

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
C100	5/2019/0208	Land adj 4 Leasey Dell Drive, Wheathampstead	1		1						1											Site has outline permission only
C101	5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1		-2	1														
C102	5/2019/1279	Land Opposite Ayres End House, Ayres End Lane, Harpenden	1		1	1																
C103	5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1		1			1														
C104	5/2019/2641	Eight Acre, Mackerye End, Harpenden	1		1			1														
C105	5/2019/1032	81 Sopwell Lane, St Albans	1	-2	-1		-2	1														
C106	5/2019/1269	2a Warwick Road, St Albans	1		1		1															
C107	5/2019/1668	20 Queen Street, St Albans	1	-1	0		-1	1														
C109	5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1		1			1														
C110	5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1		1			1														
SS113	5/2017/0900	1 Ryall Close, Bricket Wood	1		1	1																
SS114	5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	1	-1	2															
SS115	5/2017/2447	74 West Riding, Bricket Wood	1		1	1																
SS116	5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	1	-1	2															



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SS117	5/2016/2122	10 Delcroft Way, Harpenden	1	-1	0	-1	1															
SS118	5/2017/0118	4 Hatching Green Close, Harpenden	1		1		1															
SS119	5/2017/1226	18 Manland Avenue, Harpenden	1	-1	0	-1	1															
SS120	5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1		-1	2														Full planning permission 5/2020/1035 granted on 04/09/2020
SS121	5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden	1		1		1															
SS122	5/2017/2986	33 Park Hill, Harpenden	2	-1	1	-1	2															
SS123	5/2019/1299 5/2017/3434	19 Tuffnells Way, Harpenden	1	-1	0		-1	1														
SS124	5/2017/3581	6 & 6a Grove Road, Harpenden	2	-1	1	-1	2															
SS125	5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1		1		1															
SS126	5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		1		1															
SS127	5/2018/0945	Land rear of Beaumont Court, Milton Road, Harpenden	3		3		3															
SS128	5/2018/1021	61 Aplins Close, Harpenden	1		1		1															
SS129	5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden	2		2		2															
SS130	5/2018/1431	16 Gilpin Green, Harpenden	1	-1	0	-1	1															
SS131	5/2018/2700	3 Crossway, Harpenden	2	-1	1	-1	2															



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SS132	5/2018/2773	3 Browning Road, Harpenden	3	-1	2	-1		3														
SS133	5/2018/3147	Land on the east side of 21 Grasmere Avenue, Harpenden	1		1			1														
SS134	5/2018/3239	22 Roundfield Avenue, Harpenden	1	-1	0	-1	1															
SS135	5/2018/2131	22 Spenser Road, Harpenden	2	-1	1	-1	2															
SS136	5/2018/2237	14 Browning Road, Harpenden	1	-1	0	-1	1															
SS137	5/2018/2326	45 West Common Way, Harpenden	1	-1	0	-1	1															
SS138	5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-1	0	-1	1															
SS139	5/2018/3367	7 Wood End Hill, Harpenden	1	-1	0	-1	1															
SS140	5/2019/0099	Land R/O The Skew Bridge PH, 59 Southdown Road, Harpenden	1		1		1															
SS141	5/2017/1821	46 Ringway Road, How Wood	2		2		2															
SS142	5/2018/1371	Land adj 103 How Wood, Park Street	1		1		1															
SS143	5/2017/2720	Land Adj 38 Morris Way, London Colney	1		1		1															Reserved matters permission 5/2020/1755 granted on 16/10/2020.
SS144	5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2		2						2											Site has outline permission only
SS145	5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4		4			4														



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SS146	5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3		3		3																
SS147	5/2018/1924	Land adj 33 Long Cutt, Redbourn	1		1		1																
SS148	5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	2		-2		4													Permission 5/2019/1990 supersedes permission 5/2016/2754	
SS149	5/2016/3107	Garage Site Adj 28 College Place, St Albans	2		2	2																	
SS150	5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	-1	1																
SS151	5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1		1	1																	
SS152	5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1		1		1																
SS153	5/2017/2513	35 Clarence Road, St Albans	1	-1	0	-1	1																
SS154	5/2017/2584	61 Cotlandswick, London Colney	1		1		1																
SS155	5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	0	-1	1																
SS156	5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1		1		1																
SS157	5/2018/0733	27 - 29 Lancaster Road, St Albans	2	-2	0	-2	2																
SS158	5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		2		2																
SS159	5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans	1		1		1																



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SS160	5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1		1															
SS161	5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		4		4															
SS162	5/2019/2941 5/2018/1569 5/2016/1656	Land adjacent to 264 Sandridge Road, St Albans	1		1			1														
SS163	5/2018/2036	382 Hatfield Road, St Albans	4	-1	3	-1		4														
SS164	5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1		1		1															
SS165	5/2018/2094	48 Marshals Drive, St Albans	1	-1	0	-1	1															
SS166	5/2018/2124	R/O 3 Sandridge Road, St Albans	1		1		1															
SS167	5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3			3														
SS168	5/2018/2440	3 Hamilton Road, St Albans	1		1		1															
SS169	5/2018/2604	Garages rear of 34-40 College Road, St Albans	2		2		2															
SS170	5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	0	-1	1															
SS171	5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1		1		1															
SS172	5/2018/3013	17 New House Park, St Albans	1	-1	0	-1	1															
SS173	5/2018/3055	1 Mile House Close, St Albans	1		1		1															
SS174	5/2018/3189	26a Marshalswick Lane, St Albans	1	-1	0	-1	1															
SS175	5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital	0	-1	-1		-1															



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		Road, Chiswell Green																				
SS176	5/2017/0031	Fairfolds, Woodcock Hill, Sandridge	2	-3	-1	-3	2															
SS177	5/2017/2208	80 Oaklands Lane, Smallford	2	-1	1	-1	2															
SS178	5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	2		2		2															
SS179	5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2		2		2															
SS180	5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1		1		1															
SS181	5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		1		1															
SS182	5/2018/0593	Impala Lodge, The Slype, Wheathampstead	1	-1	0	-1	1															
SS184	5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	3		-1		4													Permission 5/2020/0035 supersedes permission 5/2018/3102
SS185	5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3		3			3														
SS186	5/2019/0548	44 Lybury Lane, Redbourn	3	-1	2	-1		3														
SS187	5/2018/2734	182-186 Folly Lane, St Albans	3		3			3														
SS188	5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3		3			3														
SS189	5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2		2			2														



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SS190	5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	1		-1	2														
SS191	5/2019/0986	1 Station Terrace, Park Street	2		2			2														
SS192	5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	1						-1	2										Site has outline permission only
SS193	5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	0		-2	2														
SS194	5/2018/1945	Land South Of Minister Court, Frogmore	2		2						2											Site has outline permission only
SS195	5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0		-1	1														
SS196	5/2019/0093	12 The Warren, Harpenden	1	-1	0		-1	1														
SS197	5/2019/0094	2 Manland Avenue, Harpenden	1	-1	0		-1	1														
SS198	5/2019/0284	23 Long Buftlers, Harpenden	1	-1	0		-1	1														
SS199	5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	0		-1	1														
SS200	5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0		-1	1														
SS201	5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	0		-1	1														
SS202	5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0		-1	1														
SS203	5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	0		-1	1														
SS204	5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		1			1														
SS206	5/2019/2633	7 Tintern Close, Harpenden	1		1			1														



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SS207	5/2019/2653	Land rear of 45 Meadway, Harpenden	1		1			1														
SS208	5/2019/2731	22 The Close, Harpenden	1	-1	0		-1	1														
SS209	5/2019/2827	11 Oak Way, Harpenden	1	-1	0		-1	1														
SS210	5/2019/1287	Land R/O 24 Mayflower Road, Park Street	1		1			1														
SS211	5/2019/1428	Land Adjacent to 110a Park Street Lane, Park Street	1		1			1														
SS212	5/2019/2197	1 Hazel Road, Park Street	1	-1	0		-1	1														
SS213	5/2019/0638	Moy House, 174 High Street, London Colney	1	-1	0		-1	1														
SS214	5/2019/1281	172 High Street, London Colney	1		1			1														
SS215	5/2019/1687	14 Perham Way, London Colney	1		1			1														
SS216	5/2019/2946	12 Pipers Close, Redbourn	1		1			1														
SS217	5/2019/0362 5/2016/0934	Land Adj 3 Belmont Hill, St Albans	1		1			1														
SS218	5/2019/2297	37a Beaumont Avenue, St Albans	1	-1	0		-1	1														
SS219	5/2019/2401	110 Charmouth Road, St Albans	1		1			1														
SS220	5/2019/2488	1 Jersey Lane, St Albans	1		1			1														
SS221	5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1		1			1														
SS222	5/2019/2662	30 Faircross Way, St Albans	1	-1	0			-1	1													
SS223	5/2019/2677	43 Westfields, St Albans	1	-1	0			-1	1													
SS224	5/2019/2777	114 Ladies Grove, St Albans	2	-1	1			-1	2													
SS225	5/2019/1935	63 The Hill, Wheathampstead	1		1			1														



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SS226	5/2019/2339	Garages & Land Adj 25 Brewhouse Hill, Wheathampstead	1		1			1															
SS227	5/2019/2850	38 Saxon Road, Wheathampstead	1		1			1															
SS228	5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		1			1															
SS229	5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1		1			1															
SS230	5/2019/2235	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	0			-1	1														
SS231	5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	2		-2		4														
SS232	5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	4		4						4												Permission in Principle granted on 14/02/2020
SS234	5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1			-1	2														
SS235	5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2		2			2															
SS236	5/2019/3245	2 Carisbrooke Road, Chiswell Green	1		1			1															
SS237	5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1			1															
SS238	5/2019/0471	Rear of 46 Burnham Road, St Albans	1		1			1															
SS239	5/2019/0861	4 Pondwicks Close, St Albans	1	-1	0			-1	1														
SS240	5/2019/0894	25 Homewood Road, St Albans	1	-1	0			-1	1														



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SS241	5/2019/1801	4 Midway, St Albans	1	-1	0			-1	1														
SS242	5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	1	-1	0			-1	1														
SS243	5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	0			-1	1														
SS244	5/2019/3173	49 The Park, St Albans	1	-1	0			-1	1														
SS245	5/2020/0169	33 Chalkdell Fields, St Albans	1		1			1															
SS246	5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1		1	1																	
TBA52	5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	40		40						14	13	13									Outline permission (with some reserved matters) granted on 12/05/2020.	
TBA175	5/2019/2921	32 White Horse Lane, London Colney	5	-1	4		-1		5													Full planning permission granted on 11/09/2020.	
TBA210	5/2020/0436	Land to rear of Beaumont Court, Milton Road, Harpenden	7		7				7													Full planning permission granted on 05/06/2020.	
TBA212	5/2020/0558	Searches Yard, Searches Farm, Searches Lane, Bedmond	5		5				5													Full planning permission granted on 14/08/2020.	
Permissions (Estimated to be Completed) Totals			1,486	-146	1,340	125	204	373	304	174	112	35	13	0	0	0	0	0	0	0	0		
Number of dwellings to discount from totals row above. 5% discount on un-started permissions (small sites 1 to 4 dwellings)						-1	-4	-5	-2	0	0	0	0	0	0	0	0	0	0	0	0		
Total with 5% discount on un-started permissions (small sites 1 to 4 dwellings)						124	200	368	302	174	112	35	13	0	0	0	0	0	0	0	0	0	



Non-Conventional Permissions (Estimated to be Completed)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross) (C3 Dwellings Equivalent)	Estimated Loss (C3 Dwellings Equivalent)	Current Net Dwelling Completions (C3 Dwellings Equivalent)	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA198	5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge	8	-1	-1	0	8																Conversion ratio of 1.8 applied to 14 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 8 dwellings ($14 / 1.8 = 8$ [nearest whole number]).
TBA197	5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	0	0	-3	23	23														Conversion ratio of 1.8 applied to 83 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings ($83 / 1.8 = 46$ [nearest whole number]). Permission allowed on appeal.
TBA162	5/2017/2114	1 Sandridge Road, St Albans	25	-13	0	0		-13		13	12												Permission 5/2017/2114 allowed on appeal. Conversion ratio of 1.8 applied to 45 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 25 dwellings ($45 / 1.8 = 25$)
SS96	5/2016/2021	Grace Muriel House, Tavistock Avenue, St Albans	4		0	0	4																Conversion ratio of 1.8 applied to 8 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 4 dwellings ($8 / 1.8 = 4$ [nearest whole number]).
SS183	5/2017/2511	Forest House Adolescent Unit, Forest Lane, Kingsley Green	3		0	0		3															Conversion ratio of 1.8 applied to 6 C2 Use Class bedrooms (Housing Delivery Test



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		Harper Lane, Shenley																					Measurement Rule Book). C3 dwellings equivalent = 3 dwellings (6 / 1.8 = 3 [nearest whole number]).
C5	5/2017/0383	38 Peters Avenue, London Colney	1	-1	0	0	-1	1															Proposed 3 C4 Use Class Houses in Multiple Occupation Bedrooms equivalent to 1 C3 dwelling
C108	5/2019/3080	227 & 227a Hatfield Road, St Albans	1		0	0			1														Proposed 4 C4 Use Class Houses in Multiple Occupation Bedrooms equivalent to 1 C3 dwelling
RG11	5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	33		0	0		9	8	8	8												Conversion ratio of 2.5 applied to additional 82 C1 Use Class student accommodation bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 33 dwellings (82 / 2.5 = 33 [nearest whole number]).
Non-Conventional Permissions Totals			122	-19	-1	0	8	0	32	44	20	0	0	0	0	0	0	0	0	0	0	0	
Number of dwellings to discount from total, 5% discount on un-started permissions (small sites 1 to 4 dwellings)						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total with 5% discount on un-started permissions (small sites 1 to 4 dwellings)						0	8	0	32	44	20	0	0	0	0	0	0	0	0	0	0	0	



Allocations

Site Reference Number	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
RS46	Jewson Depot, Cape Road, St Albans	20		20						10	10										Allocated for housing in District Local Plan Review 1994, as supported by Saved Policy 4 (Site Reference RS.46).
8D	222 London Road, St Albans	22		22						11	11										Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 in District Local Plan Review 1994 (Site Reference 8D).
HA1	Harpenden Memorial Hospital, Harpenden	34		34						12	11	11									Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA1 for minimum of 34 dwellings. Retention of healthcare use on remainder of site in accordance with Policy SI8.
HA4	Jewsons, Grove Road, Harpenden	14		14						7	7										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA4 for minimum of 14 dwellings.
HA6	Land at 63 High Street, Harpenden	5		5						5											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA6 for minimum of 5 dwellings.
HA7	Victoria, Alexandra, Littleport and Collingham House, Marlborough Park, Southdown Road, Harpenden	5		5						5											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings. Requirement to re-provide the same amount of employment floor space as currently provided on site.
HA8	Land and Garages at Longfield Road, Harpenden	4		4						4											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA8 for minimum of 4 dwellings.
Allocations Totals		104	0	104	0	0	0	0	0	54	39	11	0	0	0	0	0	0	0	0	



Appendix 2

Historic Tables

Historic Table 1 includes a historic list of employment floor space gains and losses recorded through monitoring since 2004/05 for the whole District. Overall there has been a net loss of 130,934 square metres of employment floor space in the District during the period from 2004/05 to 2019/20.

Figures are for floor space gains / losses in square metres (gross internal).

