in the 2020 Planning White Paper. All of these circumstances combined with the Council's commencement of a new Local Plan have encouraged the landowner to review its promotion strategy.

Both the landowner and promoter consider this is the opportunity to review proposals for the site to respond these key shifts in national policy and guidance. CP Holdings Ltd. has a long and detailed understanding of the site and a great deal of environmental and technical information has been prepared to date to identify site specific constraints and opportunities. This existing information is being appraised and updated to reflect latest policy and guidance. However, the work undertaken to date demonstrates that the site constraints identified can be readily resolved via the plan making process, and innovative design and place making.

Below is a brief description of the wider site and its context, followed by a summary of the opportunities the site has the potential to deliver.

Windridge Farm site is located to the immediate north of a section of the A414 Trunk Road, which runs between the M1 Junction 7 Interchange and Park Street Roundabout with the A405. The site lies to the immediate south-east of Hemel Hempstead Road, which connects Hemel Hempstead and St Albans. Existing residential development of St Albans lies to the immediate north-east.

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### **Call for Sites 2021 – Land at Windridge Farm**

Potterscrouch Lane dissects the site from south west to north east and represents the separation of the two parcels of land for promotion, referred to as parcel A (measuring approximately 85 ha) and parcel B (measuring approximately 30 ha).

Windridge Farm comprises arable farmland with areas of woodland within and along the southern boundary formed by the A414. Windridge Farmhouse and associated barns and Windridge Cottages are located in parcel A near the centre of the wide site area off Potterscrouch Lane.

Public footpaths also run through the study area in a north-south direction, to the west and east of Bedmond Lane.

The site lies between 100m AOD and 120m AOD, with the more elevated western parts and southern parts being generally levelled. A slope within the north-eastern part of the site falls towards the existing residential development which is located on a minor ridge prior to dropping to the River Ver beyond.

The southern boundary of both parcels is formed by the A414, in cutting to the east and partly on an embankment to the west. The A414 cuts through the woodlands of Madam's Wood and Birch Wood to the west of Potterscrouch Lane and Park Wood to the east leaving remnants within the site. Intervening tree belts and hedgerows associated with the cuttings and embankments of the trunk road lie along the southern boundary.

Hemel Hempstead Road forms the north western boundary of parcel A, passing under the A414. Established tree belts and hedgerows, associated with the road, lie along the boundary. For the majority of the boundary, the woodland of Prae Wood lies immediately beyond the Hemel Hempstead Road.

The northern most corner of parcel A is formed by an open field boundary (to the west of Bedmond Lane) with arable farmland beyond. To the northern extent of parcel B to the east of Potterscrouch Lane are the adjoining residential properties off Mayne Avenue, Icknield Close, Meautys, Jerome Drive, Corder Close and Netherway and associated open space. The short eastern boundary of parcel B is formed by a hedgerow. Immediately beyond the boundary lies paddocks and an open space associated with the residential street Netherway.

In addition to the areas of woodland to the south, there are established roadside hedgerows alongside Potterscrouch Lane with tree belts associated with the cutting under the A414 and along the southern section of the road where the land falls. There are hedgerows to the west of Potterscrouch Lane in association with the smaller fields centred around Windridge Farmhouse. There are isolated trees associated with the line of the public footpath and within the existing hedgerows and fields to the west of Potterscrouch Lane. To the east of Potterscrouch Lane there are occasional trees within the western part of the field.

The site offers a unique opportunity to deliver an incredibly well connected neighbourhood, providing additional community facilities to the local area.

The site has the capacity to offer options which respond to the historic character of existing listed building and, if housing numbers support, then there is the potential for a new primary school, and new green open spaces with play areas. The site has the potential to deliver the

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## **Call for Sites 2021 – Land at Windridge Farm**

environmental dimension of sustainable development through the provision of homes built to a high level of sustainable construction standards, and an opportunity to support a growth in ecological value and biodiversity gain.

The initial technical assessments conclude that all constraints can be positively overcome, in particular:

- The entire site is able to accommodate growth in landscape visual terms and to make a positive contribution to biodiversity.
- Open space provision can provide buffers, play areas and compensatory improvements to the Green Belt.
- The development can be sensitively designed in response to heritage assets within the site.
- Appropriate mitigation can be made so noise will not be a constraint to the development of the site.
- Archaeology will not be a constraint to the development of the site.
- The development can contribute towards transport improvements to the local road network to improve and reduce congestion during peak times.

