

	Site Boundary
	National Cycle Route
	Administrative Boundary Line
	Public Rights of Way
	Bridleway
	Bus Stops
	Existing Water Course
	Flood Zone 2
	Flood Zone 3
	Grade II Listed Buildings
	Local Woodland
	Local Nature Reserve
	Conservation Area

NOTE:
The site is situated within the Green Belt
The site has areas of historic land fill

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

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.

Your Details	
Name	██████████
Company/Organisation	Bell Cornwell LLP
Address	Unit 501 The Print Rooms, Union Street, London
Postcode	SE1 0LH
Telephone	020 3960 1531
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

Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Land at Roe Hyde, Ryders Avenue, Hatfield, AL4 0RZ		
Site area (in hectares)	4.5 hectares (total including existing residential properties)		
Coordinates	Easting	521120	Northing 207270
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 site is owned freehold by our client Dundenes Limited with no restrictive covenants or leasehold agreements.		
Current land use	The land is occupied by tenants for the purpose of road and broadband maintenance companies which involves the storage of equipment, machinery and aggregates. There are also five dwellings on site which are privately rented.		
Condition of current use (e.g. vacant, derelict)	All residential properties are occupied (0.5ha). The rest of the site comprises brownfield land which has been in use for many years by a wide range of different type of occupiers covering storage/industrial/depot uses. Part of this land is currently occupied (approx. 1.5 ha) and the remainder is vacant.		
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)		

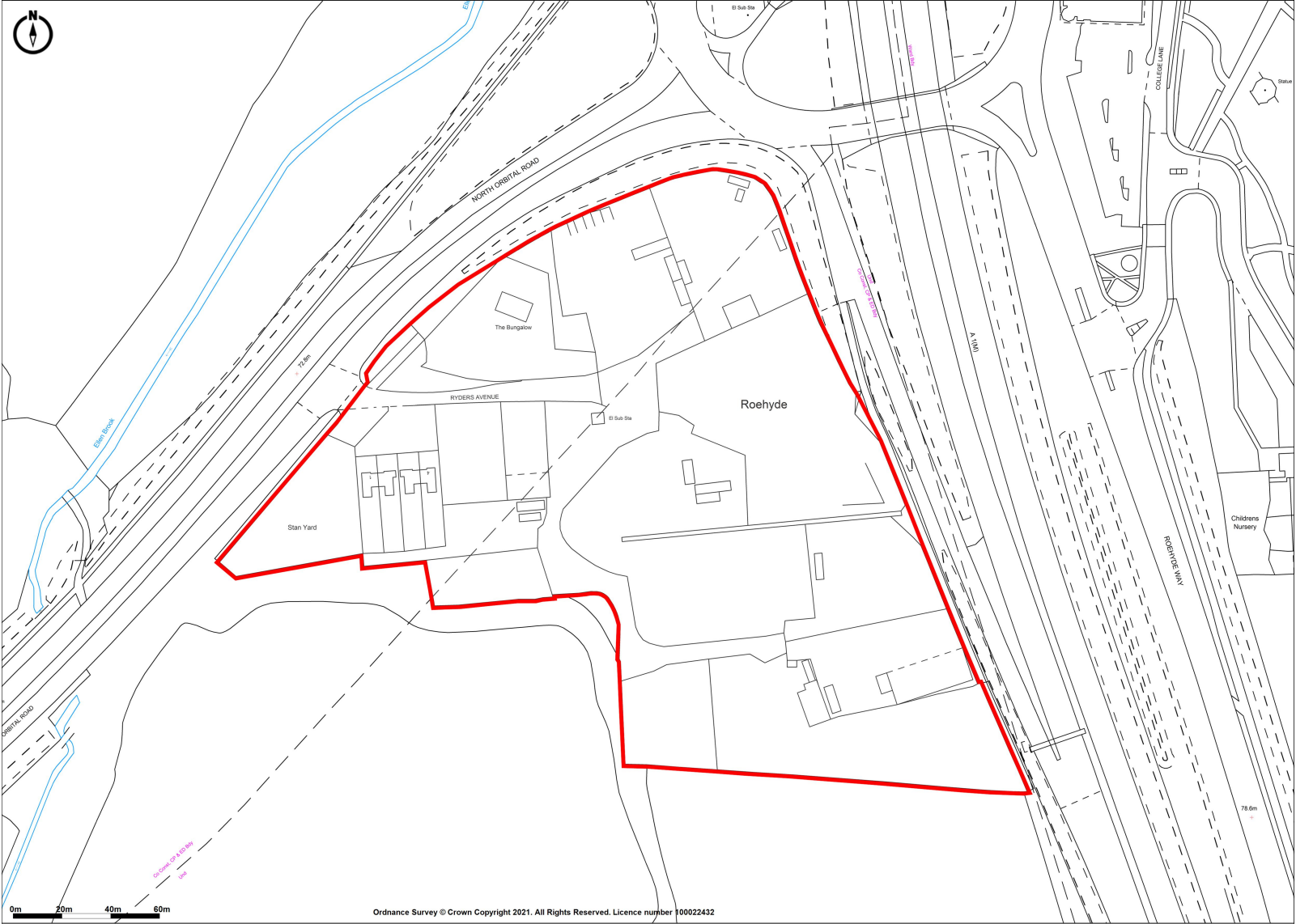
Reasons for suggested development / land use	The site has remained in similar use for the last 20 years. Before that the site was used as a quarry, landfill and then a highway depot for the construction of the Hatfield Tunnel in the 1980s. The activity on site is long established to be previously developed with a range of uses. Due to recent planning history, the landowner is seeking the allocation of the site for an alternative use and removal of the site from the Green Belt. See comments on relevant planning context below for additional information.
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 checked="" type="checkbox"/> No
	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
	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

