

**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	DLA Town Planning Ltd
Address	5, The Gavel Centre, Porters Wood, St Albans
Postcode	AL3 6PQ
Telephone	01727 850907
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <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 Colney Heath Farm, Coursers Road, Colney Heath				
Site area (in hectares)	3.1ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>520700</td> <td>Northing</td> <td>205668</td> </tr> </table>	Easting	520700	Northing	205668
Easting	520700	Northing	205668		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Landownership (please include contact details if known)	The land is held in two parcels (HD212221 and HD332850) both owned by [REDACTED]				
Current land use	Open field used for horse grazing				
Condition of current use (e.g. vacant, derelict)	Vacant				
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input checked="" type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input checked="" type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)				
Reasons for suggested development / land use	This site would be a suitable extension to the village of Colney Heath providing good access to village facilities. There are no constraints that would prevent development and the site is contained by existing landscape features. It is clear a wide range of types and sizes of site will be needed to meet housing need and this site could be brought forward early and help meet housing need in the short term.				

Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years
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Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Preservation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <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 <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 type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input checked="" type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other	
Other comments	No development will be proposed on the part of the site within flood zones 2 & 3. This part of the site could be retained as open space/landscaping.	

Land at Colney Heath Farm, Coursers Road, Colney Heath

SHLAA ref. SHLAA-GB-CH-524



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By email to [planning.policy@stalbens.gov.uk](mailto:planning.policy@stalbens.gov.uk)

Spatial Planning Team  
St Albans City and District Council  
Civic Centre  
St Peters Street  
St Albans  
Hertfordshire  
AL1 3JE

8 March 2021

My Ref: 21/104

Dear sir/madam,

**RE: ST ALBANS LOCAL PLAN 2020-38 – CALL FOR SITES  
LAND AT COLNEY HEATH FARM, COURSES ROAD, COLNEY HEATH**

I write in response to your Call for Sites in association with the new Local Plan covering the period 2020-38. I am instructed by the promoter of Colney Heath Farm, who is working with the landowner to promote the site for residential development.

The site has previously been promoted by another party, Aldwyck Housing Association, on behalf of the landowner. However, Aldwyck is no longer involved and my client has now taken on promotion of the site. The site was previously given the reference number SHLAA-GB-CH-524, although it has been assessed in the Council's previous SHLAAs.

On the basis that the site is now being promoted by a new party, I have completed the relevant pro forma but you will need to decide whether this constitutes a new submission or whether the previous reference number can be retained.

The site extends to around 3.1ha and approximately 2.1ha of this is proposed to be used for residential development, with the remainder set aside as open space or used for ecological enhancements. The part of the site within Flood Zone 3 is not proposed for built development. Using a density of 30 dwellings per hectare as a basis and allowing for a suitable buffer around the adjoining Listed Building, I would estimate a capacity in the order of 40-50 dwellings.

You will be aware that land adjoining this site is also being promoted for development (SHLAA-GB-CH-519). The land at Colney Heath Farm could either come forward as a separate site on its own or in association with a larger development including the adjacent land.

I have attached the completed pro forma and site location plan. I would welcome the opportunity to discuss this site with you in due course. In the meantime, please do not hesitate to contact me if you have any queries.

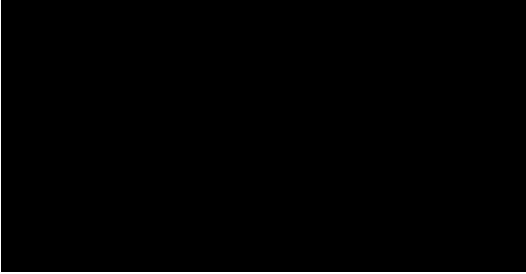
**DLA Town Planning Ltd**  
5 The Gavel Centre, Porters Wood  
St Albans, Hertfordshire, AL3 6PQ

01727 850907  
dlaoffice@dlatownplanning.com  
www.dlatownplanning.com



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Yours faithfully





## St Albans Call for Sites March 2021

Glinwell, Hatfield Road, Smallford, St Albans

On behalf of Glinwell plc we submit the site shown edged red on the attached plan. The ownership includes the land hatched blue which adjoins the City boundary. The area hatched blue is not submitted for built development but rather it would be provided for public open space, which will meet other policy objectives when considering releases of land from the Green Belt. In total the site extends to approx 21 hectares

The Glinwell site has not been correctly considered by the Council in the past. The previous Council assessment SM 522 and as part of the Green Belt Review parcel 35, which covered a wider area did not review the site as a discreet area and was not sufficiently refined. A point made to Inspectors at the Local Plan Inquiry. The assessment referred to development of the site would result in coalescence of settlements within a strategic gap; this ignores the fact the site is already developed. The use of the site is mixed, to the extent it should be regarded as falling within the definition of Previously Developed Land ( see the Appeal at Chester Nursery, Smallford (APP/B1930/A/13/2199820). The Inspectors decision at Radio Nursery, Smallford (APP/B1930/W/15/3141193) provided that the redevelopment of glasshouses can provide the Very Special Circumstances which justify residential development and a subsequent amended application was granted permission by the Council. The Radio Nursery case is not unique there are a number of instances within St Albans District where the site of agricultural buildings in the Green Belt have been re developed for housing. We can provide the examples if required,

In addition, since the last review of the Glinwell site further planning permissions have been granted and new buildings constructed. What needs to be also taken into account is that a re- development of the site would mean there will be an open land separation between the settlements of St Albans and Smallford where none will exist upon the completion of consented building works ( P/A 5/2017/2232).

The site forms part of the built settlement of Smallford.