Historic Table 1: SACD Floor Space Gains and Losses for Employment (B Use Classes), 2004/05 – 2019/20

Year	Floor Space	Employment Use Class Floor Space (m ²)							Total
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	
2004/05	Gain	9,359	0	3,492	24	0	0	540	13,415
	Loss	138	0	1,620	0	2,099	15,951	1,445	21,253
	Net	9,221	0	1,872	24	-2,099	-15,951	-905	-7,838
2005/06	Gain	17,253	0	8,104	0	0	0	0	25,357
	Loss	70	0	1,384	7,911	525	221	4,484	14,595
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	10,762
2006/07	Gain	0	250	5,501	1,640	0	0	6,224	13,615
	Loss	4,146	1,540	1,989	17,158	0	5,226	350	30,409
	Net	-4,146	-1,290	3,512	-15,518	0	-5,226	5,874	-16,794
2007/08	Gain	0	585	0	1,361	0	147	0	2,093
	Loss	0	1,139	106	0	0	0	3,439	4,684
	Net	0	-554	-106	1,361	0	147	-3,439	-2,591
2008/09	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009/10	Gain	0	0	1,029	0	0	480	6,564	8,073
	Loss	0	132	8,970	0	97	480	1,990	11,669
	Net	0	-132	-7,941	0	-97	0	4,574	-3,596
2010/11	Gain	0	0	335	168	0	741	0	1,244
	Loss	544	811	2,124	0	579	2,968	412	7,438
	Net	-544	-811	-1,789	168	-579	-2,227	-412	-6,194
2011/12	Gain	0	0	708	0	0	198	307	1,213
	Loss	0	190	2,161	0	46	860	36	3,293
	Net	0	-190	-1,453	0	-46	-662	271	-2,080



Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
2012/13	Gain	0	0	420	977	651	590	43	2,681
	Loss	0	0	6,697	1,153	1,342	758	1,648	11,598
	Net	0	0	-6,277	-176	-691	-168	-1,605	-8,917
2013/14	Gain	0	0	232	330	118	0	1,162	1,842
	Loss	0	0	3,581	0	0	7,500	1,070	12,151
	Net	0	0	-3,349	330	118	-7,500	92	-10,309
2014/15	Gain	0	1,019	1,661	2,720	2,061	2,342	4,119	13,922
	Loss	0	0	14,284	466	3,078	1,765	4,944	24,537
	Net	0	1,019	-12,623	2,254	-1,017	577	-825	-10,615
2015/16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	17	3,988	0	415	1,800	534	6,754
	Net	0	-17	-3,988	0	-415	-1,800	1,336	-4,884
2016/17	Gain	0	0	539	163	58	0	1,092	1,852
	Loss	0	2,074	16,349	3,489	219	2,757	5,655	30,543
	Net	0	-2,074	-15,810	-3,326	-161	-2,757	-4,563	-28,691
2017/18	Gain	0	1,430	3,616	0	680	2,920	4,245	12,891
	Loss	0	1,710	4,119	4,812	4,040	8,462	3,620	26,763
	Net	0	-280	-503	-4,812	-3,360	-5,542	625	-13,872
2018/19	Gain	0	0	90	0	546	949	821	2,406
	Loss	0	726	9,512	0	38	1,732	877	12,885
	Net	0	-726	-9,422	0	508	-783	-56	-10,479
2019/20	Gain	0	9	740	0	133	0	0	882
	Loss	0	154	300	0	344	0	202	1,000
	Net	0	-145	440	0	-211	0	-202	-118
Total 2004/05 to 2019/20	Gain	34,556	3,293	27,689	9,033	4,841	8,367	27,285	115,064
	Loss	15,066	8,579	78,761	35,351	13,828	55,228	39,185	245,998
	Net	19,490	-5,286	-51,072	-26,318	-8,987	-46,861	-11,900	-130,934

N.B. B0 is used where mixed B1, B2 and B8 uses are proposed but no floor space split has been allocated.

Sources: SADC and Hertfordshire County Council



Historic Table 2 includes a historic list of floor space gains and losses recorded through monitoring since 2004/05 for employment/regeneration areas designated in the District Local Plan Review 1994. Overall, there has been a net loss of 12,365 square metres of employment floor space recorded in employment areas during the period from 2004/05 to 2019/20.

Figures are for floor space gains / losses in square metres (gross internal).

Historic Table 2: Floor Space Gains and Losses for Employment (B Use Classes) in Employment/Regeneration Areas Designated in the District Local Plan Review 1994 (2004/05 – 2019/20)

Year	Floor Space	Employment Use Class Floor Space (m ²)							Total
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	
Total 2004/05 to 2009/10	Gain	34,556	835	13,782	3,035	594	0	6,635	59,437
	Loss	10,238	86	1,577	362	1,909	20,822	12,290	47,284
	Net	24,318	749	12,205	2,673	-1,315	-20,822	-5,655	12,153
Total 2010/11 to 2014/15	Gain	0	0	555	1,081	2,074	1,094	2,222	7,026
	Loss	0	286	4,176	1,346	4,175	1,470	5,791	17,244
	Net	0	-286	-3,621	-265	-2,101	-376	-3,569	-10,218
2015/16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	0	0	0	0	0	1,843	1,843
	Net	0	0	0	0	0	0	27	27
2016/17	Gain	0	0	0	0	58	58	0	116
	Loss	0	2,074	1,811	3,489	219	1,722	5,109	14,424
	Net	0	-2,074	-1,811	-3,489	-161	-1,664	-5,109	-14,308
2017/18	Gain	0	1,430	2,089	0	0	2,920	3,987	10,426
	Loss	0	1,710	1,106	0	776	2,380	3,416	9,388
	Net	0	-280	983	0	-776	540	571	1,038
2018/19	Gain	0	0	0	0	546	502	0	1,048
	Loss	0	682	284	0	0	681	404	2,051
	Net	0	-682	-284	0	546	-179	-404	-1,003
2019/20	Gain	0	0	0	0	0	0	0	0
	Loss	0	54	0	0	0	0	0	54
	Net	0	-54	0	0	0	0	0	-54
Total 2004/05 to 2019/20	Gain	34,556	2,265	16,426	4,116	3,272	4,574	14,714	79,923
	Loss	10,238	4,892	8,954	5,197	7,079	27,075	28,853	92,288
	Net	24,318	-2,627	7,472	-1,081	-3,807	-22,501	-14,139	-12,365

N.B. B0 is used where mixed B1, B2 & B8 uses are proposed but no floor space split has been allocated.

Sources: SADC and Hertfordshire County Council



Historic Table 3: SACD Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2019/20)

Monitoring Year	Dwelling Completions (Gross)			Percent Previously Developed Land (%)
	Previously Developed Land	Greenfield	Total	
2001/02	371	21	392	95
2002/03	295	54	349	85
2003/04	267	25	292	91
2004/05	612	34	646	95
2005/06	368	11	379	97
2006/07	437	3	440	99
2007/08	317	22	339	94
2008/09	457	9	466	98
2009/10	327	3	330	99
2010/11	433	61	494	88
2011/12	413	55	468	88
2012/13	217	183	400	54
2013/14	342	162	504	68
2014/15	321	77	398	81
2015/16	408	49	457	89
2016/17	358	46	404	89
2017/18	456	37	493	92
2018/19	677	62	739	92
2019/20	395	78	473	84
Total (% PDL Average)	7,471	992	8,463	88

N.B. Previously Developed Land / Greenfield status of 1 additional dwelling (gross) not known for 2018/19. Previously Developed Land / Greenfield status of 2 additional dwellings (gross) for 2019/20 not known. Total (gross dwelling completions) for 2018/19 period is 739 dwellings; total (gross dwelling completions) for 2019/20 period is 475 dwellings.

Sources: SADC and Hertfordshire County Council



Historic Table 4: Affordable Housing Completions C3 Use Class (Net) Through District Local Plan Review 1994 Policies (1994/95 – 2019/20)

Monitoring Year	Dwelling Completions (Net)				Percent Affordable (%)
	Annual Total	Affordable Housing			
		Policy 7A/8	Other Policy	Total	
1994/95	418	26	70	96	23
1995/96	474	125	45	170	36
1996/97	238	8	49	57	24
1997/98	415	35	-41	-6	-1
1998/99	529	58	66	124	23
1999/00	600	32	-7	25	4
2000/01	415	4	26	30	7
2001/02	356	44	20	64	18
2002/03	301	26	19	45	15
2003/04	248	0	7	7	3
2004/05	601	206	37	243	40
2005/06	329	18	10	28	9
2006/07	377	0	10	10	3
2007/08	293	17	19	36	12
2008/09	398	85	7	92	23
2009/10	272	119	10	129	47
2010/11	382	102	13	115	30
2011/12	380	12	8	20	5
2012/13	320	75	30	105	33
2013/14	375	27	-69	-42	-11
2014/15	313	8	62	70	22
2015/16	396	83	14	97	24
2016/17	340	38	21	59	17
2017/18	385	95	11	106	28
2018/19	624	71	11	82	13
2019/20	437	24	7	31	7
Total	10,216	1,338	455	1,793	18
Average Dwellings per Annum (1994/95 to 2019/20)	393	51	18	69	18

Sources: SADC and Hertfordshire County Council



Appendix 3

Employment Land Availability

Table 51: Employment Land Availability by Type – Use Class B1 Business (1 April 2020)

Planning Application Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2005/2228	Plot 23 Porters Wood, St Albans	Demolition of auction centre & erection of industrial units	1,169	0.186
5/2015/3477	Butlers Yard, Drovers Way, St Albans	COU of Ground Floor For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35	0.007
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	33	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39	0.000



Planning Application Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	83	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	61	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	78	0.000
5/2017/2360	Hertfordshire House, Civic Close, St Albans	COU of part of the basement and ground floor to a flexible commercial use (A1/A2/A3/B1/D1), replacement of the roof top plant room to create two residential units and alterations to the exterior of the building including infill at ground floor and associated landscaping	87	0.000
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	150	0.000
5/2018/0403	New Mill, Lamer Lane, Wheathampstead	Prior Approval - COU of building from an agricultural building to a flexible use relating to A1 and B1	54	0.000



Planning Application Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	V/O Variation of Condition 3 (samples of materials), 4 (sample panels), 5 (new windows and doors), 7 (hard and soft landscaping), 13 (landscape management plan), 21 (drainage scheme), 26 (highways management plan), 28 (travel plan implementation), 29 (levels)	350	0.000
5/2019/1783	Lybury Lane, Redbourn	New building for vehicle storage	77	0.000
5/2019/2040	2 Victoria Square, Victoria Street, St Albans	Certificate of Lawfulness (proposed) - Application for the proposed use as office (Use Class B1)	45	0.000
B1 Business Total			2,300	0.193



Table 52: Employment Land Availability by Type – Use Class B1(a) Offices (1 April 2020)

Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to openings and erection of raised car park deck above existing car park to the rear of Oak Court	764	0.198
5/2015/3477	Butlers Yard, Drovers Way, St Albans	COU of Ground Floor For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35	0.007
5/2016/1245	Sandridgebury Farm, Sandridgebury Lane, St Albans	Prior Approval - Change of use of agricultural barn to Class B1(a)(office) and Class D2 (assembly and leisure)	58	0.020
5/2016/3029	119 Hatfield Road, St Albans	Partial demolition and extension of existing structure to create part single part two storey building to use as Class A2 / B1(a)	24	0.002
5/2017/2388	Unit 5a, Brick Knoll Park, St Albans	Creation of new office accommodation incorporating front and side extension with raising and alterations to the roof to create new first and second floors, alterations to materials and openings of elevations	356	0.320
5/2017/3067	Faulknors End Farm, Roundwood Lane, Harpenden	Conversion of victorian barn into Class B1 office units and home gym at ground floor and one, two bedroom residential unit at ground and first floor with alterations to openings and insertion of roof light. New Class D2 stable block and farm office following demolition of two existing buildings with associated parking and landscaping	200	0.000



Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2017/3185	60 Victoria Street, St Albans	Extensions to provide eight residential units comprising six studio flats, one, one bedroom flat and one, two bedroom flat; second floor side extension to existing office building to provide additional office space; associated parking and landscaping	34	0.000
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Retention of northern elevation to the Old Electricity Works building and adjoining facade of the warehouse building and demolition of all other existing buildings and construction of new buildings between two and six storeys in height to provide 107 flats (64 x 1 bed, 31 x 2 bed, 12 x 3 bed), 499sqm of office floor space and associated parking, landscaping and access works – Additional Information: Affordable Housing and Surface Water Drainage and Amended Info: Plans and Planning Statement	499	0.000
5/2018/0115	14 Alban Park, Hatfield Road, St Albans	Two storey rear extension	52	0.003
5/2018/0949	152 London Road, St Albans	COU B2 to mixed use (A1, A2 and B1 (a)) and residential usage. Conversion of existing including loft space to create four, two bedroom and two, one bedroom flats. Alterations to openings, dormer windows, replacement shop front, cycle storage area, new bin store and ancillary development	20	0.000
5/2018/0949	152 London Road, St Albans	COU B2 to mixed use (A1, A2 and B1 (a)) and residential usage. Conversion of existing including loft space to create four, two bedroom and two, one bedroom flats. Alterations to openings, dormer	19	0.000



Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
		windows, replacement shop front, cycle storage area, new bin store and ancillary development		
5/2018/1115	Units 34-37 and Land forming part of London Road service entrance, The Maltings, St Albans	Raising of roof with roof plant area and rear extension to create five floors of new office space incorporating associated change of use of first floor of retail units to office and creation of new second floor; remodelling of ground floor of four retail units; alterations to materials and openings of elevations; public realm alterations to London Road entrance (resubmission following withdrawal of 5/2017/1576)	3,047	0.000
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	1,079	0.000
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	348	0.000
5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	Part COU of ground and first floors to B1 and subdivision of the second floor residential unit into three, one bedroom flats	900	0.770
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	V/O Variation of Condition 3 (samples of materials), 4 (sample panels), 5 (new windows and doors), 7 (hard and soft landscaping), 13 (landscape management plan), 21 (drainage scheme), 26 (highways management plan), 28 (travel plan implementation), 29 (levels).	2,697	0.000
5/2018/2272	Suite G1, Unit 1, Verulam Industrial Estate, London Road, St Albans	Partial COU of Suite G1 from D1 to B1	46	0.005



Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2018/3389	Noke Lane Business Centre, Noke Lane, St Albans	Side extension to commercial building with mezzanine floor	313	0.000
B1(a) Offices Total			10,491	1.325

Table 53: Employment Land Availability by Type – Use Class B1(b) Research & Development (1 April 2020)

Planning Application Reference Number	Site Address	Description	B1(b) Research & Development Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/2495	Building Research Establishment, Bucknalls Lane, Garston	Construction of a replacement building for research and development purposes and creation of additional car parking following demolition of seven existing buildings	555	0.055
5/2019/0118	Building 4, Building Research Establishment, Bucknalls Lane, Garston	Variation of Condition 2 (approved plans) to incorporate changes to the GIA area and volume, facade, openings, staircase of planning permission 5/2018/2117 dated 29/10/2018 for Demolition of existing building and construction of replacement (Class B1)(b) research and development building	3,143	0.000
Total B1(b) Research & Development			3,698	0.055



Table 54: Employment Land Availability by Type – Use Class B1(c) Light Industry (1 April 2020)

Planning Application Reference Number	Site Address	Description	B1(c) Light Industry Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2018/1867	York House, Guildford Road, St Albans	Demolition of existing building and construction of three storey block comprising one commercial unit at ground floor level and eight, one bedroom flats at first and second floor levels, associated landscaping, parking and new crossovers	165	0.000
5/2019/1395	Land at Flowers Farm, Hemel Hempstead Road, Redbourn	Replacement storage and maintenance building with additional parking	212	0.000
Total B1(c) Light Industry			377	0.000

Table 55: Employment Land Availability by Type – Use Class B2 General Industry (1 April 2020)

Planning Application Reference Number	Site Address	Description	B2 General Industry Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2015/0414	Harper Lane Rail & Recycling Depot, Harper Lane, Radlett	Application for permission to erect and use an additional six units including; Welfare unit for HGV drivers, miscellaneous storage, storage of recycled asphalt plannings (RAP), asphalt collect/ trade office, asphalt control room and weighbridge office configuration	265	0.300
5/2016/3131	1 High Street, Redbourn	Single storey side extension	43	0.004



Planning Application Reference Number	Site Address	Description	B2 General Industry Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2017/2628	Vehicle Storage Compound, Shenley Lane, London Colney	Construction of new pre-delivery inspection centre building following demolition of existing buildings	998	0.000
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	580	0.000
5/2019/2483	109 Ashley Road, St Albans	Single storey detached staff leisure and cafeteria building with covered link	137	0.000
Total B2 General Industry			2,023	0.304

Table 56: Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2020)

Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	86,467	0.000



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	55,047	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	22,163	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	11,030	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	104,834	0.000



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	32,180	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	19,250	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	332	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	362	0.000



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)	Use Class Site Area (Hectares)
5/2017/2363	Faulknors End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	260	0.000
5/2017/2363	Faulknors End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	110	0.000
5/2018/0157	Harpenden Sports Centre, Rothamsted Park, Leyton Road, Harpenden, AL5 2HU	Extension and alterations to existing swimming pool building to provide new learner pool, additional sports, fitness and associated facilities. Extension, alterations and change of use of existing sports centre to cultural centre, replacement depot build	185	0.000
5/2018/3159	227b, Hatfield Road, St Albans, AL1 4TB	Single storey side and rear extension and alterations to openings	81	0.000
5/2019/0360	6a Handley Page Way, Colney Street, Old Parkbury Lane, St Albans, AL2 2DQ	Creation of mezzanine at first floor to provide additional office space and insertion of windows into first floor side elevation	207	0.000
Total B8 Storage and Distribution			332,508	0.000
Total B8 Storage and Distribution (Excluding Strategic Rail Freight Interchange)			843	0.000



Table 57: Employment Land Availability by Type – Employment Use Classes B1, B1(a), B1(b), B1(c), B2 and B8 (1 April 2020)

Use Class	Description	Total Outstanding Floor Space (m²)	Total Use Class Site Area (Hectares)
B1	Business	2,300	0.193
B1(a)	Offices	10,491	1.325
B1(b)	Research and Development	3,698	0.055
B1(c)	Light Industry	377	0
B2	General Industry	2,023	0.304
B8	Storage and Distribution	332,508	0
All Use Classes Permitted Total		351,397	1.877
All Use Classes Permitted and Allocated in Draft Local Plan Total (Excluding Strategic Rail Freight Interchange)		19,732	1.877



Appendix 4

List of small residential sites with permission (at 1 April 2020)

A list of current small sites with permission will be updated annually and published as part of the Authority's Monitoring Report.

Paragraph 68 of the NPPF ⁸ 2019 sets out a definition of small and medium sized sites:

68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare ...