<p>Planning Status</p>	<p> <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 type="checkbox"/> Planning Permission Not Sought <input checked="" type="checkbox"/> Other </p>
	<p>Please include details of the above choice below (for example planning reference numbers and site history):</p> <p>The planning history for the site is very complex but should be given full regard in the consideration of the allocation of the site and removal from the Green Belt. There have been various applications over the years, a number of which have been granted, and there were number of applications recently submitted for development of part of the site. The site has remained in similar use for the last 20 years. Before that the site was used as a quarry, landfill (ref. 5/1982/1518) and then a highway depot for the construction of the Hatfield Tunnel in the 1980s and included the installation of a lawful egress onto the sliproad to Junction 3 of the A1(M). The activity on site is long established to be previously developed with a range of uses.</p> <p>Given the long-established use of the land and the justification for the retention of the existing use of this site, the Council are invited to reconsider the formal use through the Local Plan process and removal of the site from the Green Belt.</p>

Other comments	<p>The proposal is for the redevelopment of the site for employment purposes such as Use Class E(g)(iii) light industrial, B2 general industrial or B8 storage and distribution.</p> <p>The site does not contribute to the purposes or the openness of the Green Belt which is reiterated in the council's latest Green Belt review (dated 2013/14) and reflected in the character of the site being previously developed, in the position between two major roads and adjacent to a major settlement of Hatfield.</p> <p>The current use and character of the site is long established. Through the plan making process, there is opportunity for the council to seek improvements to highway access, drainage, landscaping and ecology, as well as the sites potential to contribute positively to the needs of the District and the provision of increased jobs.</p> <p>Additional transport and drainage work had been undertaken as part of recent planning applications, both of which demonstrate that neither issues present insurmountable problems. Both issues can be addressed for the purpose of the future use of the site.</p> <p>Regarding highway safety, RGP Transport Consultant states: 'The existing access arrangements from A414 have been reviewed against recorded speed data on A414 and it has been proven that the arrangements accord with the DMRB requirements (as set out in document CD123 Geometric design of at grade priority and signal-controlled junctions). There have been no accidents in the past 5 years in the vicinity the site access which further confirms that the access arrangements are safe and secure as required by the NPPF. The visibility from the access has the potential to be improved by vegetation removal from the highway verge and the land in control of the site owner which would provide visibility commensurate with the design speed of A414. Additional mitigation such as re-surfacing of the existing merge lane onto A414 could be provided which would improve the effectiveness of the existing access arrangements.'</p>
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Location Plan: Land at Roehyde



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

5th March 2021

CH12

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

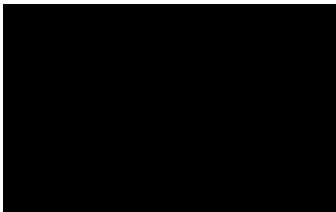
We strongly believe that our client's site is entirely suitable for future employment provision and as per the supporting illustrative masterplan, would positively contribute to the sustainable future economic and environmental growth of St Albans District.

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.