The NPPF seeks PDL to be prioritised before reviewing Green Belt boundaries. The site is the Headquarters of Glinwell plc which operates a number of nursery sites around the country and affiliated sites in Europe. The produce from these satellite sites is imported to Smallford. The significant and more valuable uses on the site comprise of warehousing and distribution, sorting/ grading and packaging, Head Offices and accounts and a retail outlet, which serve and are directly connected to all the Glinwell operations throughout the country and in Europe. The Smallford site is the central hub of the entire business, undertaking all the grading/packaging and distribution of produce.

The Retail outlet for instance during the non UK picking season (Dec,Jan and Feb) will not sell produce grown from the Smallford site for obvious reasons. Only about 8% of the produce packaged, graded and distributed from Smallford is grown on the Smallford site, meaning over 90% is imported.

Inspectors at Appeals have found the Smallford site to be a single planning unit and that the warehousing, distribution/ packaging/ facilities are not ancillary to the agricultural use of the Smallford site. For these reasons the non- agricultural activities mean the site is a mixed use and viewed as a whole as PDL.

The Glinwell site comprises the following uses :-

17 Residential dwellings.

The Headquarter offices.

Warehousing, grading, packaging and distribution, 11,033 sq metres

Retail, 480 sq metres

Commercial horticultural glasshouses 124,720 sq metres

The use of the site is sui generis and PDL.

The total non- horticultural buildings have a footprint of 12,168 sq metres. There is a further planning permission for 23,000 sq metres ( P/A5/17/2232 ) which has been implemented and which will mean a continuous built form with no separation between the St Albans City boundary and Smallford as seen from the Hatfield Road.

The average footprint for estate housing is approx 51 sq metres per dwelling, providing a site capacity in the order of 240 dwellings (12,168 divided by 51 = 238 ). A Master Plan has been produced which is attached and shows how a development might be envisaged, this incorporates an area for additional local amenities. It is evident that re development will result in a substantial reduction of built footprint by some 125,000 sq metres (see the Radio Nursery decision)

It is evident that the Glinwell Site does not serve any of the five purposes for including land within the Green Belt (NPPF para 134) and is not open land, so no requirement to keep open ( NPPF para 139 b).

Smallford has been accepted by the Council in Appeals to be a sustainable location. It is a cross roads for public transport facilities ( Bus Stop 60 metres), which also connect to the centres of Hatfield and St Albans, including the railway stations.

Bus Route

305	Sandridge/Colney Heath
300/301	Hemel Hempstead/Stevenage
331	Welwyn Garden City/Oaklands
601	Welwyn Garden City/ Borehamwood
602	Hatfield/St Albans
653	Welwyn Garden City/Watford

There is a city bus link to St Albans Station.

It has a dedicated cycleway /footpath to Hatfield and St. Albans centres; the Alban Way. With the increasing sales of E Bikes, this makes station commuting with ease, even with peddle bike it is less than 17 minutes. Within the settlement there are employment opportunities, children's nursery, retail outlets, pub and petrol filling station. It is in very close proximity and walking distance are established industrial and employment sites in St Albans and Hatfield. There are primary, secondary schools . University of Hertfordshire and Oaklands College within walking distances. As a sustainable location it is in a better position than a number of larger settlements within the district which are already excluded from the

Green Belt and also recent developments at the edge of urban areas; this is due to its proximity to higher level services which can be safely reached by public transport, cycle and foot.

We refer to the area known as Ventura Park (within the District and south of Frogmore) an isolated industrial area which is not in the Green Belt and is not greater in size than the built envelope of Smallford. Smallford given its size, location, public transport links, proximity to higher order facilities and the increase in housing with the consented and part built sites at Chester and Radio Nurseries should now be identified as a settlement excluded from the Green Belt and the Glinwell site included within its boundaries.

The Glinwell Site should be identified as a housing allocation to meet the longer term housing needs during the Plan period.