With reference to NPPF 2019 Paragraph 68 above, a list of small residential sites of one hectare or less with permission at 1 April 2020 is included in the table below. They are all currently granted permission for residential use.

Table 58: List of small residential sites with permission at 1 April 2020

Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/0248	37a Beaumont Avenue, St Albans	1	1	0	0.080
5/2020/0238	83 & 85 Kings Road, London Colney	4	2	2	0.060
5/2020/0213	30 Sandpit Lane, St Albans	1	1	0	0.130
5/2020/0193	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4	0	4	0.020
5/2020/0169	33 Chalkdell Fields, St Albans	1	0	1	0.170
5/2020/0035	1a Netherway, St Albans	4	1	3	0.120
5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1	0	1	0.010
5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2	0	2	0.050
5/2019/3245	2 Carisbrooke Road, Chiswell Green	1	0	1	0.060
5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1	0	1	0.060
5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	4	0	4	0.120
5/2019/3173	49 The Park, St Albans	1	1	0	0.240
5/2019/3144	Former South Holme, Redbourn Lane, Hatching Green	2	0	2	0.220
5/2019/3138	99a Hatfield Road, St Albans	2	0	2	0.020
5/2019/3114	52 Bucknalls Drive, Bricket Wood	1	0	1	0.060
5/2019/3100	25 Abbey Avenue, St Albans	2	1	1	0.110



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1	0	1	0.060
5/2019/3080	227 & 227a Hatfield Road, St Albans	1	0	1	0.010
5/2019/3064	117 Hatfield Road, St Albans	3	0	3	0.061
5/2019/3061	52 Victoria Street, St Albans	5	0	5	0.060
5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1	0	1	0.300
5/2019/3008	Land rear of 238a London Road, St Albans	6	0	6	0.040
5/2019/2946	12 Pipers Close, Redbourn	1	0	1	0.010
5/2019/2941	Land adjacent to 264 Sandridge Road, St Albans	1	0	1	0.070
5/2019/2850	38 Saxon Road, Wheathampstead	1	0	1	0.030
5/2019/2833	54 Marshalswick Lane St, Albans	1	1	0	0.180
5/2019/2827	11 Oak Way, Harpenden	1	1	0	0.210
5/2019/2777	114 Ladies Grove, St Albans	2	1	1	0.050
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1	0	1	0.003
5/2019/2768	82 Crabtree Lane, Harpenden	2	1	1	0.110
5/2019/2749	71 Townsend Lane, Harpenden	2	1	1	0.140
5/2019/2748	223 Hatfield Road, St Albans	6	0	6	0.030
5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	5	2	3	0.150
5/2019/2731	22 The Close, Harpenden	1	1	0	0.030
5/2019/2677	43 Westfields, St Albans	1	1	0	0.050
5/2019/2662	30 Faircross Way, St Albans	1	1	0	0.130
5/2019/2653	Land rear of 45 Meadway, Harpenden	1	0	1	0.020
5/2019/2641	Eight Acre, Mackerye End, Harpenden	1	0	1	0.180
5/2019/2633	7 Tintern Close, Harpenden	1	0	1	0.080
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1	0	1	0.200
5/2019/2557	Plot 1, South Holme, Redbourn Lane, Hatching Green, Harpenden	1	0	1	0.180
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1	0	1	0.160
5/2019/2525	First Floor And Second Floor, The Mansion, 1 St Peters Street, St Albans	6	0	6	0.040
5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1	0	1	0.010
5/2019/2488	1 Jersey Lane, St Albans	1	0	1	0.020
5/2019/2433	38 Tassell Hall, Redbourn	1	0	1	0.070
5/2019/2401	110 Charmouth Road, St Albans	1	0	1	0.030
5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	1	0	0.140



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/2372	3 Waxhouse Gate, High Street, St Albans	1	0	1	0.050
5/2019/2365	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	2	8	0.380
5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1	0	1	0.013
5/2019/2339	Garages & Land Adj 25 Brewhouse Hill, Wheathampstead	1	0	1	0.020
5/2019/2297	37a Beaumont Avenue, St Albans	1	1	0	0.080
5/2019/2295	23 Sandridge Road, St Albans	1	0	1	0.040
5/2019/2258	The Wood Store, Norrington End Redding Lane, Redbourn	1	0	1	0.006
5/2019/2235	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	1	0	0.130
5/2019/2197	1 Hazel Road, Park Street	1	1	0	0.090
5/2019/2168	50 Roundwood Park, Harpenden	1	1	0	0.060
5/2019/2106	7 and Land to Rear of 5 & 5a Ox Lane, Harpenden	5	0	5	0.190
5/2019/2076	21 The Pleasance, Harpenden	2	1	1	0.070
5/2019/2006	17 Maxwell Road, St Albans	1	0	1	0.016
5/2019/1990	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	2	2	0.170
5/2019/1939	The Fruit Store, Gorhambury, St Albans	1	0	1	0.009
5/2019/1935	63 The Hill, Wheathampstead, AL4 8PR	1	0	1	0.050
5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1	0	1	0.300
5/2019/1863	30 Sandpit Lane, St Albans	1	1	0	0.140
5/2019/1845	Former Westfield Allotment Site, Beeching Close, Harpenden	24	0	24	0.560
5/2019/1801	4 Midway, St Albans	1	1	0	0.080
5/2019/1704	Building 1, Lamer Park Farm, Lamer Lane, Wheathampstead	1	0	1	0.030
5/2019/1701	29-31 Beech Road, St Albans	5	2	3	0.050
5/2019/1687	14 Perham Way, London Colney	1	0	1	0.060
5/2019/1676	21 Nomansland, Wheathampstead	1	1	0	0.540
5/2019/1668	20 Queen Street, St Albans	1	1	0	0.010
5/2019/1649	Workshop r/o 133 Hatfield Road, St Albans	2	0	2	0.006
5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1	0	1	0.750
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	1	2	0.010
5/2019/1548	Barn To North Of Manor Road, Wheathampstead	1	0	1	0.050
5/2019/1526	52 Bucknalls Drive, Bricket Wood	1	1	0	0.060



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/1428	Land Adjacent to 110a Park Street Lane, Park Street	1	0	1	0.050
5/2019/1426	Lady Bray Farm, Kennel Lane, Kinsbourne Green	3	0	3	0.160
5/2019/1299	19 Tuffnells Way, Harpenden	1	1	0	0.130
5/2019/1298	21 Cunningham Hill Road, St Albans	1	1	0	0.240
5/2019/1287	Land R/O 24 Mayflower Road, Park Street	1	0	1	0.040
5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11	0	11	0.237
5/2019/1281	172 High Street, London Colney	1	0	1	0.010
5/2019/1279	Land Opposite Ayres End House, Ayres End Lane, Harpenden	1	0	1	0.540
5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7	0	7	0.280
5/2019/1269	2a Warwick Road, St Albans	1	0	1	0.010
5/2019/1251	10 Tuffnells Way, Harpenden	1	1	0	0.150
5/2019/1211	3 Waxhouse Gate, High Street, St Albans	1	0	1	0.008
5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3	0	3	0.290
5/2019/1181	67 Leycroft Way, Harpenden	1	1	0	0.076
5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	2	-1	0.440
5/2019/1137	12 Netherfield Road, Harpenden	1	0	1	0.100
5/2019/1062	98 Harper Lane, Shenley	9	1	8	0.630
5/2019/1047	Land R/O 38 & 40 Tassell Hall, Redbourn	2	0	2	0.086
5/2019/1032	81 Sopwell Lane, St Albans	1	2	-1	0.027
5/2019/0986	1 Station Terrace, Park Street	2	0	2	0.030
5/2019/0971	2 Upper Lattimore Road, St Albans	3	1	2	0.040
5/2019/0936	Land rear of 53 and 55 How Wood, How Wood	1	0	1	0.030
5/2019/0894	25 Homewood Road, St Albans	1	1	0	0.090
5/2019/0887	43 Park Avenue North, Harpenden	1	1	0	0.120
5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	1	1	0.090
5/2019/0866	17, Highfield Road, Sandridge	1	1	0	0.120
5/2019/0861	4 Pondwicks Close, St Albans	1	1	0	0.130
5/2019/0823	51 Midway, St Albans	1	1	0	0.070
5/2019/0818	22 Sibley Avenue, Harpenden	1	1	0	0.060
5/2019/0805	21 The Deerings, Harpenden	1	1	0	0.109
5/2019/0767	24-26 Holywell Hill, St Albans	3	0	3	0.010
5/2019/0733	Station House, 2-6 Station Approach & 11-12 Harding Parade, Harpenden	9	0	9	0.050



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	5	0.740
5/2019/0717	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	1	3	0.020
5/2019/0638	Moy House, 174 High Street, London Colney	1	1	0	0.040
5/2019/0548	44 Lybury Lane, Redbourn	3	1	2	0.100
5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2	0	2	0.100
5/2019/0475	2 Harvey Road, London Colney	2	1	1	0.030
5/2019/0471	Rear of 46 Burnham Road, St Albans	1	0	1	0.020
5/2019/0440	23 Mount Pleasant, St Albans	1	1	0	0.020
5/2019/0422	12 Wheatfield Road, Harpenden	1	1	0	0.140
5/2019/0392	38 Marshalswick Lane, St Albans	1	1	0	0.090
5/2019/0362	Land Adj 3 Belmont Hill, St Albans	1	0	1	0.040
5/2019/0284	23 Long Butlers, Harpenden	1	1	0	0.040
5/2019/0249	227 Hatfield Road, St Albans	2	0	2	0.000
5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore	3	0	3	0.140
5/2019/0208	Land adj 4 Leasey Dell Drive, Wheathampstead	1	0	1	0.030
5/2019/0195	26 & 26a, Station Road, Harpenden	2	1	1	0.040
5/2019/0174	Barn at Shafford Farm, Redbourn Road, St Albans	1	0	1	0.200
5/2019/0165	111-113 St Peters Street, St Albans	1	0	1	0.010
5/2019/0107	Martins Court, Swallow Lane, St Albans	1	0	1	0.001
5/2019/0099	Land R/O The Skew Bridge PH, 59 Southdown Road, Harpenden	1	0	1	0.035
5/2019/0094	2 Manland Avenue, Harpenden	1	1	0	0.090
5/2019/0093	12 The Warren, Harpenden	1	1	0	0.134
5/2019/0045	1 Greyfriars Lane, Harpenden	1	1	0	0.100
5/2019/0034	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	1	0	1	0.080
5/2018/3377	9 Hatching Green Close, Harpenden	1	0	1	0.160
5/2018/3376	35 Orchard Drive, Park Street	2	1	1	0.050
5/2018/3367	7 Wood End Hill, Harpenden	1	1	0	0.070
5/2018/3346	3 The Warren, Harpenden	1	1	0	0.140
5/2018/3306	South Holme, Redbourn Lane, Hatching Green, Harpenden	3	1	2	0.390
5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	1	0	0.090
5/2018/3239	22 Roundfield Avenue, Harpenden	1	1	0	0.040
5/2018/3189	26a Marshalswick Lane, St Albans, AL1 4XG	1	1	0	0.050



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2018/3151	Bramble Cottage, Kennel Lane, Kinsbourne Green, Harpenden	1	1	0	0.100
5/2018/3147	Land on the east side of 21 Grasmere Avenue, Harpenden	1	0	1	0.090
5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	18	24	-6	0.250
5/2018/3058	23 Sandridge Road, St Albans	1	0	1	0.030
5/2018/3055	1 Mile House Close, St Albans	1	0	1	0.050
5/2018/3013	17 New House Park, St Albans	1	1	0	0.100
5/2018/2968	25 Park Avenue North, Harpenden	1	1	0	0.165
5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1	0	1	0.020
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	1	0	0.180
5/2018/2773	3 Browning Road, Harpenden	3	1	2	0.080
5/2018/2751	41 Bloomfield Road, Harpenden	2	1	1	0.080
5/2018/2734	182-186 Folly Lane, St Albans	3	3	0	0.050
5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10	0	10	0.200
5/2018/2700	3 Crossway, Harpenden	2	1	1	0.050
5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5	0	5	0.080
5/2018/2632	49 Dunstable Road, Redbourn	1	1	0	0.040
5/2018/2611	Stakers Court, Milton Road, Harpenden	8	0	8	0.470
5/2018/2604	Garages rear of 34-40, College Road, St Albans	2	0	2	0.055
5/2018/2525	Ziggurat House, 25 Grosvenor Road, St Albans	5	0	5	0.200
5/2018/2488	40 Marshals Drive, St Albans	1	1	0	0.110
5/2018/2487	41 Hatfield Road, St Albans	1	0	1	0.010
5/2018/2485	Adj 26 Gladeside, St Albans	1	0	1	0.030
5/2018/2440	3 Hamilton Road, St Albans	1	0	1	0.070
5/2018/2393	25 Vaughan Road, Harpenden	5	0	5	0.080
5/2018/2391	25 Verulam Road, St Albans	1	0	1	0.004
5/2018/2356	R/O 10 Jordans Way, Bricket Wood	1	0	1	0.042
5/2018/2326	45 West Common Way, Harpenden	1	1	0	0.190
5/2018/2312	8 Lyndhurst Drive, Harpenden	1	1	0	0.140
5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2	0	2	0.100
5/2018/2254	51 Marshalswick Lane, St Albans	2	0	2	0.051
5/2018/2237	14 Browning Road, Harpenden	1	1	0	0.100
5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3	0	3	0.150
5/2018/2131	22 Spenser Road, Harpenden	2	1	1	0.044
5/2018/2124	R/O 3 Sandridge Road, St Albans	1	0	1	0.110



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2018/2094	48 Marshals Drive, St Albans	1	1	0	0.290
5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1	0	1	0.052
5/2018/2036	382 Hatfield Road, St Albans	4	1	3	0.062
5/2018/2000	22-24 Grove Road, Harpenden	39	0	39	0.360
5/2018/1945	Land South Of Minister Court, Frogmore, St Albans	2	0	2	0.310
5/2018/1939	Marford Farm, Sheepcote Lane, Wheathampstead	4	0	4	0.066
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	86	0	86	0.570
5/2018/1924	Land adj 33 Long Cutt, Redbourn	1	0	1	0.020
5/2018/1881	4 High Elms, Harpenden	2	1	1	0.160
5/2018/1877	103-105 St Peters Street, St Albans	13	0	13	0.410
5/2018/1867	York House, Guildford Road, St Albans	8	0	8	0.090
5/2018/1842	175 Hatfield Road, St Albans	2	1	1	0.018
5/2018/1839	100 Mount Pleasant Lane, Bricket Wood	2	1	1	0.140
5/2018/1788	58-62 Holywell Hill, St Albans	2	0	2	0.040
5/2018/1732	23 The Deerings, Harpenden	1	1	0	0.110
5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	3	2	1	0.770
5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5	0	5	0.240
5/2018/1630	10 The Uplands, Harpenden	1	1	0	0.070
5/2018/1621	10 Alders End Lane, Harpenden	2	1	1	0.143
5/2018/1566	68 Oakwood Road, Bricket Wood	1	0	1	0.170
5/2018/1560	1a Catherine Street, St Albans	6	0	6	0.025
5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4	0	4	0.058
5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	1	0.070
5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1	0	1	0.010
5/2018/1498	79 Hatfield Road, St Albans	4	0	4	0.020
5/2018/1463	2 Salisbury Avenue, Harpenden	10	1	9	0.190
5/2018/1431	16 Gilpin Green, Harpenden	1	1	0	0.043
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	2	0	1.000
5/2018/1371	Land adj 103 How Wood, How Wood	1	0	1	0.040
5/2018/1357	Land adj 25 Laburnum Grove, Chiswell Green	1	0	1	0.100
5/2018/1355	31 Catherine Street, St Albans	1	0	1	0.009
5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5	0	5	0.430
5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4	0	4	0.060



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans	1	0	1	0.020
5/2018/1315	104 Beaumont Avenue, St Albans	1	1	0	0.100
5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden	2	0	2	0.050
5/2018/1303	Land At Oaklands College, Smallford Campus, Fronting Sandpit Lane, St Albans	4	0	4	0.154
5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28	0	28	0.890
5/2018/1257	101 Old Watford Road, Bricket Wood	3	1	2	0.055
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	2	0.034
5/2018/1156	37, 39 & 41 Hollybush Lane, Harpenden	8	2	6	0.290
5/2018/1059	23 Trumpington Drive, St Albans	2	1	1	0.043
5/2018/1049	16 Lower Luton Road, Harpenden	5	1	4	0.060
5/2018/1021	61 Aplins Close, Harpenden	1	0	1	0.030
5/2018/0949	152 London Road, St Albans	5	0	5	0.030
5/2018/0945	Land rear of Beaumont Court, Milton Road, Harpenden	3	0	3	0.057
5/2018/0939	Land R/O 165-169 High Street & Accessed Via Willoughby Court, London Colney	1	0	1	0.014
5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1	0	1	0.030
5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2	0	2	0.670
5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1	0	1	0.060
5/2018/0733	27 - 29 Lancaster Road, St Albans	2	2	0	0.070
5/2018/0685	70 West Common, Harpenden	1	1	0	0.230
5/2018/0644	1 Mount Pleasant, St Albans	6	1	5	0.340
5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3	0	3	0.090
5/2018/0590	28 Royston Road, St Albans	2	1	1	0.030
5/2018/0589	Fern Cottage, 116 Old London Road, St Albans	1	0	1	0.010
5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1	0	1	0.005
5/2018/0571	39 Park Avenue North, Harpenden	1	1	0	0.190
5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge	8	1	7	0.420
5/2018/0542	71 Townsend Lane, Harpenden	2	1	1	0.140
5/2018/0526	102 Ashley Road, St Albans	6	0	6	0.060
5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1	0	1	0.030