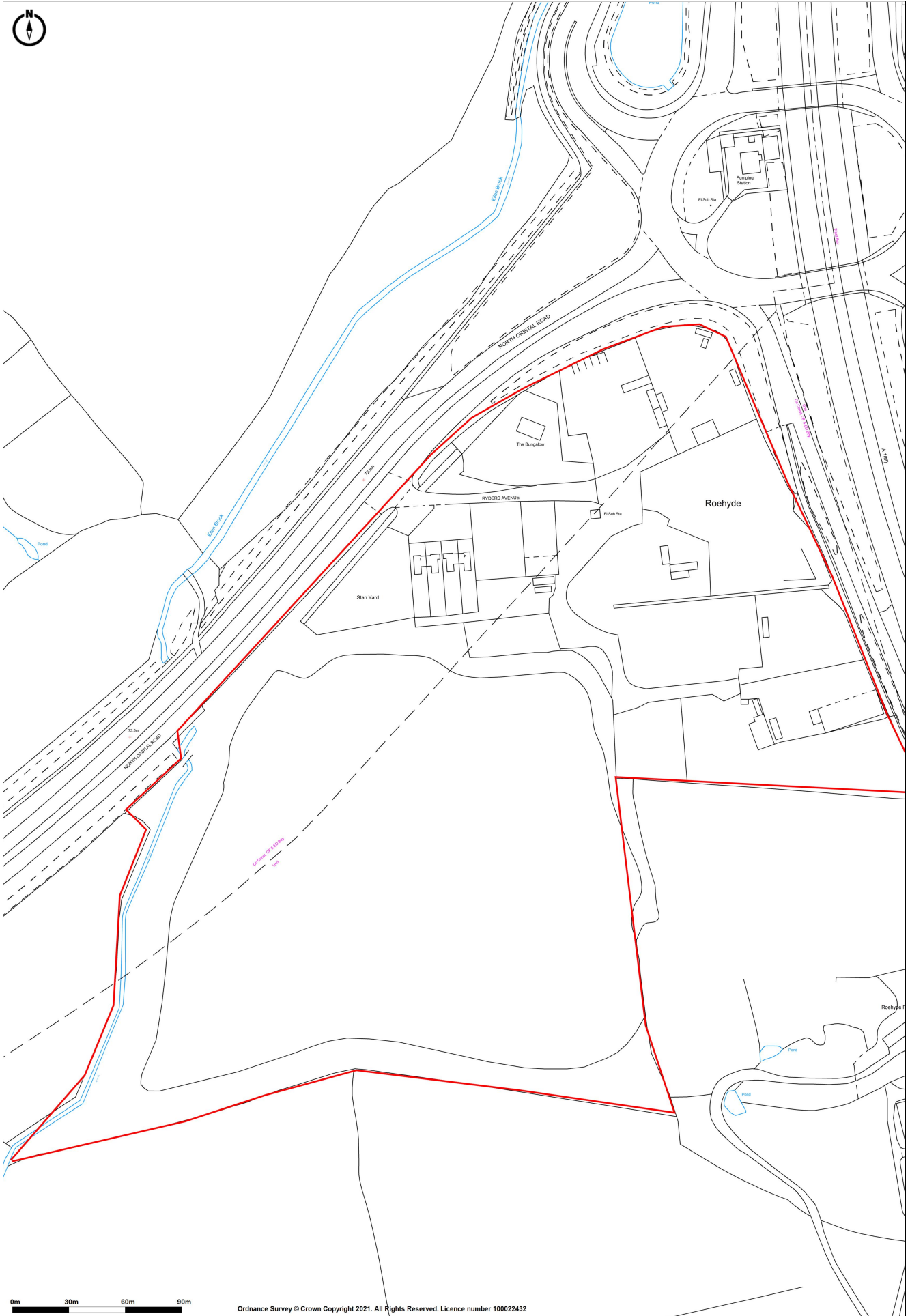
Should you have any queries on our submission or require additional information, please contact me at the details above.

Yours faithfully



DANIEL OLLIFFE
CBRE UK I&L

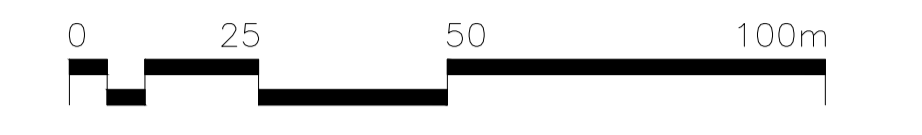
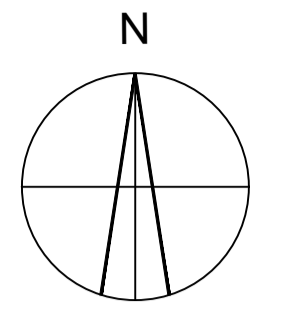
Encl. Illustrative site masterplan



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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
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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
1		
Unit	2,825	30,400
FF Offices	460	4,950
Subtotal	3,285	35,350
2		
Unit	2,380	25,610
FF Offices	339	3,640
Subtotal	2,719	29,250
3		
Unit	3,150	33,900
FF Offices	460	4,950
Subtotal	3,610	38,850
4		
Unit	2,661	28,640
FF Offices	355	3,820
Subtotal	3,016	32,460
5		
Unit	3,448	37,110
FF Offices	463	4,980
Subtotal	3,911	42,090
6		
Unit	4,123	44,370
FF Offices	567	6,100
Subtotal	4,690	50,470
7		
Unit	4,745	51,070
FF Offices	653	7,020
Subtotal	5,398	58,090
8		
Unit	5,817	62,610
FF Offices	482	5,180
Subtotal	6,299	67,790
9		
Unit	3,179	34,210
FF Offices	495	5,320
Subtotal	3,674	39,530
TOTAL	36,602	393,880
SITE AREA (APPROX.)		
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
 SEPTEMBER 2020
 SCALE
 1:1000 @ A1
 DRAWN
 GZ
 STATUS
 FEASIBILITY
 CHECKED
 AC
 DRAWING NUMBER
31485 / FE / 02

01 SITE LAYOUT PLAN
 02 1:1000

CONSERVATION AREA CHARACTER STATEMENT CONSULTATION – JANUARY 2021
LAND SOUTH OF SLEAPSHYDE LANE, SLEAPSHYDE
APPENDIX 1 – ANNOTATED PHOTOGRAPHS