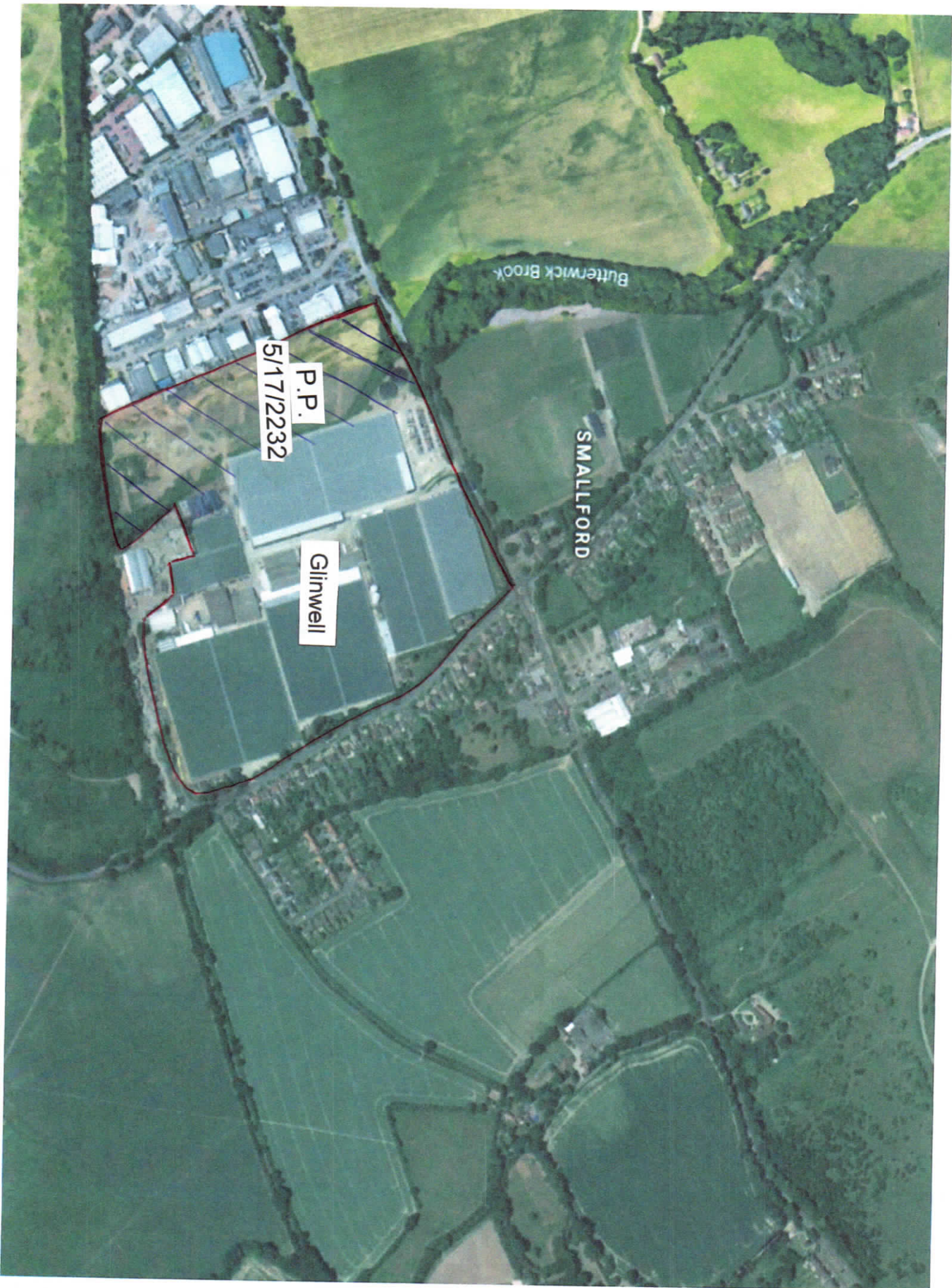
The provision of the Butterfield Brook Country Park within the site ( the blue hatched land and extending to approx. 6.2 hectares) will provide opportunities for meeting net gain biodiversity, compensatory improvements to provide greater public accessibility to the Green Belt and connecting to the existing network of footpaths and cycleways. Importantly it creates an open gap between the St Albans boundary and Smallford. Such gains can only be achieved by re -development.

To the south of the site is a Locally Listed Building. Re- development of the Glinwell site will not harm the setting of this Heritage Asset.

[REDACTED]

Bidwells, John Ormond House, 899 Silbury Boulevard, Milton Keynes, MK9 3XJ

[REDACTED]



Butterwick Brook

SMALLFORD

5/17/2232

P.P.

Glinwell

URBAN DESIGN STUDIO

  
BIDWELLS

MARCH 2018

MASTER PLAN VISION: PRE-APPLICATION STUDY

# LAND OFF STATION ROAD, SMALLFORD



## 5.2 PROPOSED MASTER PLAN STRATEGY

### ACCESS AND CIRCULATION

Vehicular access to the site would be via the existing access points on Hatfield Road and Station Road, which would feed the five development parcels and community facilities, proposed for Station Road.

Pedestrian and cycle access from Alban Way to the areas of residential development and open space along Butterwick Brook would allow an easy connectivity with existing sustainable transport routes.

### COMMUNITY FACILITIES

Community facilities are proposed on Station Road near the retained access point. The location is relatively central to Smallford Village, and located away from Hatfield Road, which has a deficiency of protected pedestrian routes. This would make it more suitable to access by foot or on bicycle.

### SIZE AND POSITION OF DEVELOPMENT PARCELS

The development parcels respond to the form and scale of existing development in Smallford and other nearby villages and recall the rectilinear arrangement of the site today. The parcels are centred around an area of public open space facilitating easy access to local green space from each parcel.

### BUTTERWICK PARK

The landscape to the west of Butterwick Brook is retained as an open space and landscape setting for

the discreet settlements of Smallford and St Albans.

Vegetated buffers along the edge of Lyon Way and the proposed new development would help to screen the built form to the surrounding countryside, as described in the assessment of existing character, creating a sense of the rural landscape extending between concentrations of woodland blocks and tree belts, which conceal development within.

An equally important function for the park is to reconnect fragmented habitat patches and create new habitat and forage opportunities within the site itself. To aid these processes, native species that offer these capabilities, are resilient to change and reflect the character of the broader local environment would be selected for the planting in the park. Butterwick Park would also include amenity and recreational facilities for the benefit of the wider community, such as Smallford residents or workers within neighbouring commercial and industrial areas.

### STATION ROAD FRONTAGE

At present the primary outward looking element of the site is the main entrance on Hatfield Road, which aligns with other industrial and commercial uses on Lyon Way. Within the context of a residential use, it is considered that the primary elevation of the site should be on Station Road, creating a relationship with the existing settlement of Smallford, and responding to the quieter character and more intimate scale of the village.

### LEGEND























	Red line boundary
	Developable Area
	Public Open Space
	Healthcare Facility and Local Retailer
	Attenuation feature
	Existing water body/course
	Existing vegetation external to site
	Existing vegetation to be removed
	Existing vegetation to be selectively thinned and enhanced
	New planting
	New wooded corridors (Watling Chase Community Forest scheme)
	Green setting for development
	Proposed frontages
	Existing Primary Road
	Existing Secondary Road
	Primary Vehicular Access
	Vehicular Routes
	Existing PROW
	Existing pedestrian pavement
	Existing pedestrian track
	Proposed new pedestrian/cycle link
	Selective views between residential areas



Figure 41. Proposed Master Plan Strategy

Building upon the existing character of Station Road, it would be appropriate for properties to be set back from the road, behind defensible spaces, and the addition of a communal landscape buffer with blocks of taller planting along the road would soften the appearance of the development to existing residents.