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1	0	1	0.030
5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	1	1	0.050
5/2018/0256	2 Canberra House, London Road, St Albans	2	0	2	0.020
5/2018/0214	Land Adjacent 21 Hunters Ride, Bricket Wood	1	0	1	0.026
5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	2	0	0.036
5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden	6	0	6	0.070
5/2018/0124	68 Lattimore Road, St Albans	1	1	0	0.010
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107	0	107	0.730
5/2018/0025	15 Tennyson Road, Chiswell Green	1	0	1	0.016
5/2017/3661	3a Albion Road, St Albans	1	0	1	0.100
5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2	0	2	0.080
5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1	0	1	0.020
5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4	0	4	0.050
5/2017/3601	65 The Hill, Wheathampstead	1	0	1	0.030
5/2017/3581	6 & 6a Grove Road, Harpenden	2	1	1	0.010
5/2017/3382	38 Abbots Avenue West, St Albans	1	0	1	0.009
5/2017/3287	113 London Road, St Albans	4	0	4	0.013
5/2017/3252	62-72 Victoria Street, St Albans	18	0	18	0.140
5/2017/3198	5 Shenley Lane, London Colney	3	1	2	0.030
5/2017/3185	60 Victoria Street, St Albans	8	0	8	0.060
5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2	0	2	0.100
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	0	27	0.100
5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	1	0	1	0.040
5/2017/3069	135 - 137, Hatfield Road, St Albans	2	0	2	0.040
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	1	0.170
5/2017/3015	60 Victoria Street, St Albans	9	0	9	0.060
5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	24	31	-7	0.280
5/2017/2986	33 Park Hill, Harpenden	2	1	1	0.070
5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	2	0	2	0.590
5/2017/2929	Land adj 4 Highfield Road, Sandridge	1	0	1	0.070
5/2017/2884	30 Barns Dene, Harpenden	1	1	0	0.060
5/2017/2878	Oak Court, 14 Sandridge Park, Porters Wood, St Albans	5	0	5	0.160



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2017/2720	Land Adj 38 Morris Way, London Colney	1	0	1	0.030
5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3	0	3	0.110
5/2017/2607	Redbourn Post Office, 73 High Street, Redbourn	1	1	0	0.020
5/2017/2602	132 & 132A Kings Road, London Colney	4	0	4	0.010
5/2017/2584	61 Cotlandswick, London Colney	1	0	1	0.150
5/2017/2513	35 Clarence Road, St Albans	1	1	0	0.070
5/2017/2447	74 West Riding, Bricket Wood	1	0	1	0.060
5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1	0	1	0.080
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	0	4	0.050
5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1	0	1	0.060
5/2017/2243	60 Grove Road, Harpenden	1	0	1	0.070
5/2017/2208	80 Oaklands Lane, Smallford	2	1	1	0.040
5/2017/2114	1 Sandridge Road, St Albans	25	13	12	0.180
5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden	1	0	1	0.030
5/2017/2099	115 London Road, St Albans	6	0	6	0.010
5/2017/1999	38 Becketts Avenue, St Albans	2	1	1	0.030
5/2017/1957	6 The Willows, St Albans	2	1	1	0.040
5/2017/1925	3 Farm Avenue, Harpenden	1	0	1	0.130
5/2017/1904	27 Becketts Avenue, St Albans	2	1	1	0.030
5/2017/1821	46 Ringway Road, Park Street	2	0	2	0.040
5/2017/1717	15 Longcroft Avenue, Harpenden	2	1	1	0.060
5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2	0	2	0.070
5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1	0	1	0.120
5/2017/1507	Abbott House, Everard Close, St Albans	25	0	25	0.219
5/2017/1426	7 Woodside Road, Bricket Wood	2	1	1	0.070
5/2017/1308/	1 Hobbs Close, St Albans	2	1	1	0.070
5/2017/1294	12 Bloomfield Road, Harpenden	2	1	1	0.060
5/2017/1226	18 Manland Avenue, Harpenden	1	1	0	0.050
5/2017/1149	Car Park, Grosvenor Road, St Albans	74	0	74	0.430
5/2017/1134	Clayton House, 5-7 Vaughan Road, Harpenden	3	0	3	0.050
5/2017/1076	Chalkdell Farm, Coleman Green Lane, Wheathampstead	3	0	3	0.300
5/2017/1049	Crown House, 47-49 High Street, Redbourn	3	1	2	0.040
5/2017/0938	20a Holywell Hill, St Albans	2	1	1	0.010



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8	0	8	0.250
5/2017/0900	1 Ryall Close, Bricket Wood	1	0	1	0.017
5/2017/0855	33 Stewart Road, Harpenden	1	0	1	0.100
5/2017/0778	Linley Court, Valley Road, St Albans	28	28	0	0.250
5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4	0	4	0.030
5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6	0	6	0.040
5/2017/0610	11 Sandfield Road, St Albans	1	1	0	0.020
5/2017/0470	10 Branch Road, Park Street	2	1	1	0.030
5/2017/0312	Stairways, 19 Douglas Road, Harpenden	3	0	3	0.240
5/2017/0144	Stroud Wood Business Centre, Park Street, Frogmore	10	0	10	0.290
5/2017/0118	4 Hatching Green Close, Harpenden	1	0	1	0.060
5/2017/0072	Land Adj To 90 Sandridge Road, St Albans	1	0	1	0.020
5/2017/0001	9 Market Place, St Albans	1	0	1	0.006
5/2016/3817	Holm Oaks, North Orbital Road, St Albans	1	1	0	0.190
5/2016/3811	223a Hatfield Road, St Albans	14	0	14	0.128
5/2016/3603	11 West Way & Land r/o 3-13 West Way, Harpenden	7	1	6	0.420
5/2016/3191	Land Adjacent To 52 Vesta Avenue, St Albans	2	0	2	0.060
5/2016/3107	Garage Site Adj 28 College Place, St Albans	2	0	2	0.040
5/2016/2999	Land adj 139 Kings Road, London Colney	2	0	2	0.029
5/2016/2937	1, 2, 3 & 3A, Leyton Green, Harpenden	4	1	3	0.020
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	0	4	0.020
5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4	0	4	0.020
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	0	21	0.200
5/2016/2122	10 Dellcroft Way, Harpenden	1	1	0	0.060
5/2016/2021	Grace Muriel House, Tavistock Avenue, St Albans	3	0	3	0.290
5/2016/1991	363 Luton Road, Harpenden	2	1	1	0.070
5/2016/1170	Station House, 2-6 Station Approach, Harpenden	12	0	12	0.120
5/2016/0789	Target House, 257-263 High Street, London Colney	1	0	1	0.090
5/2016/0714	7 Sauncey Wood, Harpenden	1	1	0	0.170
5/2016/0671	30 Cunningham Hill Road, St Albans	1	1	0	0.170
5/2016/0403	33, 34 And Part Of 35, The Close, Harpenden	4	2	2	0.100



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2016/0331	221 and 221a, b & c, Hatfield Road, St Albans	14	0	14	0.220
5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A, High Street, Redbourn	5	2	3	0.049
5/2015/3054	53 Sadleir Road, St Albans	1	0	1	0.010
5/2015/1841	Searches Farm, Searches Lane, Bedmond	2	0	2	0.310
5/2015/0657	90 Marshals Drive, St Albans	1	1	0	0.120
5/2015/0329	8 Wilkins Green Terrace, Wilkins Green Lane, Smallford	1	0	1	0.020
5/2014/2136	270-274 London Road, St Albans	46	3	43	0.680
5/2014/1450	Gorhambury House, Gorhambury, St Albans	5	1	4	0.162
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	0	14	0.260
5/2013/2614	11 West Way, Harpenden	2	1	1	0.080
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	8	6	0.130
5/2013/1382	Target House, 257-263 High Street, London Colney	10	0	10	0.090
Totals		1,407	260	1,147	





**Appendix 3: St Albans City & District Council SHLAA Evaluation
Committee Report 2018**

ST ALBANS CITY AND DISTRICT COUNCIL

<u>REPORT TO :</u>	Planning Policy Committee
<u>DATE :</u>	22 May 2018
<u>REPORT TITLE :</u>	Local Plan – Draft Strategic Site Selection Evaluation Outcomes
<u>WARDS :</u>	All
<u>PORTFOLIO HOLDER:</u>	Cllr Mary Maynard
<u>CONTACT OFFICER :</u>	Tracy Harvey - Head of Planning and Building Control

1.0 **Purpose Of Report**

- 1.1 To report the draft outcomes of the strategic site selections following the Call for Sites consultation.

2.0 **Recommendations**

- 2.1 That the Head of Planning and Building Control (HPBC) moves forward with the process outlined in this report, taking into account any comments made by the committee. This includes any comments made by email to the HPBC before Monday 28 May.
- 2.2 That draft finalised evaluation forms be reported to the Committee's June 2018 meeting.

3.0 **Background Information**

- 3.1 As agreed at Planning Policy Committee (PPC) and Cabinet in November 2017, alongside the Local Plan (LP) Regulation 18 consultation ran a 'Call for Sites'. This was seeking submissions from landowners/developers/promoters for potential development land. The 'Call for Sites' ran from 9 January 2018 to 21 February 2018. As agreed at PPC and Cabinet, this Call for Sites was focussed primarily on sites for residential development, but was also open to sites for other uses. This included sites for Employment, Health, Schools, Gypsy and Traveller and 'Other' uses.
- 3.2 At its April 2018 meeting the Committee received a report on the analysis of the responses to the consultations. This included both the LP Regulation 18 consultation and the associated Call for Sites. This report included a schedule of sites submitted to the Call for Sites as well as a map of these submitted sites.
- 3.3 The January 2018 report considered by the committee set out:

Call for sites

...

The next step in the consideration of sites put forward will be a review of options for meeting development requirements, including:

making effective use of suitable brownfield sites and the opportunities offered by estate regeneration;

the potential offered by land which is currently underused, including surplus public sector land where appropriate;

optimising the proposed density of development;

and exploring whether other authorities can help to meet some of the identified development requirement.

It is likely that to meet development requirements consideration will need to be given to releasing land from the Green Belt. As set out in previous Planning Policy Committee reports, by definition, as not being part of the identified 8 locations identified as causing 'least damage' to Green Belt purposes, any other locations would cause a higher degree of damage to Green Belt purposes.

The Council, once the details of the new sites have been received, will need to consider if there are any unique opportunities that might be provided in association with any sites put forward that might override the additional level of damage to Green Belt purposes. Including (for these and the 8 sites identified in the Green Belt Review) how the impact is to be offset by compensatory improvements to the environmental quality or accessibility of remaining Green Belt land. This could, for example, include community forests, nature reserves or allotments. As set out in previous Planning Policy Committee reports, other factors to consider might be:

1 - Unique contribution to improve public services and facilities, eg public transport

2 - Unique contribution to enhancing local high quality job opportunities and the aspirations of the Hertfordshire Local Economic Partnership / Hertfordshire EnviroTech Enterprise Zone

3 - Unique contribution to other infrastructure provision or community benefits

The Housing White Paper is suggesting that local planning authorities should look first at using any Green Belt land which has been previously developed and/or which surrounds transport hubs.

- 3.4 The March 2018 PPC Report entitled “Local Plan - Development Strategy and Draft Strategic Site Selection Process” developed this outline process further. This report presents evaluations of all potential strategic scale sites.
- 3.5 It was previously agreed at PPC’s March meeting that strategic scale sites are those that are “capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land”. The evaluations cover responses to the 2018 ‘Call for Sites 2018’ and previous Strategic Housing Land Availability Assessment (SHLAA) submissions.
- 3.6 As agreed at March’s PPC meeting, each site has been evaluated using a Red Amber Green (RAG) system. Each site has been assessed against three stages and eight criteria as follows:

Stage 1

1. *Green Belt Review (GBR) evaluation*

Stage 2

2. *Suitability*
3. *Availability*

Stage 3

4. *Unique contribution to improve public services and facilities*
5. *Unique contribution to enhancing local high quality job opportunities*
6. *Unique contribution to other infrastructure provision or community*
7. *Deliverable / Achievable*
8. *Overall Evaluation*

- 3.7 As agreed at March’s PPC meeting, any Red rating given at Stage 1 or Stage 2 rules the site out for further consideration.

4.0 Analysis and Findings

- 4.1 A schedule of the potential strategic sites are presented at Appendix 1 to this report. Appendix 1 is split into two tables. Table 1 is a list of sites that meet the strategic scale site thresholds set out in paragraph 3.5 above. All sites have a unique reference number and are listed in order of this reference number.
- 4.2 Table 1 summarises each strategic scale site, including its site area and indicative capacity at 40dph on 60% of the site. The indicative capacity is worked out on 60% of the site as the remaining 40% is expected to be used for site infrastructure, such as roads, schools and recreational space. Sixty percent is therefore considered to provide a more accurate indicative capacity than if the whole site were to be considered. Indicative dwelling numbers have been rounded up to the nearest whole dwelling. The RAG rating for each criteria, as detailed in paragraph 3.5 above, is also included.

- 4.3 Where a site has been given an overall rating of Green or Amber, a further more detailed SADC capacity estimate has been included. This is due to further work having been carried out on these sites by looking at the land area available and infrastructure requirements and opportunities. As a result of this, a more detailed estimate has been able to be provided.
- 4.4 The thresholds agreed by PPC at its March 2018 meeting were “sites capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land”. A number of sites have been submitted which are not small, but also do not meet the scale or capacity thresholds agreed. Although these sites can be noted for general awareness, they fall sufficiently below the overall scale and dwelling capacity to not be taken forward to Stage 1 assessment. Such sites, between 10.5h and 14h dwellings or of a capacity of 375-500 dwellings, are therefore included as Table 2 of Appendix 1. Other sites included in Table 2 include those which have been superseded by new site submissions with similar site boundaries, and those which have been constructed since the submission.
- 4.5 Consideration has also been given to combined sites. These are made up of two or more sites where they can be combined with adjoining sites to meet the threshold and could potentially allow for a comprehensive form of development. In these cases the combined sites have been allocated a unique reference number and assessed as a larger parcel. Where two or more strategic sites are adjoining and could be combined to form a single site, these have not been separately assessed, as the individual sites will have been assessed and the evaluation forms can be read in conjunction. Where sites have been combined to form one, larger site, the reference numbers of its constituent sites are included in brackets in the site details columns of both tables.
- 4.6 There is a map of the Table 1 (Appendix 1) strategic scale sites at Appendix 2a. The combined sites referred to in paragraph 4.4 above and within Table 2 of Appendix 1, are included as Appendix 2b. The evaluation forms are at Appendix 3. The methodology for the assessments are as agreed in the March 2018 PPC meeting.
- 4.7 The independent Green Belt Review (GBR) identifies strategic land parcels, and assessed each parcel against its level of contribution to the 5 Green Belt purposes. The level of contribution could be ‘Significant’, ‘Partial’ or ‘Limited/No’. For Stage 1, any ‘Significant’ or ‘Partial’ assessments against any of the 5 purposes have been quoted in italics in the evaluation forms.
- 4.8 An issue of presentation was encountered by officers when applying the methodology for steps 4,5 and 6 as originally outlined in the March 2018 PPC Report. The methodological approach and written content for each assessment is as originally agreed by the Committee. However, in applying a RAG rating system to this analysis, it was considered potentially clearer to leave the ratings as Green (as no sites were being be ‘ruled out’ through these steps). The commentary provides the analysis and the use of the RAG ratings can be considered further as the draft is finalised.

- 4.9 The committee is reminded that the GBR provided indicative boundaries for the strategic sites. The GBR explicitly set out that these indicative boundaries would need to be looked at further in determining what should be finalised boundaries for a Local Plan. These current assessments are based on evolving considerations, including opportunities to deliver additional housing. It is expected that the Local Plan/masterplanning process will review the indicative boundaries and bring forward final boundaries.
- 4.10 Some of the strategic scale sites will have been given an evaluation against Stage 1 of Red, were 'shortlisted' as part of the 2009 Strategic Housing Land Availability Assessment (SHLAA). It should be noted that the SHLAA was only a very high level document and sites 'shortlisted' in it were not assessed in the context of a strategic GBR. The GBR is at the core of this Strategic Sites Selection methodology which effectively supersedes the 2009 SHLAA.
- 4.11 The evaluation forms conclude that 8 sites have an overall evaluation of Green. These are the same 8 sites that were concluded in the GBR as making the least contribution towards Green Belt purposes. These sites are East Hemel Hempstead (North), East Hemel Hempstead (South), Land at Chiswell Green, North East Harpenden, North West Harpenden, North St Albans and East St Albans.
- 4.12 The evaluation forms concludes that 4 sites have an overall evaluation of Amber. These sites are South East Hemel Hempstead, North Hemel Hempstead, the Former Radlett Aerodrome and North East Redbourn.