In conclusion, the Site is under a single land ownership and is immediately available for development. Catesby Estates is an established residential land promoter with a demonstrable track record of early delivery with long established relationships with both the major and SME housebuilders across the UK. Catesby Estates are expert in securing and implementing planning consents on sites of this nature and have the resources in place to allow the site to be brought forward swiftly and with certainty subject to a positive allocation in the forthcoming Local Plan. The Site can make a significant contribution to housing supply within the first five years of an emerging plan, deliver significant public benefits and should be identified for release from the Green Belt.

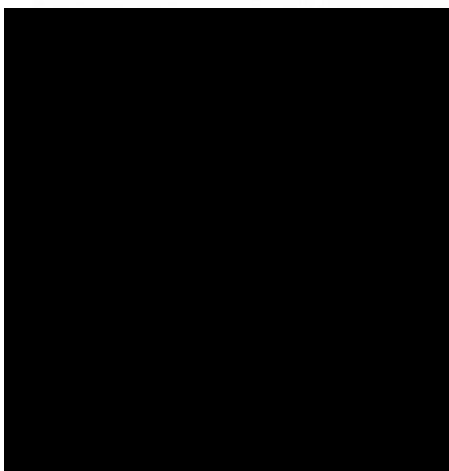
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**Call for Sites 2021 – Land at Windridge Farm**

Catesby Estates Ltd. looks forward to forthcoming engagement with Officers, statutory consultees, local Members, and the wider community to develop a vision and master plan and will be pleased to arrange any briefings or site visits to help inform the preparation of the new Local Plan.

Yours Faithfully,



## Comment

**Agent** [REDACTED]

**Email Address** [REDACTED]

**Address** Worton Park  
Worton  
Witney  
OX29 4SX

**Consultee** (1266416)

**Company / Organisation** L D A Design Consulting Ltd

**Address** Worton Park  
Worton  
Witney  
OX29 4SX

**Event Name** Call for Sites 2021

**Comment by** L D A Design Consulting Ltd ( - 1266416)

**Comment ID** CFS20

**Response Date** 08/03/21 16:17

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Files** GIS shapefiles  
7925\_Redline Plan Windridge Farm

**Name**

[REDACTED]

**Company/Organisation**

Catesby Estates PLC

**Address**

Catesby House, 5B Tournament Court, Edgehill Drive, Warwick

**Postcode**

CV34 6LG



**Telephone**

+44 (0) 1926 836910

**Email**

[REDACTED]

**Your interest**

. Developer

**Site address/location (Please provide a map showing the site boundary)**

Land at Windridge Farm (parcel A)

**Site area (in hectares)**

29.7ha

**Easting**

512929

**Northing**

205832

**Site Location Plan Attached**

Yes

**Upload Site Location**

7925\_Redline Plan Windridge Farm  
7925\_Redline Plan Windridge Farm and Cover letter

**GIS mapping shapefile attached (in .shp file format)**

Yes

**Upload GIS Shapefile(s)**

GIS shapefiles  
GIS shapefiles

**Land ownership (please include contact details if known)**

[REDACTED]

CP Holdings Ltd, CP House, Otterspool Way, Watford  
WD25 8JJ  
Tel: +44 (0)1923 250500

**Current land use**

Arable

**Condition of current use (e.g. vacant, derelict)**

Tenanted

**Suggested land use**

Mixed Use (please specify)

Residential led mixed use development with the potential, subject to housing numbers, to deliver community facilities, primary school and open space.

**Reasons for suggested development / land use**

please see cover letter

**Likely timescale for delivery of suggested development / land use**

1-5 Years

**Contamination/pollution issues (previous hazardous land uses)**

No

**Environmental issues (e.g. Tree Presentation Orders; SSSIs)**

Yes

**Flood Risk**

No

**Topography affecting site (land levels, slopes, ground conditions)**

Yes

**Utility Services (access to mains electricity, gas, water, drainage ect.)**

Yes

**Legal issues (For example, restrictive covenants or ownership titles affecting the site)**

No

**Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?**

Yes

**Other constraints affecting the site**

Yes - (If yes, please specify)

please refer to cover letter

**Planning Status**

. Other

**Please include details of the above choice below (for example planning reference numbers and site history)**

No current / relevant planning history on the site

**Other comments**

Please refer to accompanying cover letter