#### HATFIELD ROAD FRONTAGE

The afore mentioned Butterwick Park will help to create definition between St Albans and Smallford. To further enhance the perception of two discreet conurbations, a robust, vegetated, landscape buffer along Hatfield Road, opening up to reveal the residential development east of the proposed access road is proposed. This would also lead to an improved approached experience to both St Albans and Smallford along Hatfield Road.

#### ALBAN WAY

Pedestrian and cycle connections are proposed from Alban Way to the residential areas via the Butterwick Brook landscape belt to promote sustainable transport options for future residents, and enhance the overall connectivity of the village with the wider footpath network.

Enhancements to the appearance of the site and a carefully thought out landscape strategy have the potential to improve the setting of Alban Way and the listed Station Building on the O'Shea site.



### 5.3 HOUSING SCHEDULE

Red Line Boundary = 22.7ha

Housing Schedule					
Plot	Area	Density	No of Units (u)	Residents @2.4 p/u	
A	2.28	29	65	156	
B	2.15	27	58	139.2	
C	2.5	27	67	160.8	
D	1.85	27	50	120	
E	2.26	27	60	144	
<b>Total</b>	<b>11.04</b>	<b>27</b>	<b>300</b>	<b>720</b>	

Open Space and Local Amenities	
Local Centre	0.34
P.O.S.	0.84
Butterwick Park	6.22
<b>Total</b>	<b>7.4</b>

Table 1. Housing Schedule

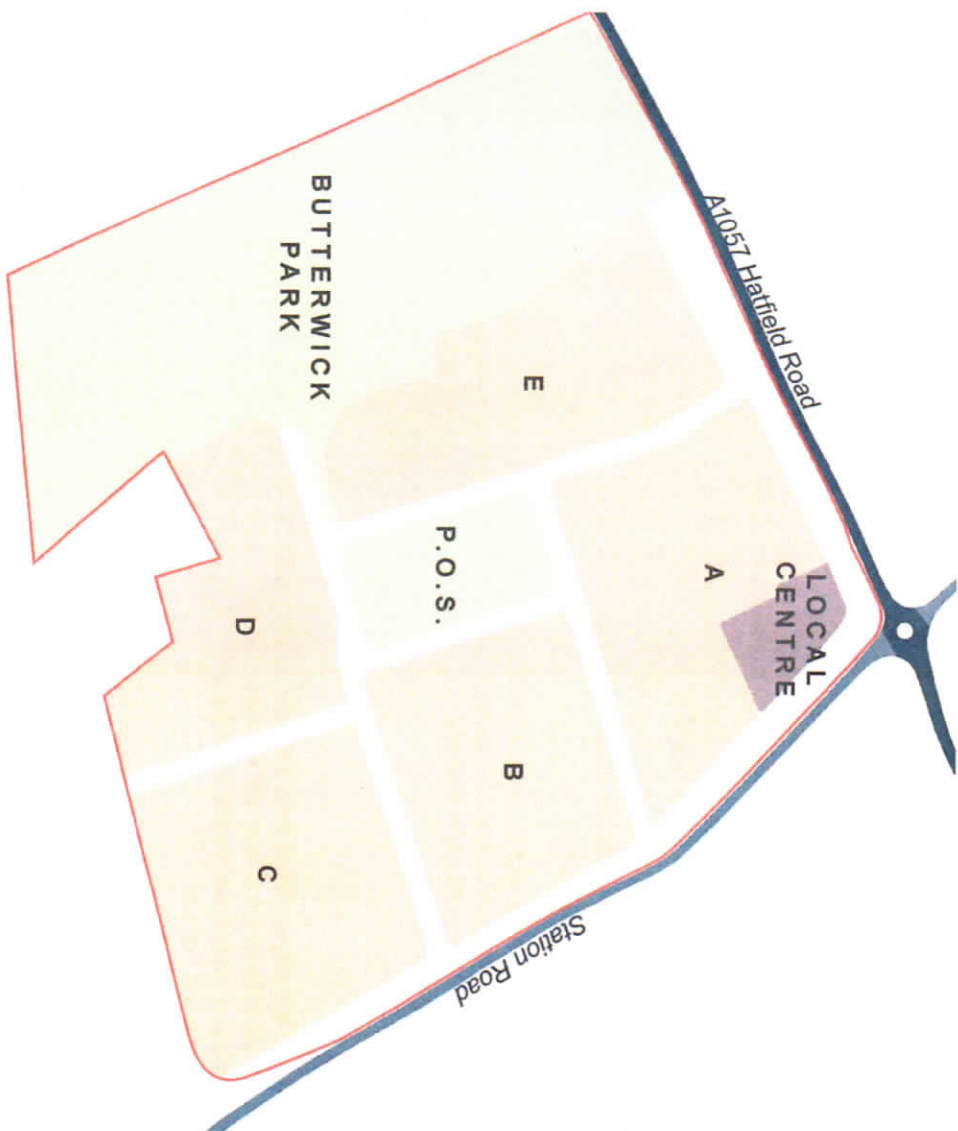


Figure 42. Development Plots



08 MAR 2021

Digital Services

**Part A: Site Identification Form**

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

LAND AT SMALLEFORD, SOUTH OF THE HATFIELD ROAD A1057, THE SHELL PETROL FILLING STATION AND THE THREE HORSESHOES PUBLIC HOUSE. EAST OF STATION ROAD

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

FREEHOLD

**Area of site (hectares)**

APPROX ONE HECTARE

**Current use(s)**

HOUSE, OUTBUILDINGS AND GARDEN

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

NONE

**b. Awaiting relocation of current use**

NONE

**c. Level of developer interest** (i.e. low, medium, high)

HIGH

**d. Likely timeframe for development** (i.e. completion). Please indicate if you anticipate that development may be split over different time periods.