Next Steps

- 4.13 As agreed at the March meeting of PPC, developers of the sites scoring an overall evaluation of Green or Amber will be invited to present their schemes. These presentations will be considered by an Evaluation Validation panel. This will comprise the Chair of PPC and up to 3 Councillors selected from PPC. This is due to take place on 23 May and 24 May 2018.

5.0 Conclusion

- 5.1 This report gives the Committee an opportunity to comment on the draft evaluation forms.
- 5.2 This initial draft shows 8 Green sites and 4 Amber sites passing step 8 of the evaluation. Developers of these sites will be invited to present their schemes on 23 and 24 May 2018.

6.0 Implications

- 6.1 This table provides a short statement of the impact of the recommendations in this report and / or a reference to the relevant paragraph/s in the report.

Will this report affect any of	Yes/No	Impact/Reference
---------------------------------------	---------------	-------------------------

the following?		
Vision and Priorities	Yes	Whole report relates to planning for the future. However there are no direct implications from this report because decisions are not required at this point.
Policy	Yes	As for Visions and Priorities above
Financial	No	As for Visions and Priorities above
Impact on the community	Yes	As for Visions and Priorities above
Legal and Property	No	As for Visions and Priorities above
HR/Workforce	No	As for Visions and Priorities above
Risk Assessment	No	As for Visions and Priorities above
Environmental Sustainability	Yes	As for Visions and Priorities above
Health and Wellbeing	Yes	As for Visions and Priorities above

7.0 **Further Information/Appendices**

7.1 Appendix 1 Schedule of strategic sites

7.2 Appendix 2a Strategic sites map

7.3 Appendix 2b Combined sites map

7.4 Appendix 3 Site assessment forms

8.0 **Background Papers - Local Government (Access to Information) Act 1985**



[hghconsulting.com](https://www.hghconsulting.com)



www.cherryfieldecology.co.uk

Report prepared for: Shane Aherne

For the Site of: Round House Farm, Roestock Lane, St Albans, AL4 0QQ

Version:	Written by:	Checked by:	Final:
Draft	Rob Beer 19/02/2021		
Final	Rob Beer 24/02/2021	Tanya O'Connor 24/02/2021	Rob Beer 25/02/2021

Cherryfield Ecology has prepared this report for the named clients use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be no more than 12 months old and therefore should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Rob Beer, BSc (Hons), AMRSB

Bat license level 1

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Contents

0.0 Non-Technical Summary	4
0.1 Background.....	4
0.2 Results and Findings	4
0.3 Impact Assessment and Recommendations.....	5
1.0 Introduction.....	6
1.1 Aim	6
1.2 Background Information	6
1.3 Species Specific Information	7
1.3.1 Breeding Birds.....	7
1.3.2 Bats	7
1.3.3 Reptiles	8
1.3.4 Badgers.....	9
1.3.5 Great Crested Newts	9
2.0 Methods.....	10
2.1 Limitations	10
3.0 Results	12
3.1 Desk Study	12
3.2 MAGIC	12
3.3 Biological Records Data.....	13
3.4 Site Location and Surrounds	16
3.5 Habitat, Building, Tree or Other Structure	17
3.5.1 Habitats	17

3.5.2 Buildings.....	17
3.5.3 Hardstanding.....	18
3.5.4 Amenity Grassland	18
3.5.5 Trees	19
3.5.6 Scrub	19
3.5.7 Tall Ruderal.....	20
3.5.8 Woodland.....	20
3.5.9 Ponds.....	Error! Bookmark not defined.
3.6 Species List.....	21
3.7 Evidence or Likelihood of Species Presence	22
3.7.1 Bats	22
3.7.2 Badgers	24
3.7.3 Breeding Birds	24
3.7.4 Amphibian.....	24
3.7.5 Reptile.....	27
3.7.6 Other Species e.g. Hazel Dormouse	27
3.7.7 Invasive Non-Native.....	27
4.0 Conclusions, Discussion, Impacts and Recommendations	28
4.1 Conclusion and Discussion	28
4.2 Potential Impacts	29
4.3 Recommendations.....	30
4.4 Recommended Enhancements and Mitigation	30
5.0 References	39

Ecological Appraisal (EA)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines JNCC (2010) allowing for a day-time inspection and recommends for further surveys, if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Round House Farm, Roestock Lane, St Albans, AL4 0QQ.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for the development of the site for residential usage.

0.2 Results and Findings

- The site consists of scattered trees, scrub, ditches, hedgerow, bare ground, improved grassland, and arable.
- No protected species or evidence of protected species were found on site at the time of the survey.
- The site provides **negligible** potential for badger, due to the lack of suitable habitat.
- The site provides a **low** potential for common reptiles and amphibians in the log pile found on site. This feature has the potential to act as refugia and or hibernaculum.
- The site provides **moderate** potential for GCN in the established ditches found to the south western and south eastern boundaries of the site. In addition, the log pile on site has the potential to act as refugia and or hibernaculum.

- The mature ash tree found on site provides **high** potential for roosting bats due to a number of suitable potential roosting features and access points found across the tree.
- The trees, scrub and hedgerow habitats provide **high** potential for breeding birds.

0.3 Impact Assessment and Recommendations

Badger - No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

Bats - **Presence/likely absence surveys** will be required (three surveys, at least two weeks apart), with two surveyors to cover the mature ash tree; two of these surveys must be undertaken between May to August.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on site to ensure the scattered trees, scrub, and hedgerow are not occupied by breeding birds, prior to removal. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

GCN - Assuming the ditches along the boundaries of the site, hold water until the end of May, it is recommended that an eDNA survey be performed in order to establish if GCN are present.

Reptiles - No further survey is necessary; however, a qualified ecologist will need to supervise the clearance of log pile found on site.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

1.0 Introduction

1.1 Aim

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage; however, if further surveys are required, additional and unexpected impacts may result.

1.2 Background Information

The client, Shane Aherne, has commissioned Cherryfield Ecology to undertake an EA for the site of Round House Farm, Roestock Lane, St Albans, AL4 0QQ. Planning permission is being sought to develop the site for residential usage.

This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site; it includes checking for protected species, signs of protected species or habitat value e.g. crevices, badger setts, ponds etc. as well as mapping the habitats on site.

The inspection was conducted on the 18/02/2021.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounds. The information is often sensitive and therefore a synopsis is provided.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Summary of legislation and National Planning Policy that protects wildlife in England:

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework (“NPPF”).
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture a protected species.
- Deliberately disturb a protected species, whether at rest or not.
- Damage, destroy or obstruct access to a resting place.
- Possess or transport a protected species or any part of that species, unless acquired legally.
- Sell, barter or exchange a protected species, or any part of a species.

1.3 Species Specific Information

All UK protected species have the same protection and the detail under Bats also applies to GCN, Dormouse, Otters and the two UK protected reptiles.

1.3.1 Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate a “no-go” buffer zone around such nests - typically out to 5m.

1.3.2 Bats

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

1.3.3 Reptiles

There are six species of reptiles in Great Britain (Edgar *et al.* 2010) and four of these are commonly found; the Grass Snake *Natrix natrix* and/or the Barred Grass Snake *Natrix helvetica*), Adder *Vipera berus*, Common Lizard *Zootoca vivipara* and Slow Worm *Anguis fragilis*.

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* are further protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which defines UK protected species of animals (“rare reptiles”).

1.3.4 Badgers

Badger *Meles meles* and its habitat are protected under The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

- Kill, injure, take or possess a badger.
- Interfere with, damage or destroy a badger sett including e.g. obstruct access to a badger sett.
- Cruelly treat or harm a badger.
- Disturb a badger in a sett.

1.3.5 Great Crested Newts

Great Crested Newts (GCN) *Triturus cristatus* are listed in both The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

2.0 Methods

The survey follows the national guidelines JNCC (2010) and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.

Target notes are made when appropriate to highlight, for example, protected species or an 'other feature(s)' of ecological note.

If a deviation from the guidelines has been made the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Species are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

Table 1: Habitat value (likelihood) of protected species presence assessed against Collins (2016), Edgar *et al* (2010) and Natural England (2007) etc.

Likelihood of species presence (Habitat Value)	Features that species can use, regardless of evidence being present.
Confirmed Presence	<p>Species are found to be present during the survey.</p> <p>Evidence of species is found to be present during the survey.</p>
Higher likelihood of presence	<p>Buildings, trees or other structures with features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, and ponds.</p> <p>Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland.</p> <p>Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows.</p> <p>Site is close to known locations of records for protected species.</p>
Moderate and Lower likelihood of species presence	<p>Several potential habitat opportunities in buildings, trees or other habitats.</p> <p>Habitat could be used for foraging e.g. trees, shrub, grassland or water.</p> <p>Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens.</p> <p>A small number of less significant habitat opportunities.</p> <p>Isolated habitat for foraging e.g. a lone tree or patch of scrub.</p> <p>An isolated site not connected by prominent linear landscape features.</p>
Negligible likelihood of species presence	<p>No features suitable for roosting, minor foraging or commuting.</p>

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TL207060 and Postcode - AL4 0QQ.

Table 2: Weather Records

Temperature	11°C
Cloud cover	100%
Precipitation	Heavy
Wind	0/12

3.2 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

- There is a single statutory site located within the search area, which is designated as a local nature reserve (LNR). Colney Heath LNR is found approx. 150m south west of site.
- There are 3 NEPS licenses granted for bats and GCN within the search area:
 - Brown Long-Eared *Plecotus auritus*, approx. 1.9km north from the site (License 2017-30977)
 - Great crested newt *Triturus cristatus* approx. 1.7km south of site (License 2013-5578)
 - Great crested newt *Triturus cristatus* approx. 1.7km south of site (License 2015-11388)

MAGiC

Round House Farm, AL4 0QQ

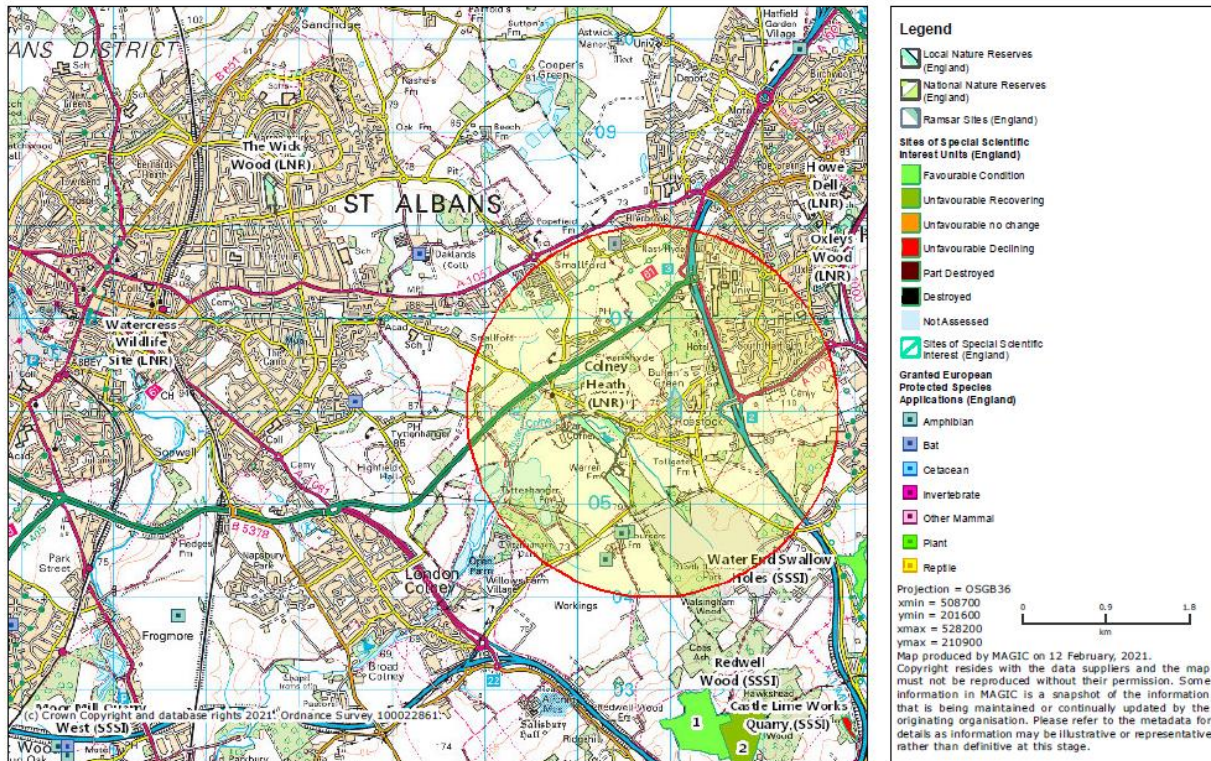


Figure 1: Magic Map Search.

3.3 Biological Records Data

A standard 1km data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context.

Biological records were obtained from Herts Environmental Records Centre (HERC,2021), with a total of 5,231 biological records provided.

Table 3: Biological Records

Species	Number of Records	Closest Record (accuracy)	Most Recent Record (year)
Amphibians Great Crest Newt <i>Triturus cristatus</i>	6	0m (10km accuracy)	2001
Bats Brown Long-Eared <i>Plecotus auritus</i>	266	50m (1km accuracy)	2017

Common Pipistrelle <i>Pipistrellus pipistrellus</i> Daubenton's <i>Myotis daubentonii</i> Natterer's <i>Myotis nattererii</i> Soprano Pipistrelle <i>Pipistrellus pygmaeus</i> Unidentified Bat <i>Chiroptera sp.</i> Unidentified Long-Eared <i>Plecotus sp.</i> Unidentified Myotis <i>Myotis sp.</i> Unidentified Pipistrelle <i>Pipistrellus sp.</i> Whiskered <i>Myotis mystacinus</i>						
Mammals (exc. Bats) Badger <i>Meles meles</i> Hazel Dormouse <i>Muscardinus avellanarius</i> Water Vole <i>Arvicola amphibius</i> Brown hare <i>Lepus europaeus</i> Harvest mouse <i>Micromys minutus</i> Polecat <i>Mustela putorius</i> Hedgehog <i>Erinaceus europaeus</i> Weasel <i>Mustela nivalis</i> Stoat <i>Mustela erminea</i> Fat dormouse <i>Glis glis</i> Grey squirrel <i>Sciurus carolinensis</i> Muntjac deer <i>Muntiacus reevesi</i>				254	300m (10 accuracy)	2019
Reptiles Common Lizard <i>Zootoca vivipara</i> Grass Snake <i>Natrix helvetica</i>				11	0m (10km accuracy)	2004
Other Birds, Invertebrates, Plants etc.				4,694	0m (100m accuracy)	2018
Non-Statutory Sites						
Name	Reference No.	Type	Description/designated for			
Colney Heath Common	69/001	Local Wildlife Site (LWS)	Colney Heath common and a stretch of the River Colne. The common is of special interest supporting a remnant of Hertfordshire's once extensive heathland. Its mosaic of neutral, acid and marshy grasslands, heathland,			

			<p>scrub and riverine habitats collectively support a diverse flora, including several species scarce or locally distributed in the county.</p> <p>Found approx. 200m south west of site.</p>
Colney Heath Farm Meadows	69/002	LWS	<p>A mosaic of old unimproved neutral to acid grasslands along the River Colne, which forms part of a larger complex of heathland/wetland sites in the area.</p> <p>Found approx. 260m south of site.</p>
Sleapshyde Gravel Pit	69/003	LWS	<p>Former gravel pit restored to an amenity/wildlife park. The area supports a mosaic of habitats with open water, wet neutral grassland, tall herbs, scattered scrub and plantation.</p> <p>Found approx. 450m south of site.</p>
Tollgate Wood	69/019	LWS	<p>Old secondary woodland with a semi-natural canopy and varied structure.</p> <p>Found approx. 660m south east of site</p>
Frederick's Wood	69/043	LWS	<p>Mosaic site of secondary woodland with woodland indicators and remnant heathland/acid grassland.</p> <p>Found approx. 570m south west of site.</p>
North Mymms Park	78/079	LWS	<p>Parkland of semi-improved neutral grassland with frequent planted trees, either as singles or in clumps. The sward varies somewhat in</p>