To 2020	2021-2031	2031 onwards
	YES	

Are you aware of any particular constraints that might make the site unsuitable for development? (Please provide any details in the boxes labelled a to d below)

a. Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

NO

b. Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.

NO

c. Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

NO

d. Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

AT PRESENT TIME SMALLFORD LIES WITHIN THE GREEN BELT BUT IS RECOGNISED AS AN AREA WHERE THERE IS SCOPE TO PROVIDE MORE HOMES

If any constraints have been identified above, do you think that they could be overcome? If so, how?

NPPF SEEKS TO PROMOTE EFFECTIVE USE OF LAND THIS LAND AREA LIES WITHIN THE EMERGING NEIGHBOURHOOD PLANNED ENVELOPE WHERE DEVELOPMENT OF UNDER-UTILISED LAND COULD PROVIDE HOMES WITHIN THE LIMITS OF AN ALREADY SETTLEMENT AREA.

What is the estimated number of dwellings that could be provided on the site?

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

WITH THE PPG AND THE ABOVE IN MIND NO MORE THAN 20

Sketch scheme (submitted for information if necessary)

YES/NO SITE PLAN ATTACHED

Is there any other information that you would like to provide in relation to your proposed site? If yes, please give details below (and attach if necessary)

PROPOSED SITE LIES WITHIN THE EMERGING NEIGHBOURHOOD PLANNED ENVELOPE WHICH IDENTIFIES WHERE DEVELOPMENT DENSITIES COULD INCREASE.

Part B: Contact Details



Find address or place

LAND AT  
STATION ROAD  
SMALLFORD

HATFIELD ROAD

Station Road

The Three  
Horseshoes



0 15 30m  
519,978.635 207,627.688 Meters

St Albans  
City & District Council  
08 MAR 2021  
Digital Services

Name

[Redacted Name]

Company/Organisation (if relevant)

[Redacted Company/Organisation]

Address

[Redacted Address]

Telephone number

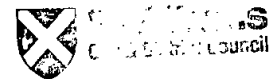
[Redacted Telephone number]

Email address

[Redacted Email address]

Please tick all of the following that apply to you:

Landowner	<input checked="" type="checkbox"/>
Land agent	<input type="checkbox"/>
Planning consultant	<input type="checkbox"/>
Registered social landlord	<input type="checkbox"/>
Developer	<input type="checkbox"/>
Other	<input type="checkbox"/>



08 MAR 2021

Digital Services

**HERTFORDSHIRE COUNTY COUNCIL  
PROPERTY (PROPERTY PLANNING TEAM)**

**ST ALBANS CITY AND DISTRICT COUNCIL**

**SUBMISSION TO CALL FOR SITES CONSULTATION**

**ON BEHALF AS HERTFORDSHIRE COUNTY COUNCIL AS  
LANDOWNER**

**March 2021**

## **1.0 Introduction**

1.1 This document is submitted by Hertfordshire County Council (HCC) Property (Property Planning Team) in response to the St Albans City and District Council Call for Sites consultation.

## **2.0 Identified Sites in HCC Ownership**

2.1 A total of 10 sites in the ownership of the County Council have been identified for submission to the District Council's Call for Sites. These are:

- Rural Estate land south of Napsbury (Land West of London Colney)
- Rural Estate land north of Napsbury
- Land East of Kay Walk, St Albans
- Land at Stephens Way and Flamsteadbury Lane Redbourn
- Rural Estate land at Waterdell, adj to Mount Pleasant JMI
- Rural estate land at Highfield Farm, Tyttenhanger
- Carpenter's Nursery, Sandridge
- Former Radlett Aerodrome, Radlett
- Smallford Farm and Smallford Pit, Smallford
- Former Ariston Works, Harpenden Road, St Albans

2.2 The forms previously submitted in September 2017 have been updated with an additional form included for the former Ariston Site.

## **2.0 Conclusion**

3.1 HCC Property welcomes the opportunity to participate in the Call for Sites consultation. Further information can be provided on any of the submitted sites by contacting the Property Planning Team.



## Rural Estate land at Highfield Farm, Tyttenhanger

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Rural estate land at Highfield Farm, Tyttenhanger

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

Approximately 97ha

**Current use(s)**

Agricultural Land, Farm buildings, Forestry, etc.

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

The site forms part of the HCC Rural Estate and is currently leased to tenants.

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

5+ years

**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

There are three listed buildings within the site boundary.

The site is designated as an Archaeological site subject to recording condition (Local Plan Policy 111).

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to TPO areas

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

Any potential impact on the setting of the listed building and the archaeology could be mitigated through design and layout of any proposed development.

**What is the estimated number of dwellings that could be provided on the site?**

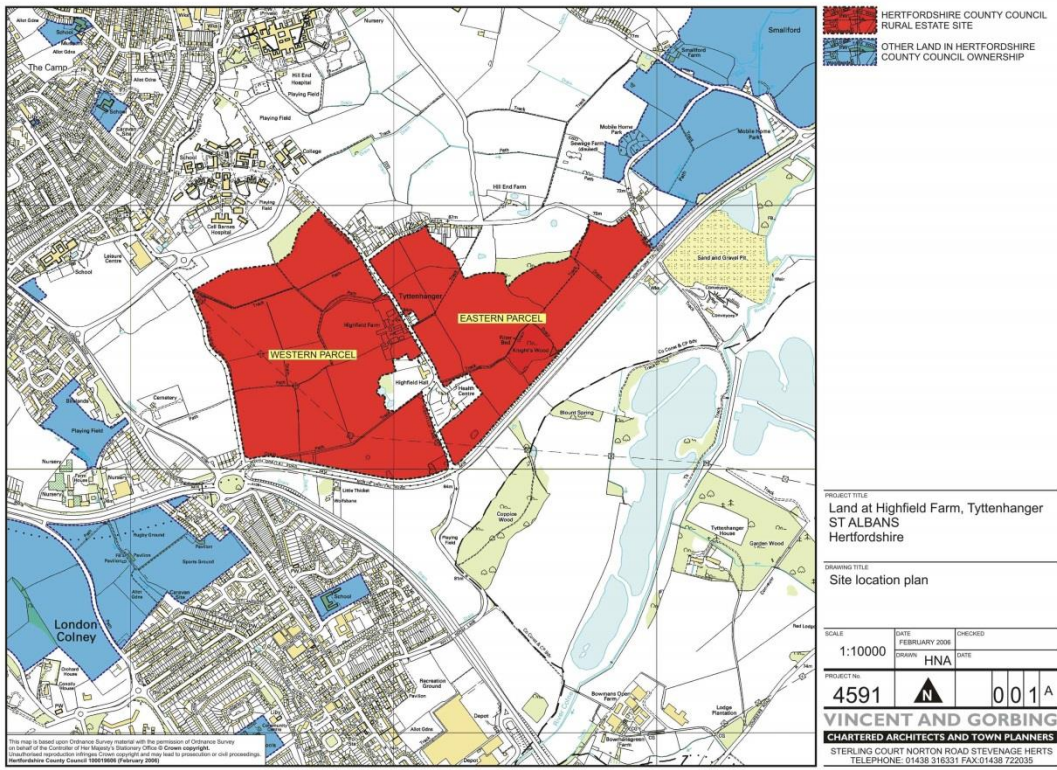
Low density due to the listed buildings on the site.

**Sketch scheme** (submitted for information if necessary)

Yes / No

**Is there any other information that you would like to provide in relation to your proposed site?  
 If yes, please give details below (and attach if necessary)**

Previous feasibility considered that development on the site should be concentrated around the existing farm buildings which may be suitable for conversion to residential with some additional new build.



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**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.

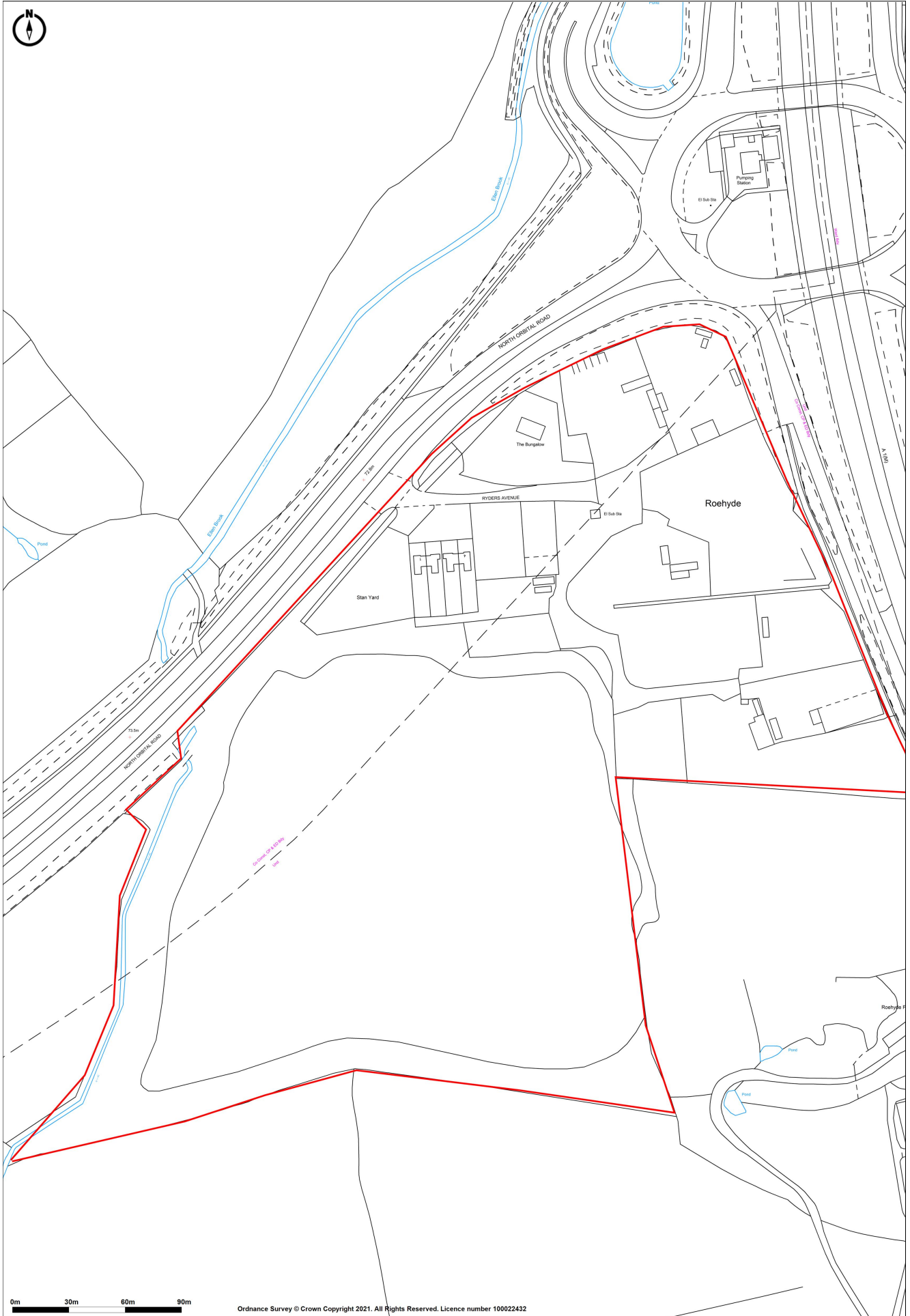
<b>Your Details</b>	
Name	██████████
Company/Organisation	CBRE
Address	Henrietta House, Henrietta Place, London
Postcode	W1G 0NB
Telephone	020 7182 2156
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <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 adjacent to A1m and North Orbital Road, Roehyde, St Albans		
Site area (in hectares)	10.72 acres (26.5 hectares)		
Coordinates	Easting	-0.248944	Northing 51.750212
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Landownership (please include contact details if known)	Cemex UK Properties Limited own 6.47 acres and Dundenes Ltd own 4.25 acres		
Current land use	Aggregate and Waste and former landfill		
Condition of current use (e.g. vacant, derelict)	Active Aggregate and Waste use		
Suggested land use	<input type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input checked="" type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		
Reasons for suggested development / land use	Please refer to supporting letter, but in summary the site is well located to the A1(M) and has significant potential to provide a meaningful and positive contribution to the future development of St Albans District		