		<p>species mix and diversity and is of most interest in the north-central area.</p> <p>Found approx. 950m south of site.</p>
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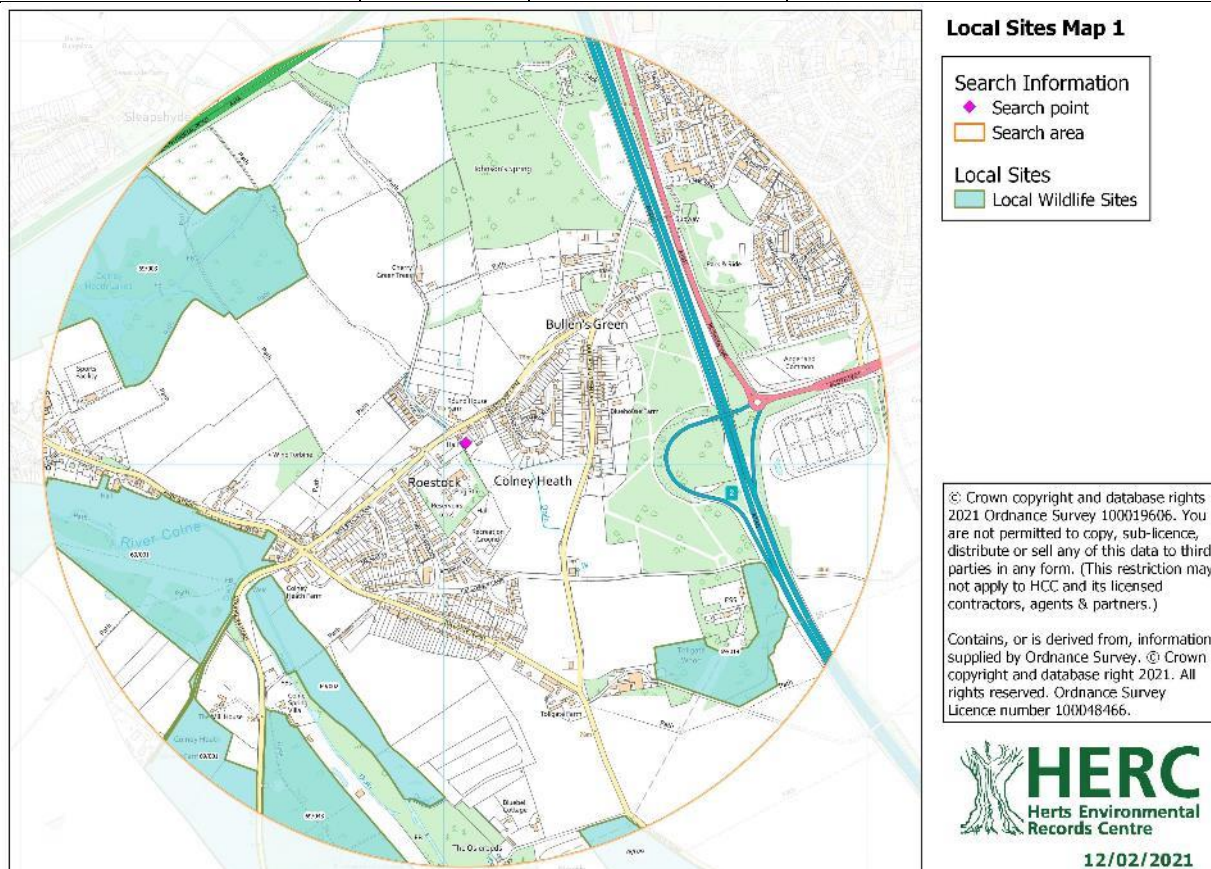


Figure 1a: Local wildlife site location map.

3.4 Site Location and Surrounds

The site is located in Colney Heath, Hertfordshire and is surrounded by arable fields, parkland and low-density urban sprawl in the immediate local. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for use by protected species.

Feature	Description
---------	-------------

Water course	The River Colne is found approx. 110m south west of the south western boundary of site.
Water bodies	Unnamed water bodies are found approx. 550m north west, 650m south west, and 1km from the centre of site.
Woodland	Woodland is found approx. 500m north west, 560m north east, 640m south of site.
Linear e.g. hedgerows	In addition to the hedgerow found on site, there are agricultural and residential hedgerow found in the general surrounds with moderate links to the wider landscape.
Pasture/arable/grassland	Most of the surrounds comprises of a mixture of parkland, arable and pasture.
Other	The A1 motorway is found approx. 820m east of site.

3.5 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 10 for Site Plan).

3.5.1 Habitats

3.5.2 Scattered trees

A small number of scattered trees are found on site. These are mainly found along or close to borders of site. Species included ash *Fraxinus excelsior* and hawthorn *Crataegus monogyna*.



Figure 2: Example of mature ash tree to the south western corner of site.

3.5.3 Scrub

Small patches of scrub were found on the boundaries of site and in particular to the south western boundary. Bramble *Rubus fruticosus* was the dominant species found.

3.5.4 Ditches

Ditches are found along the boundaries of the site and also within the boundary of site. It would appear that the ditches found within the site boundary are newly formed to help with drainage of the site. The ditches found to the south west, south east and north east of site all appear to be established ditches and it is unclear if these hold water year-round or not.



Figure 3: Ditch to the eastern boundary.



Figure 4: Ditch found just off centre north.



Figure 5: Flooded portion close to ditch on the south western boundary of site.

3.5.5 Hedgerow

Species poor hedgerow is found predominantly to the boundaries of site and also within the site to help partition the areas of arable that are found present. Species here included, hawthorn and holly *Ilex aquifolium*.



Figure 6: Example of hedgerow found on site.

3.5.6 Bare ground

Large areas of bare ground were found across site, these mostly appear to be areas worn down by heavy machinery and would appear that the farm is ‘in-use’.



Figure 7: Example of bare ground found on site.

3.5.7 Improved grassland

A section of improved grass is found to the south west of site. This appears to be used by dog walkers and at the time of visit was heavily waterlogged. Species here included perennial ryegrass and common dandelion *Taraxacum officinale*.



Figure 8: Section of improved grass to the south west of site.

3.5.8 Arable

Arable is found to cover the majority of site and is interspersed with bare ground. It would appear that this is still in use, which is evidenced through recently cut crop and heavy machinery usage.



Figure 9: Example of arable land found to cover the majority of site.

Table 5: Target Notes

Target Note	Description
n/a	n/a

3.6 Species List

Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Bent	<i>Agrostis</i> sp.
Bramble	<i>Rubus fruticosus</i>
Common Bent	<i>Agrostis capillaris</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Creeping Thistle	<i>Cirsium arvense</i>
Daisy	<i>Bellis perennis</i>
Dandelion	<i>Taraxacum officinale</i>
Ground-Ivy	<i>Glechoma hederacea</i>
Hawthorn	<i>Crataegus monogyna</i>
Herb-Robert	<i>Geranium robertianum</i>
Holly	<i>Ilex aquifolium</i>
Ivy	<i>Hedera helix</i>
Nettle	<i>Urtica dioica</i>
Oak	<i>Quercus</i> sp.
Perennial Rye-Grass	<i>Lolium perenne</i>
Prickly Sow-Thistle	<i>Sonchus asper</i>

Ribwort Plantain
Sycamore
White Clover

Plantago lanceolata
Acer pseudoplatanus
Trifolium repens



Figure 10: Site Plan

3.7 Evidence or Likelihood of Species Presence

This section details the evidence located and likelihood of species presence.

3.7.1 Bats

Table 6: Bats, evidence or the potential for the species.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Level of likelihood of presence - High A mature ash tree found in the south western corner of the site exhibited a number of suitable potential roosting features. These features consisted of a number of knot holes, rot holes and loose bark. Given the number

and type of gaps found this tree is considered to be of high potential for roosting bats. Parts of the tree were covered in dense vegetation and so it is possible there are further suitable roosting features under this vegetation.

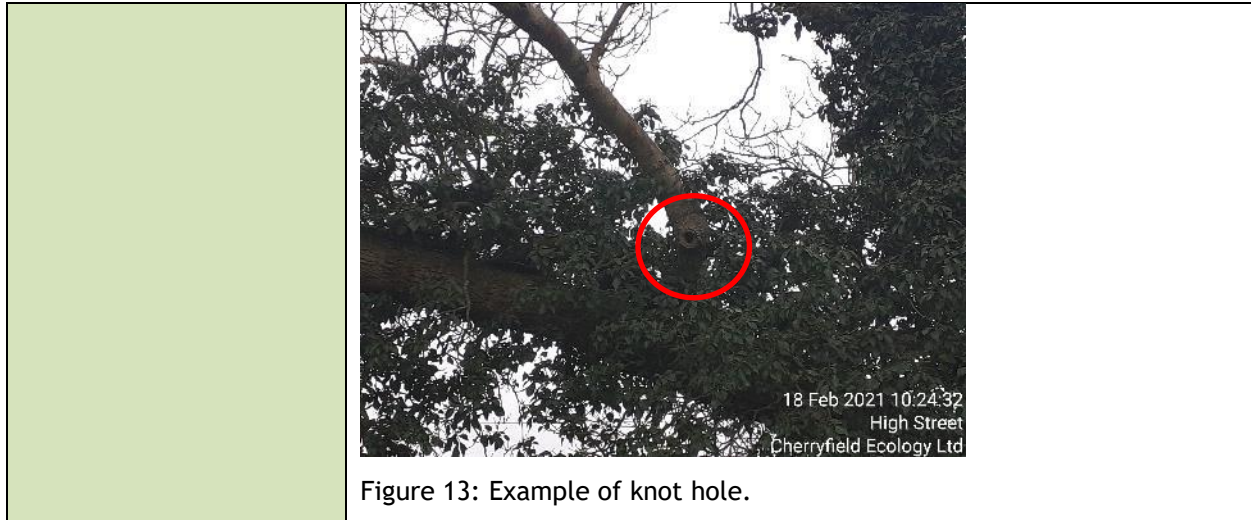
All other trees on site were inspected from ground level and none were found to exhibit any suitable roosting features for bats and therefore considered negligible.



Figure 11: Example of knot holes and rot holes.



Figure 12: Further example of knot hole and rot hole.



3.7.2 Badgers

Table 7: Badgers, evidence or the potential for the species

Badgers found	No badgers were found at the time of the survey.
Evidence of badger use	No evidence of badger use was found at the time of the survey.
Potential for badger use	Level of likelihood of presence - Negligible. No suitable habitat was found to be present on site.

3.7.3 Breeding Birds

Table 8: Breeding birds, evidence or potential for the species

Breeding birds found	No breeding birds were found at the time of the survey.
Evidence of breeding bird use	No evidence of breeding birds was found at the time of the survey.
Potential for breeding bird use	Level of likelihood of presence - High. The scattered trees and hedgerow found on site all have nesting potential for breeding birds. Songbirds were seen and heard whilst on site.

3.7.4 Amphibian

Table 9: Amphibians, evidence or potential for species use.

Amphibians found	No Great Crested Newt (GCN) were found at the time of the survey.
Evidence of amphibian use	No evidence of GCN was found at the time of the survey.
Potential for amphibian use	Level of likelihood of presence - Moderate.

Both the newly created ditches found within the boundary of site and the established ditches found on the boundaries of site were full of water at the time of survey, it is unclear if these ditches are wet all year round or seasonal. A flooded area of ditch was found to the south western corner of site also.

A habitat suitability index (HSI) for the ditches was undertaken.

Suitability Index	Factor	Notes	Score
SI 1	Location	Optimal	1.00
SI 2	Pond area	<50m ²	0.20
SI 3	Pond drying	Annually	0.10
SI 4	Water quality	Poor	0.33
SI 5	Shoreline shade	50%	1.00
SI 6	Fowl	Absent	1.00
SI 7	Fish	Absent	1.00
SI 8	No ponds/km ² *	2	0.50
SI 9	Terrestrial habitat	Poor	0.33
SI 10	Macrophytes	10%	0.40
Multiplied together			4E-04
HSI			0.46

* Not separated by major barrier

The score of 0.46 indicates that the pond has a low suitability to support GCN.

Although the HSI for the ditches indicates poor suitability for GCN, due to the site's connectivity, its proximity to a LNR and GCN records for the area, it is considered that the site is of moderate potential for GCN.



Figure 14: Flooded area of ditch to the south western corner of site.




Figure 15: Established ditch on south eastern boundary.



Figure 16: Newly created ditch within site boundary.

3.7.5 Reptile

Table 10: Reptiles, evidence or potential for species use.

Reptiles found	No reptiles were found at the time of the survey.
Evidence of reptile use	No evidence of reptiles was found at the time of the survey.
Potential for reptile use	<p>Level of likelihood of presence - Low.</p> <p>The log pile on site has the potential to act as a refuge or as hibernaculum for common reptile. Although the site appears to be 'in-use' as arable land and clearly heavy machinery are used on site there is still a allow potential for reptile to be found on site given the log pile and connectivity to the site.</p>  <p>Figure 17: Example of large log/debris pile.</p>

3.7.6 Other Species e.g. Hazel Dormouse

Table 11: Other protected species, evidence or potential for species use.

Species found	No other protected species were found at the time of the survey.
Evidence of species use	No evidence of other protected species was found at the time of the survey.
Potential for species use	<p>Level of likelihood of presence - Negligible.</p> <p>No suitable habitat was found to be present on site.</p>

3.7.7 Invasive Non-Native

No invasive non-native species were found at the time of the survey.

4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion, impacts and recommendations in the context of the proposed works.

4.1 Conclusion and Discussion

The proposals include for the development of the site for residential usage. The site consists of scattered trees, scrub, ditches, hedgerow, bare ground, improved grassland, and arable.

No bats or evidence of bats were found in or on a mature ash tree found to the south western corner of site at the time of survey, however, features suitable for roosting were found. This includes gaps and crevices found in knot holes and rot holes across several branches of the tree. Given the amount, and the type of potential roosting features that are found, coupled with surrounding habitat features, this mature tree is considered to be of high potential for roosting bats. All other trees on site were inspected from ground level but did not exhibit any potential suitable roosting features and therefore considered negligible.

There is suitable nesting habitat to support breeding birds in the scattered trees and hedgerow found on site.

There is suitable habitat to support common reptiles in the form of potential hibernaculum in the log/debris pile found on site.

The habitat suitability index score on the ditches found on site indicates a poor suitability for great crested newt (GCN) *Triturus cristatus*. This score is a guideline and isn't fool proof. It is unclear if these ditches are seasonal or not, but given the site's connectivity, its proximity to a LNR and GCN records for the area, it is considered that the site is of moderate potential for GCN.

4.2 Potential Impacts

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and Table 12 details a proportionate impact assessment based on current information.

Table 12: Impact Assessment

Impact	Bats - A bat roost may be lost in the development. Breeding Birds - Active nests may be lost in the development. GCN - Loss of habitat. Reptiles - Loss of habitat.
Characterisation of unmitigated impact on the feature	Bats - A low-level loss/impact at a local level. Breeding Birds - A low-level loss/impact at a local level. GCN - A low-level loss/impact at a local level. Reptiles - A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation individual bats, birds, GCN and reptiles could be killed, injured, or trapped during the works.
Mitigation and/or potential enhancement	See Table 13 and Table 14
Significance of effects of residual impacts (after mitigation)	Bats - If lost roosts are replaced by bat boxes, the effects would be negligible. Breeding Birds - If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible. GCN - If mitigation is followed, the effects would be negligible. Reptiles - If mitigation is followed, the effects would be negligible.

4.3 Recommendations

Badger - No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

Bats - **Presence/likely absence surveys** will be required (three surveys, at least two weeks apart), with two surveyors to cover the mature *Acer.sp* tree; two of these surveys will need to be undertaken during the optimal timeframe of mid-May to August.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on site to ensure the trees and hedgerow not occupied by breeding birds, prior to removal. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

GCN - To confirm presence /likely absence of GCN in the ditches found on site, an eDNA survey is recommended. This is based off the assumption that the ditches are still holding water from April through to the end of May. If the eDNA survey is positive full surveys would be required to ascertain population numbers and distribution. If found to be negative no further surveys would be required; however, a qualified ecologist will need to supervise the clearance of the log/debris pile on site via a destructive search.

Reptiles - No further survey is necessary; however, a qualified ecologist will need to supervise the clearance of the log/debris pile on site via a destructive search.

4.4 Recommended Enhancements and Mitigation

Table 13: Recommended Mitigation

Work	Specification
------	---------------

<p>General Information</p>	<p>No development will occur until bat surveys consistent with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) (Collins et al. 2016) have been undertaken in the appropriate survey season, May to September (Mid-May to August optimal).</p> <p>The Three Tests to be answered before planning can be granted (NE, 2017):</p> <p><i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.</p> <p>Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent.</p> <p><i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.</p> <p>Test 2 would be achieved on the grant of consent as no other sites have been considered for the development.</p> <p><i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”</p> <p>Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and implemented via an NEPS licence issued from the statutory authority (Natural England), if this becomes necessary following a dusk and pre-dawn survey.</p>
<p>Mitigation and Compensation to be installed via an NEPS license application (if required)</p>	<p>Should bats be discovered on the stage 2 surveys, a license will be required post planning for works to proceed lawfully. Demolition of suitable bat roosting features e.g. branches etc. will require the supervision of a bat licensed ecologist.</p> <p>The suitable bat roosting features e.g. branches. will be stripped by hand only. All areas across the tree, will be checked for bats i.e. endoscope (where possible) and via destructive search. If bats are found these will be removed by hand (Ecologist only) and placed in bat boxes that will be in place before works begin.</p> <p>Bat boxes will be installed. These will be no less than 3m above ground level and away from any neighboring ledge to prevent local cats predated on bats using the boxes.</p>

A minimum of four Schweglar 1FF or similar boxes (Figure 18) will be hung on the trees at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void dwelling species.



Figure 18: Schweglar 1FF bat box

Two bat tubes can/will also be built into the building(s), these will be located on a gable end towards the apex or at eave height, ideally they will face in the same direction as the known roost in the building and if used as enhancement will face south or north (Figure 19)



Figure 19: Example of bat tube


Commuting bats may be using the grounds and surrounds - therefore, any tree, hedges or linear feature should be retained where possible.

Lighting

Any lighting near or shining onto any trees, especially those with bat boxes in or commuting routes shown to be present at further survey stage, should be designed to minimize the impact it has on potential bat roosting and commuting. Lighting should be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2018))

	<p>https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/</p> <p>This lighting should be of low level, be on downward deflectors and ideally be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used.</p> <p>This will ensure that the roosting and commuting resources that the bats are likely to be using is maintained.</p>
GCN	<p>TBC - Should the eDNA surveys on the ditches prove positive and further survey effort is required. If eDNA is found to be negative no further action will be required.</p>

Table 14: The local authority has a duty to enhance biodiversity in its day to day duties, the following are suggested enhancements that are easily installed into a development and can be cost effective whilst ensuring a gain for local wildlife.

Work	Specification
<p>Bat, bird and insect box enhancement.</p>	<p>Bat tubes can be installed into the new dwellings.</p> <p>A minimum of two Schweglar 2FR boxes (Figure 20) could be installed into the gable ends of the new dwellings.</p> <div style="text-align: center;">  </div> <p>Figure 20: Schweglar 2FR bat tube</p> <p>Bird boxes for a variety of different species can also be installed.</p>

A selection of open fronted boxes and songbird boxes can be installed (Figure 21 and Figure 22); it is recommended that a minimum of two of each of the boxes are installed.



Figure 21: Robin box



Figure 22: Songbird box

A variety of insect boxes can be installed in the area; a minimum of one box is recommended (Figure 23 and Figure 24).



Figure 23: Urban bee nesting box, used for solitary bees and wasps



Figure 24: Bug biome, ideal for ladybirds, lacewings and bees

Hedgehog highways and small mammal connectivity.

In order to allow hedgehogs and other small mammals a continuous corridor across the site, thus linking the garden and green spaces.

- A 13cm by 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets (Figure 25).
- Remove a brick from the bottom of the wall, creating a 13cm by 13cm hole.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate.
- Ideally, rather than walls or fences, a hedge will provide foraging, shelter and a route along as well as through the site.

	<p style="text-align: center;">How to make a hedgehog highway</p> <p style="text-align: center;">www.wildlifewatch.org.uk</p> <p style="text-align: center;">Figure 25: Hedgehog Highway, Source - Wildlife Trust - http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eae8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg</p>
<p>Swifts <i>Apus apus</i></p>	<p>Swift nest boxes are recommended due to the increased lack of nesting opportunities swifts are finding in modern built dwelling homes.</p> <p>Information is adapted from the RSPB https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/ and http://actionforswifts.blogspot.com</p> <p>The following will be undertaken:</p> <ul style="list-style-type: none"> • Wherever possible, swift bricks will be installed into new or restored buildings to increase the overall availability of nest sites for swifts and other species. Birds such as house sparrow can use swift bricks, but swifts cannot use house sparrow nest bricks. • Integral swift bricks are the preferred option on new housing developments. These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site. • Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.

- Alternatively, swift boxes can be placed on the external walls of a building when a restoration or opportunities don't exist to build in the boxes.



Figure 26: Example of swift bricks, that can be built into a dwelling, Source: <https://www.birdbrickhouses.co.uk/brick-nesting-boxes/>

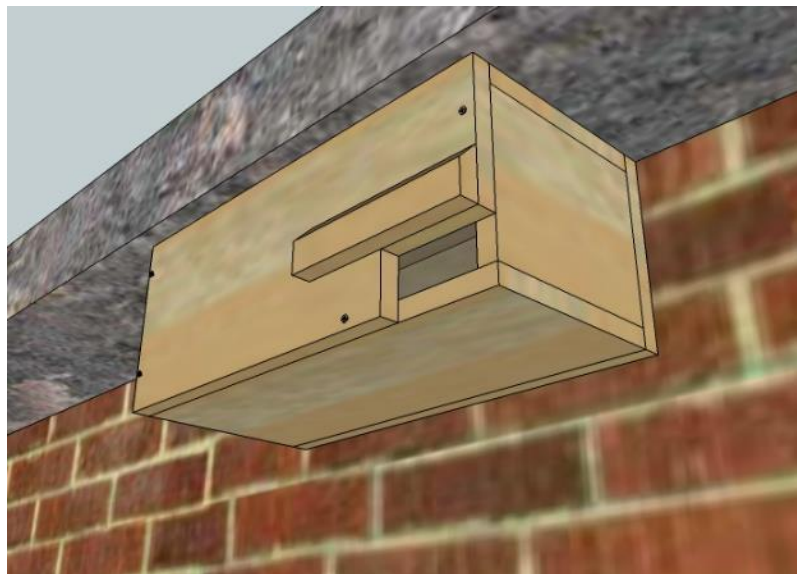


Figure 27: Swift box, source: <http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html>

Hedgerows

Hedgerows provide excellent corridors for wildlife and are extremely important to many species of wildlife. A hedgerow could be included in development plans to assist a range of species (Figure 28).

	<p>Hedgerow management cycle</p> <p>Hedgerows are a dynamic system - it isn't possible to keep them at exactly the same point indefinitely. Managing them on a cycle ensures their health and long term survival.</p> <p>Tall and overgrown Manage as a line of trees, if necessary undertake selective thinning.</p> <p>Rejuvenated recently laid, coppiced, or planted</p> <p>Dense and well-managed</p> <p>Over-trimmed</p> <p>Management actions include: Coppice, retaining a few trees and plant up gaps; Lay; Reshape; Frequent trimming in successive years; "let up" for laying short cut structures; and Raise cutting height and width by 10cm each cut. Trim on a two or preferably three year rotation.</p> <p>Legend: - Good condition hedge (green) - Fair condition hedge (yellow) - Poor condition hedge (red) - Management choices for healthy hedge cycle (purple) - Neglect or poor management (blue) - Management actions (pink)</p> <p>people's trust for endangered species</p>
<p>Reptiles Habitat Enhancement</p>	<p>Log and brush piles can enhance the existing habitat by providing cover for reptiles, as well as enhancing prey availability. Also, including reptile hibernacula and basking banks into development plans will enhance the habitat for reptiles. (Edgar et al., 2010).</p>

Figure 28: Hedgerow management cycle (<https://hedgerowsurvey.ptes.org/>)

5.0 References

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Technical Note

Round House Farm, Colney Heath

Transport Appraisal

Project Number: 20339-01
Doc Number: TN01
Prepared for: Edit Land

1 March 2021

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
A	Draft	JC	AKS	JC	AKS	01/03/21

1. Introduction

Preamble

- 1.1 In response to St Albans City and District Council's (SADC) Call for Sites invitation, Edit Land are promoting a site at Colney Heath as an appropriate location for residential development and allocation within SADC emerging Local Plan.
- 1.2 The site is located south of Colney Heath village centre, in Hertfordshire, and comprises circa 1.6 hectares of agricultural land. The site is bound to the southwest by High Street and to the southeast by Roestock Lane and existing properties fronting such. To the northeast the site is bound by Roundhouse Farm and a small residential development site that has relatively recently become operational (application reference 5/15/3674). To the northwest the site is bound by existing agricultural land. A site location plan is provided below as **Figure 1.1**.
- 1.3 The site is located between the A1M and A414, north of the M25, approximately 3km (straight line distance) south of Hatfield, 6km west of St Albans and 7km north of Potters Bar.

Potential Development Proposals

- 1.4 The site has potential to accommodate a scale of development totalling approximately 150 residential dwellings, with vehicular access taken from High Street via a simple priority junction. An indicative masterplan is provided at **Appendix A**, with extract below in **Figure 1.2**.

Figure 1.1 Site Location

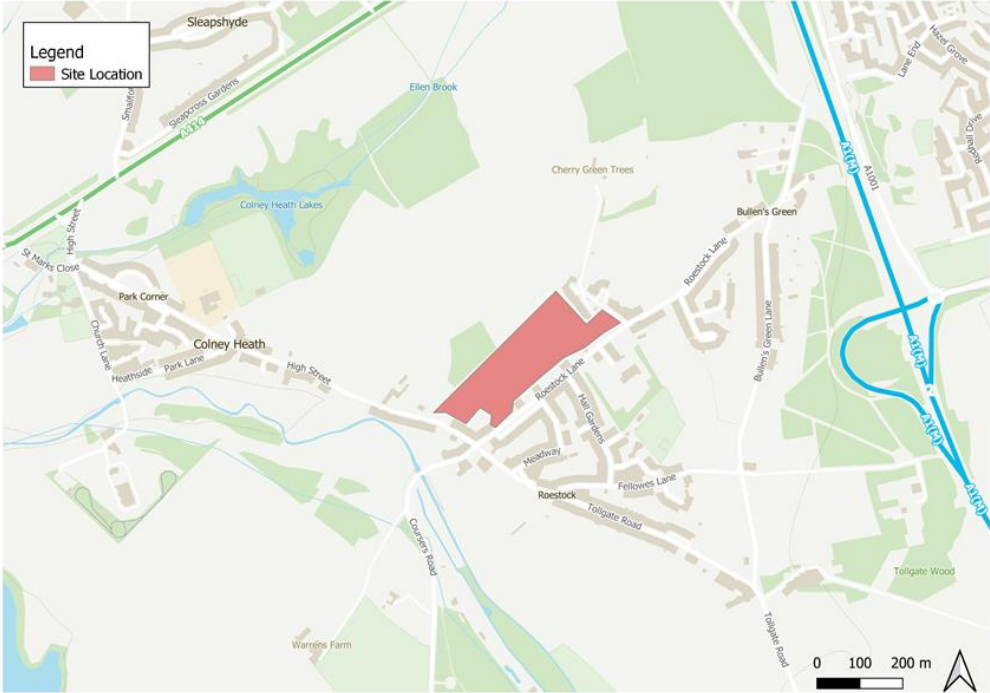


Figure 1.2 Indicative Masterplan



Source: JTP

Report Scope

- 1.5 Markides Associates (MA) have been instructed to prepare this Transport Appraisal in support of the proposed allocation.
- 1.6 The Appraisal reviews the accessibility of the site location and demonstrates that the site can be readily accessed by all modes of transport, identifying opportunities for associated improvements to local highway infrastructure where these are necessary to improve the site accessibility.
- 1.7 The Appraisal is conscious of Hertfordshire County Council's (HCC)'s assessment of sites based on compliance with their Local Transport Plan 4 (LTP4), which seeks to maximise accessibility by active modes over travel by private car, whilst implementing demand management measures that should reduce the need to travel and/or travel more sustainably.
- 1.8 The Appraisal does not constitute a formal Transport Assessment, which will be a requirement of any subsequent planning application, which will address matters such as off-site junction capacity assessments and detailed reviews of internal site layouts, which would encompass car parking provision and delivery and servicing access arrangements.
- 1.9 Following this introduction, the Appraisal is structured as follows.
 - Section 2: Reviews the existing site conditions;
 - Section 3: Reviews potential development proposals in terms of demonstrating a compliant access can be delivered and identifying improvements to local highway infrastructure;
 - Section 4: Reviews potential trip generation associated with the proposed scale of development; and
 - Section 5: undertakes a planning policy discussion.

2. Existing Conditions

Location

- 2.1 The site is located approximately 350m southeast of Colney Heath Village Hall, and 1000m southeast of the A414 North Orbital Rd. It comprises circa 5.3 hectares in total of open and arable land.
- 2.2 The northern boundary of the site is open and arable land, to the north east the site borders the rear of a row of residential properties on Roundhouse Farm and Fair View private roads. To the south the site borders Roestock Lane as well as an assortment of small residential plots, a pub and storage whilst to the west and south west the site borders the rear of more residential properties, a pub and associated car park as well as Colney Heath High St. The site is located between the A1M and A414, north of the M25, approximately 3km (straight line distance) south of Hatfield, 6km west of St Albans and 7km north of Potters Bar.

Accessibility to Local Amenities

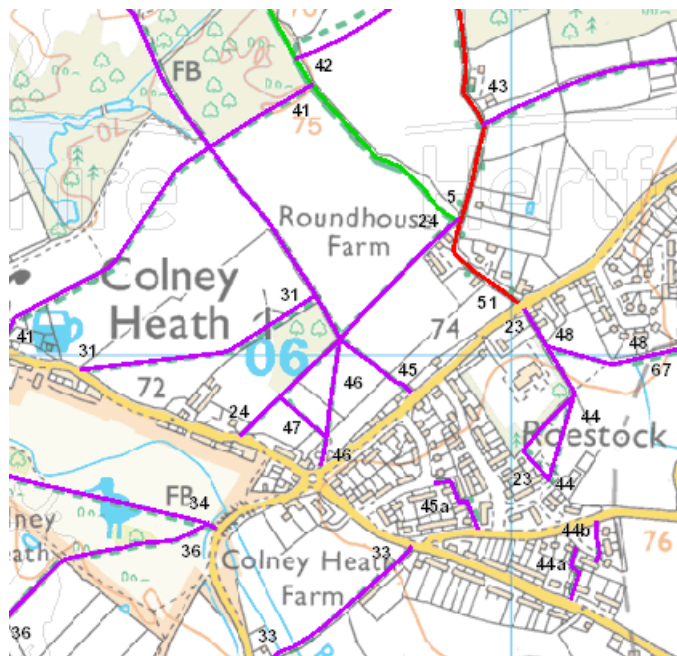
- 2.3 Whilst not located within an urban setting, the site does benefit from typical trip attractors for residential developments being within walking distance of the site, including a local convenience store and post office directly opposite the site entrance and Colney Heath School and Nursery being within 650m walk distance. Residents of the site would not, therefore, be wholly reliant on travel by private car to access some essential day-to-day services.
- 2.4 Other land uses such as comparison retail, food retail, secondary education, health and leisure, can then be found within adjacent higher order settlements, such as St Albans and Hatfield, which are within an acceptable cycle distance of the site or can be accessed using established public transport. The closest GP surgery, Lister House is located in Hatfield and able to be accessed by walking to the east of the A1 and using the 653 tigermoth bus service, a journey of approximately 30 mins from the site.

Walking and Cycling

- 2.5 In the vicinity of the site the High Street has footways on its southern side, which provides a continuous pedestrian link to the village centre to the north, with crossing movements supported by an existing zebra crossing immediately west of the High Street roundabout junction with Roestock Lane. It is acknowledged that there is a break in footway provision on the northern edge of the carriageway, in front of the existing The Cock Public House.
- 2.6 Along Roestock Lane, there is no footway provision along the site boundary, with a footway on the eastern edge of the carriageway, which realigns in front of the existing residential properties that front the Roestock Lane service road. Away from the site, Roestock Lane connects with a footway network that provides a direct access to Hatfield to the north, via an underpass that negotiates the constraint caused by the A1(M).

- 2.7 The site accommodates a network of public rights of way (PROW), indicated below at **Figure 2.1**, which connect with the High Street and Roestock Lane frontages. The access road into Roundhouse Farm, which borders the site to the north, is a restricted byway.

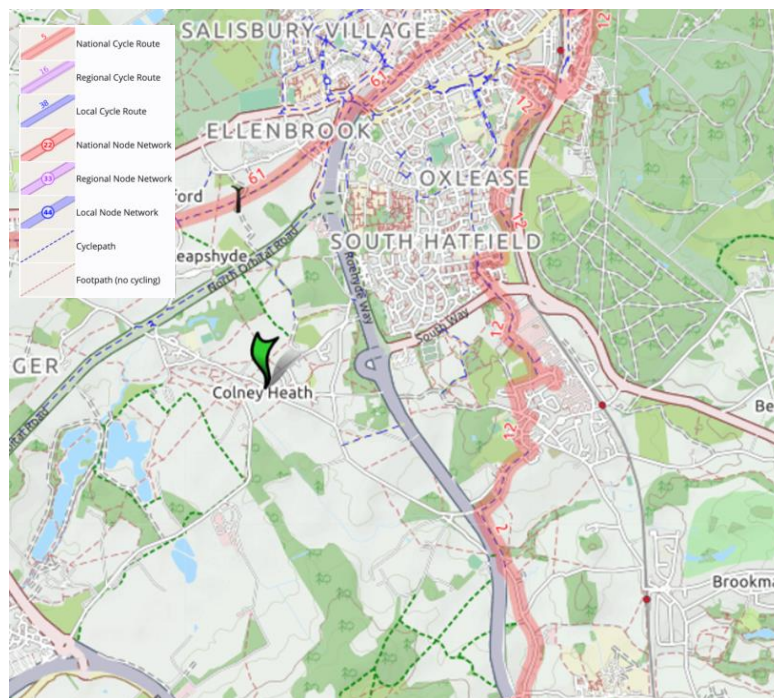
Figure 0.1 Public Rights of Way



Source: HCC PROW Viewer

- 2.8 In terms of cycle routes, whilst there are no formalised cycle lanes along the site frontage, the roads in the general area are suitable for cycling and the links to Hatfield as described above constitute shared use footway/cycleways, which connect with a network toward the town centre. Slightly further afield routes are available including National Cycle Routes (NCR) 12 and 61, shown in **Figure 0.2**. NCR 12 provides a route between Enfield Lock in north London to Spalding via Stevenage, St Neots and Peterborough, whilst NCR 61 routes from St Albans to Hatfield, Welwyn Garden City to Hertford before arriving near Hoddesdon.