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

Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input type="checkbox"/> No (Former landfill in part but not considered significant)
	Environmental issues (e.g. Tree Preservation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (There is Access to services and utilities is available)
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <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 <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 type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input checked="" type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other <hr/> Please include details of the above choice below (for example planning reference numbers and site history)  The site has been promoted historically through the Local Plan process but planning permission has not been sought.	
Other comments	Please refer to supporting letter.	



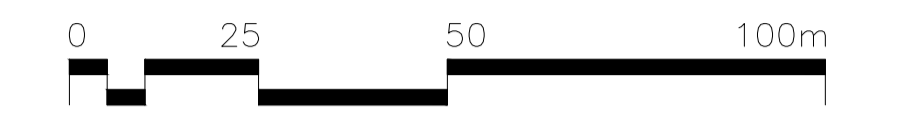
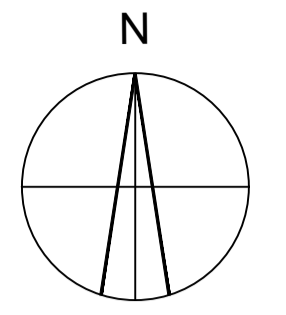
0m 30m 60m 90m

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**NOTES:**  
 SUBJECT TO STATUTORY CONSENTS  
 SUBJECT TO SURVEY  
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT  
 COPYRIGHT RESERVED  
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 IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



**AREA SCHEDULE**

GIA		
	sqm	sqft
<b>1</b>		
Unit	2,825	30,400
FF Offices	460	4,950
Subtotal	3,285	35,350
<b>2</b>		
Unit	2,380	25,610
FF Offices	339	3,640
Subtotal	2,719	29,250
<b>3</b>		
Unit	3,150	33,900
FF Offices	460	4,950
Subtotal	3,610	38,850
<b>4</b>		
Unit	2,661	28,640
FF Offices	355	3,820
Subtotal	3,016	32,460
<b>5</b>		
Unit	3,448	37,110
FF Offices	463	4,980
Subtotal	3,911	42,090
<b>6</b>		
Unit	4,123	44,370
FF Offices	567	6,100
Subtotal	4,690	50,470
<b>7</b>		
Unit	4,745	51,070
FF Offices	653	7,020
Subtotal	5,398	58,090
<b>8</b>		
Unit	5,817	62,610
FF Offices	482	5,180
Subtotal	6,299	67,790
<b>9</b>		
Unit	3,179	34,210
FF Offices	495	5,320
Subtotal	3,674	39,530
<b>TOTAL</b>	<b>36,602</b>	<b>393,880</b>
<b>SITE AREA (APPROX.)</b>		
Total Site Area	10.550 Ha	26.070 acres

REV	DATE	NOTE	DRAW	CHK
-	21/09/2020	First Issue	GZ	AC

**MICHAEL SPARKS ASSOCIATES**  
 CHARTERED ARCHITECTS  
 11 PLATO PLACE  
 ST BONS ROAD  
 LONDON SW6 4TU  
 TELEPHONE 020 7736 6162  
 www.msa-architects.co.uk

TITLE  
**NORTH ORBITAL ROAD, HATFIELD**  
 DRAWING  
**SITE LAYOUT PLAN**

CLIENT  
**CBRE**

DATE	SCALE	DRAWN
SEPTEMBER 2020	1:1000 @ A1	GZ
	STATUS	CHECKED
	FEASIBILITY	AC

DRAWING NUMBER  
**31485 / FE / 02**

Planning Policy  
St Albans City and District Council  
Civic Centre  
St Peter's Street  
St Albans  
Hertfordshire  
AL1 3JE

5<sup>th</sup> March 2021

*By Email*

Dear Sir/ Madam,

## **LAND ADJACENT TO A1M AND NORTH ORBITAL ROAD, ROEHYDE, ST ALBANS CALL FOR SITES CONSULTATION 2021**

We are writing to you on behalf of our client, Cemex UK Properties Limited (Cemex), in respect of their site at Land adjacent to A1M and North Orbital Road as identified on the attached plan.

Cemex believe that their site is appropriate for meaningful employment development and as set out consider the site should be allocated within the forthcoming Local Plan for employment development.

By way of background, Cemex own approximately 16 acres of the 26.5 acre site and are in active discussions with the adjacent landowner with respect to future redevelopment.

This letter sets out some context to the site and the potential benefits that identification and redevelopment of the site could provide at both a local and District-wide level.

### **The Site**

Land Adjacent to A1M and North Orbital Road (hereafter referred to as 'The Site') comprises an area of 26.5 acres and is currently identified as being within the Green Belt. The site is split between two distinct ownerships, with the eastern half of the site (circa 10.5 acres) owned by Dundenes Limited and the western half of the site (circa 16 acres) owned by our client, Cemex UK Operations Limited (Cemex).

The eastern part of the site was historically used as a construction compound by Highways England in the construction of the A1M. Over time this site has been established as an area for waste and aggregate storage although it is understood such uses have not received formal planning permission.

The western part of the site is a former landfill site which is maintained by Cemex but is not currently in any active use.

### **Site Context**

As set out above, the site is within the Metropolitan Green Belt as identified in your current Local Plan. The majority of the site lies within the boundary of St Albans, albeit the front proportion of the site containing the site access is within the jurisdiction of Welwyn Hatfield Borough Council.

Accordingly, whilst it is recognised that should the site be considered appropriate for employment development, there would need to be agreement and co-operation from Welwyn Hatfield who would be a statutory consultee in respect of the emerging Local Plan. The need for cooperation across Local Authority boundaries driving the need to plan strategically, has remained a strong thread in plan making since the ascent of the Localism agenda and given the suitability of the site to deliver sustainable and meaningful employment it is considered that such cooperation and cross boundary working could be agreed.

In support of this representation to the Call for Sites consultation and promotion of the site for employment development, a plan showing the full extent of the site and an illustrative masterplan demonstrating how a comprehensive and positive redevelopment of the site could be achieved contributing to the creation of over 400,000 sq ft of employment floorspace has been provided.

### **Market Commentary and Site Specific Benefits**

By way of background, the UK warehouse and logistics property market has performed exceptionally well over recent years and prior to Covid-19 logistics was regarded as “the growth sector” on the back of continued strong occupier demand fuelled primarily by a shift to on-line retail. There had been a definite trend for the need for more larger warehouses in response to the structural shift in shopping habits towards e-tailing. As a consequence, there was strong demand within the market for appropriate and suitable sites, which largely outstripped supply.

The impact of Covid-19 has in effect accelerated the adoption of on-line shopping. Retailers, parcel companies, on-line platforms etc. have responded to this surge in demand by acquiring more floor-space to satisfy existing and future predicted demand. Consequently, the market has seen a significant spike in the take up of logistics and warehousing floor space in 2020, compounding the lack of suitable and available sites, and the prognosis for the sector is good as the adoption of on-line is expected to increase as those companies who operate an on-line platform become more adept and efficient at delivering it.

Demand within the A1(M) corridor and St Albans has always been consistently strong and Roehyde’s location gives it the ability to serve a high proportion of homes in a sustainable and time efficient manner and so is an excellent employment and logistics location. In addition, the pressures on housing growth and constant drive to deliver more homes further increases the need for new logistics opportunities to serve the ever expanding demands as a consequence of household growth.

As a consequence, it is recognised that your Authority will have to identify a number of appropriate, sustainable and importantly deliverable sites within the emerging Local Plan for employment development to meet this growing need/demand.

In light of this, we strongly believe that our client’s site has the potential to be developed for a comprehensive and significant employment and logistics scheme within next 5 years which could positively contribute to the sustainable future growth of St Albans and provide a positive and meaningful form of employment development.

The site is suitable for development being located on a key junction of the A1M, is deliverable within the emerging Plan period and is viable given the existing market demand and excellent locational advantages over other sites. The site is strategically located to the East of the District and is ideally located to meet and serve the commercial and logistics demand within this geographical location. The Local Plan must reflect the need to allocate appropriate commercial and employment sites across the geographical spread of the District and acknowledge the importance of the strategic A1(M) corridor in strengthening and enhancing the sustainable future growth of the District.

Whilst the supporting illustrative masterplan is just one way the site could be redeveloped, it has been prepared to demonstrate that a suitable and meaningful employment offer could be provided on site to support the future allocation for employment purposes. With reference to this, the site could comfortably accommodate over 400,000 sq ft of employment floorspace, which in turn could support a significant number of skilled jobs. Given the locational advantages of the site, occupiers would rely on a local and readily available workforce, which means employment opportunities would be created locally as a consequence of development of the site.

## CONCLUSION

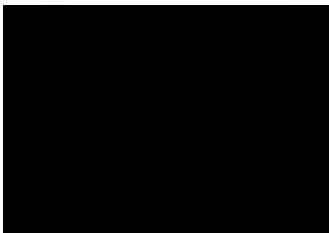
We strongly believe that our client's site is entirely suitable for future employment provision and as per the supporting illustrative masterplan, would positively contribute to the sustainable future economic and environmental growth of St Albans District.

The site is positively located in respect of the key transport link of the A1M, is suitable, achievable and viable to be brought forward within the next 5 years and, in any event, over the period of the emerging Local Plan.

We trust that this is clear and look forward to reengaging with the emerging Local Plan at the next stage of consultation.

Should you have any queries on our submission or require additional information, please contact me at the details above.

Yours faithfully



CBRE UK I&L

Encl. Illustrative site masterplan