Figure 0.2 Cycle Network



Source: Cycle Streets.net

Public Transport

Bus

- 2.9 The nearest bus stop is located on the southern side of the High St near to the existing access point on the south west of the site, which provides access to service 305. The 305 serves a route between Sandridge and Potters Bar, calling at key destinations including St Albans rail station and Potters Bar. The service schedule provides for commuters accessing St Albans with a morning and afternoon service during traditional commuting periods.
- 2.10 The Roestock Lane bus stop, for eastbound services, is located on the site boundary, however currently the stop is hidden by foliage and inaccessible to the wider community.
- 2.11 **Figure 0.33** shows the bus routes and stops near to the site, also shown is a 400m walk distance from the centre of the site indicating the accessibility across the whole site, confirming the whole of the site is within this walk distance, a recommended requirement of LTP4, with timetable information provided in **Table 2.3**.

Figure 0.3 Local Bus Routes and Stops



Table 0.1 Bus Services

Route No	Route	Peak Hour Frequency	First / Last Service
305	From: Potters Bar Bus Garage To: Sandridge Lyndon Mead	Weekday 4 times a day Saturday 3 times a day	07:40 / 16:44

2.12 In addition to service 305, services 200 and 312 can be accessed on Tollgate Road and High Street respectively, which services call once a week on Mondays and Wednesdays, the latter of which accesses Hatfield, allowing residents to undertake a weekly food shop without needing to use private vehicles.

Rail

2.13 The closest rail station to the site is Welham Green, approximately 4km to the east by road. Thameslink and Great Northern train services call at the station and provide services to Central London through to destinations including Brighton, also connecting to the north with locations such as Welwyn Garden City, Hatfield and Cambridge on the line. Step free access is available to the northern platform. 10 sheltered cycle parking spaces are provided at the ticket office.

2.14 Whilst Welham Green remains the closest station, St Albans station can be accessed via bus service 305. St Albans station is served by Thameslink and provides step free access to all its platforms with frequent peak and off peak services into London, further south and north to Bedford.

Local Highway Network and Strategic Links

2.15 Bordering the site, the Colney Heath High Street is single carriageway subject to a speed limit of 30mph. Acting as the main feeder road for the A414, the High St forms a junction north of the Site with the westbound A414 which ultimately provides access to the strategic road network, including the M25, A1M and a number of other destinations east into Herts and Essex. To the east the High Street forms a roundabout junction with Roestock Lane and Tollgate Road.

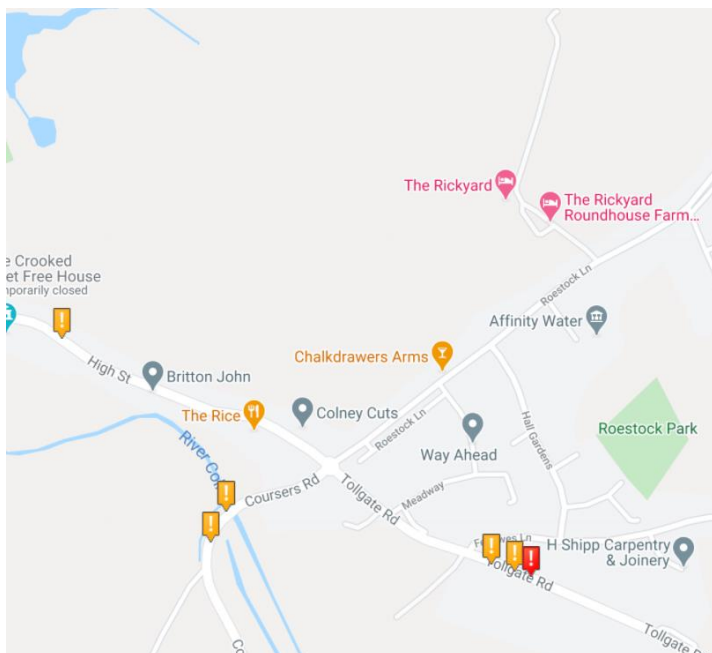
Accident Records

2.16 With regard to road safety, the publicly accessible service CrashMap has been reviewed to understand if there are any obvious concerns in relation to quantum or clustering of recorded incidents.

2.17 There has been a very low number of accidents in the vicinity of the site with none within 150m of the existing site access. All but one of the 6 accidents were slight with one serious occurring within the five years accident data, shown in **Figure 0.1** below.

2.18 A cluster of accidents can be seen south of the site on Tollgate Road. Any subsequent planning application can review these to establish if measures need to be introduced to reduce accident risk.

Figure 0.1 Accident Data 2015-2019



Source: CrashMap

3. Potential Development Proposals

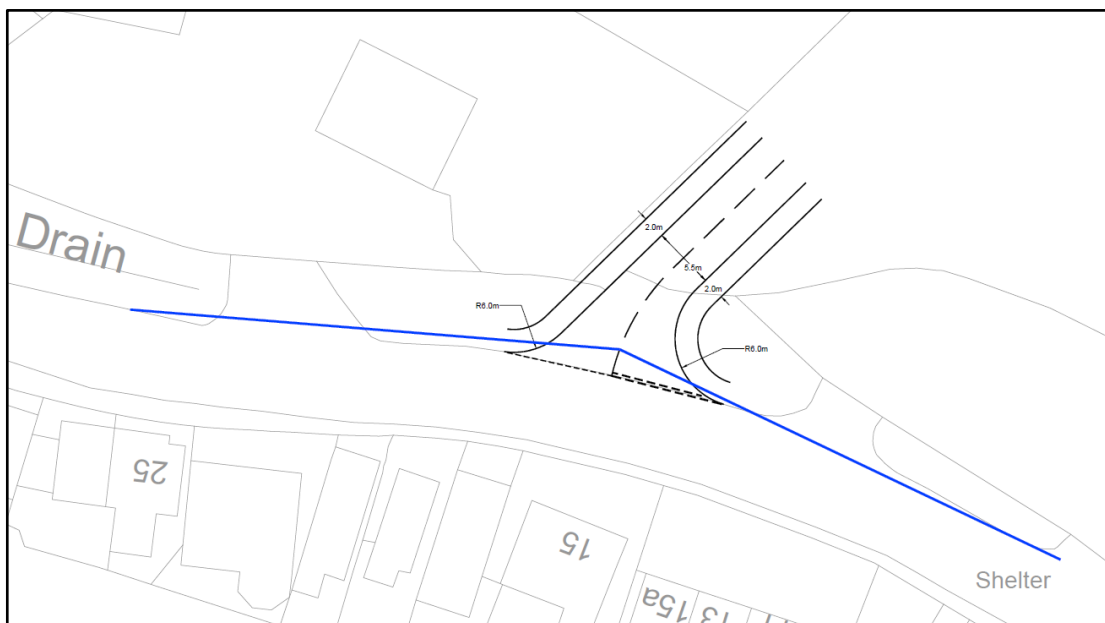
Scale of development and site layout

- 3.1 Edit Land have identified that site has potential to accommodate a scale of development of approximately 150 residential dwellings.
- 3.2 An indicative site masterplan is provided at **Appendix A**.

Vehicle Access

- 3.3 Vehicular access to the site is achievable from the High Street, in the form of a simple priority junction, which is appropriate for the scale of development and site location.
- 3.4 Drawing **20339-MA-XX-XX-DR-C-0001**, with extract below at **Figure 3.1**, shows the vehicular access point and the requisite visibility splays as per Manual for Streets guidance for a 30mph road, 2.4m x 43m. All of which can be delivered within the site and highway ownership, with extent of public highway provided at **Appendix B**.

Figure 3.1 Potential Site Access



- 3.5 The internal road layout will be designed to adoptable standards, comply with local policy, Manual for Streets guidance and Roads in Hertfordshire guidance.

Pedestrian and Cycle Access

- 3.6 The proposals will ensure direct pedestrian and cycle access from each of the High Street and Roestock Lane frontages, delivering improvements to this infrastructure where necessary. PROWS within the site will be retained and improved. Pedestrians and cyclists travelling north to east and vice versa would therefore be able to use the site's internal

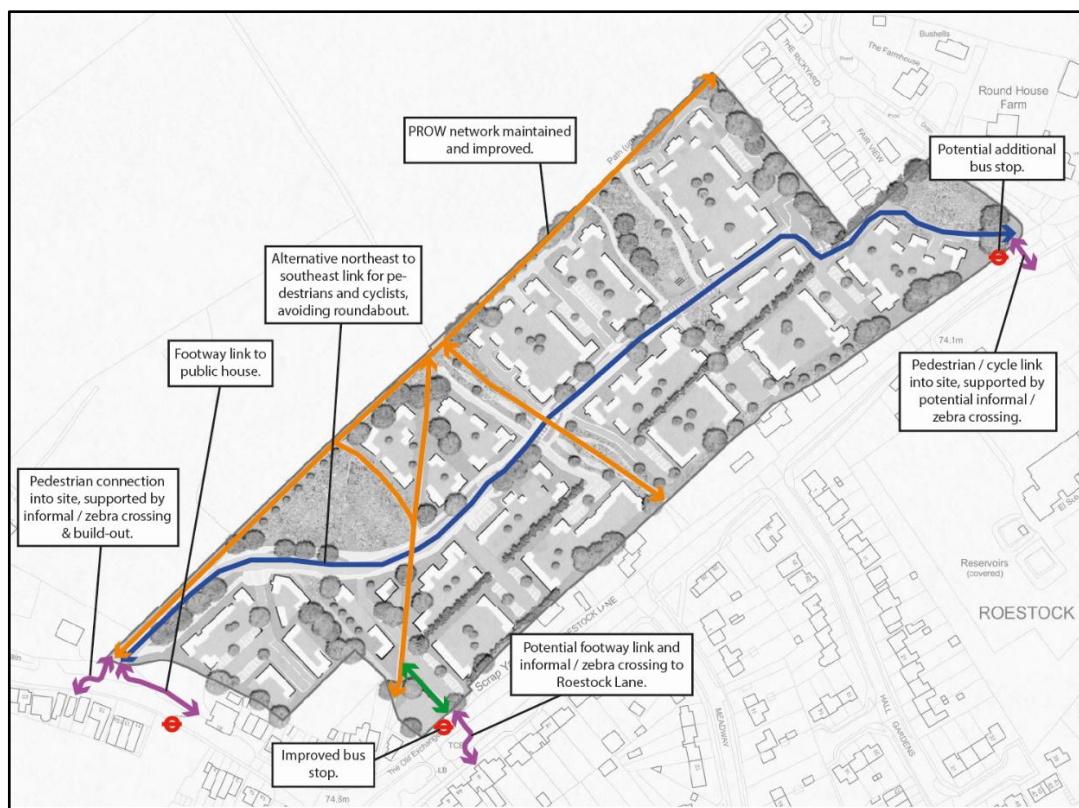
network, allowing them to bypass the existing Roestock Lane/Tollgate Road roundabout junction.

3.7 Suggested changes, also indicated on **Figure 3.2**, could include:

- The introduction of a pedestrian footway west of the site access on the northern side of High St, this would run for a short distance before an informal/zebra crossing is provided linking to a buildout on the southern side of High St bordering the on-street parking, connecting with existing footway provision. The buildout would address any visibility constraints caused by the current parking and road alignment. A crossing in this location would avoid pedestrians having to negotiate the constraint along The Cock Inn frontage.
- The introduction of a footway along the northern part of the site's frontage with Roestock Lane, which the site's internal networks will link with, allowing pedestrians/cyclists to enter the site from this location, potentially supported by crossing infrastructure that will link the site to the PROW to the east.
- The introduction of a footway along the southern part of the site's frontage with Roestock Lane, adjacent to the existing bus stop, which would assist pedestrians crossing Roestock Lane in this location, with an off-site footway connection provided to link with existing provision and a potential crossing point.

3.8 The locations of these measures are indicated on **Figure 3.1**. Each of the measures are achieved within land controlled by Edit Land or public highway.

Figure 3.1 Potential Local Improvements



Parking

- 3.9 The eventual development proposals would be supported by car parking in accordance with SADC parking standards, along with a high provision of electric vehicle charging infrastructure.
- 3.10 The eventual development proposals would also be supported by secure and sheltered cycle parking in accordance with relevant standards.

Delivery and Servicing

- 3.11 The site will ensure all vehicle types can enter the site, negotiate the site layout and leave the site in forward gear, with turning facilities provided where necessary, informed by vehicle swept path analysis.

Public Transport

- 3.12 The development proposals would be able to facilitate improvements to existing bus stop infrastructure, improving access to the Roestock Lane bus stop in particular and providing improved seating/shelter facilities.

- 3.13 The scale of development is such that it may also justify improved service frequencies to key destinations, benefiting existing residents, subject to further discussions with SADC, HCC and operators.

Sustainable Travel Strategy

- 3.14 Any future detailed full application will be supported by a residential Travel Plan, a requirement of HCC development management policy.
- 3.15 The Travel Plan will include a number of measures to promote and encourage sustainable travel, including:
- Resident Information pack detailing available routes;
 - Bus ticket incentives;
 - Cycle use incentives; and
 - Support for car sharing opportunities.

4. Trip Generation

- 4.1 The Transport Appraisal includes a brief section on vehicular trip generation, to demonstrate the quantum of vehicle movements associated with a potential scale of development of 150 units.
- 4.2 For the purposes of calculating the likely trip generation of the proposed use, the TRICS database has been searched for comparable residential sites in regard to location and parking provision. A worst case privately owned houses scenario has been tested.
- 4.3 Peak hour trip rates per unit have been extracted and applied to the proposed scale of development, summarised **Table 4.1**.

Table 4.1 Trip Rates per dwelling

Mode	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Vehicle Trip Rate	0.147	0.389	0.536	0.354	0.174	0.528
Trips	22	58	80	53	26	79

- 4.4 Error! Reference source not found. **Table 4.1** demonstrates that the site is likely to generate 80 two-way vehicles trips in the AM peak and 79 in the PM peak. It is not expected that this level of trip generation will have a material operation on the local highway network, although any subsequent planning application would be supported by a capacity assessment, with scope agreed with HCC, where mitigation will be considered.
- 4.5 In terms of delivery and servicing movements, research MA have undertaken of other residential developments in London reveal approximately 1 daily delivery per 15 dwellings, which translates as approximately 10 delivery vehicles per day for the site.

5. Policy Discussion

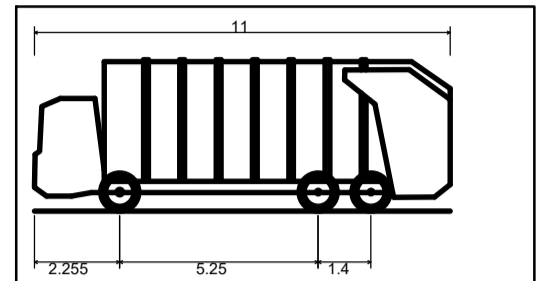
- 5.1 Both national, regional and local transport related planning policy, including National Planning Policy Framework (NPPF), HCC's LTP4 and SADC adopted and emerging Local Plans highlight the need for development to be sustainable, located where the number of trips can be reduced and/or where trips are generated residents have a genuine choice available to them of adopting active modes.
- 5.2 The NPPF sets out Government planning policy, provides a framework within which local planning policies should be produced, and is a material consideration in planning decisions.
- 5.3 With regards to transport, the NPPF states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 5.4 The proposals provide for both pedestrian and cyclists movements on and around the site, linking into existing PROWs with the intention to improve these routes and off-site infrastructure.
- 5.5 With regards to transport the SADC Local Plan saved Policies (2020) Policy 34, 'Highways Considerations in Development Control', states that development which involves the creation or improvement of an access onto the public highway should be acceptable in terms of road safety, including visibility, turning radii and provision for pedestrians, cyclists and other vulnerable groups, traffic impact, car parking provision and the road hierarchy. The policy also states that in assessing applications, account will be taken of the advice contained in current documents prepared by relevant bodies such as HCC and the DFT. Policy 36A, 'Location of New Development in Relation to the Public Transport Network', sets out that SADC will consider the proximity of the development site to public transport facilities when considering the impact of the proposals. SADC had been working on a new Local Plan, with the most recent draft publication published in 2018. This document was withdrawn in 2019.
- 5.6 In response to this, the Transport Appraisal has demonstrated that safe access to the site can be achieved and that the needs of vulnerable road users can be taken into account via local improvements to the footway network.
- 5.7 Any eventual development proposal will also provide policy compliant car (including EV) and cycle parking and will also accommodate efficient on-site delivery and servicing activity. Any future planning application would also be supported by a Transport Assessment, which will assess the impact of the development in terms of need for capacity improvements at off-site junctions, and a Travel Plan, which will include a range of measures to encourage sustainable travel.
- 5.8 On this basis MA are of the view that the site is an appropriate location of allocation as a residential development in terms of transport and sustainable access.

Drawings

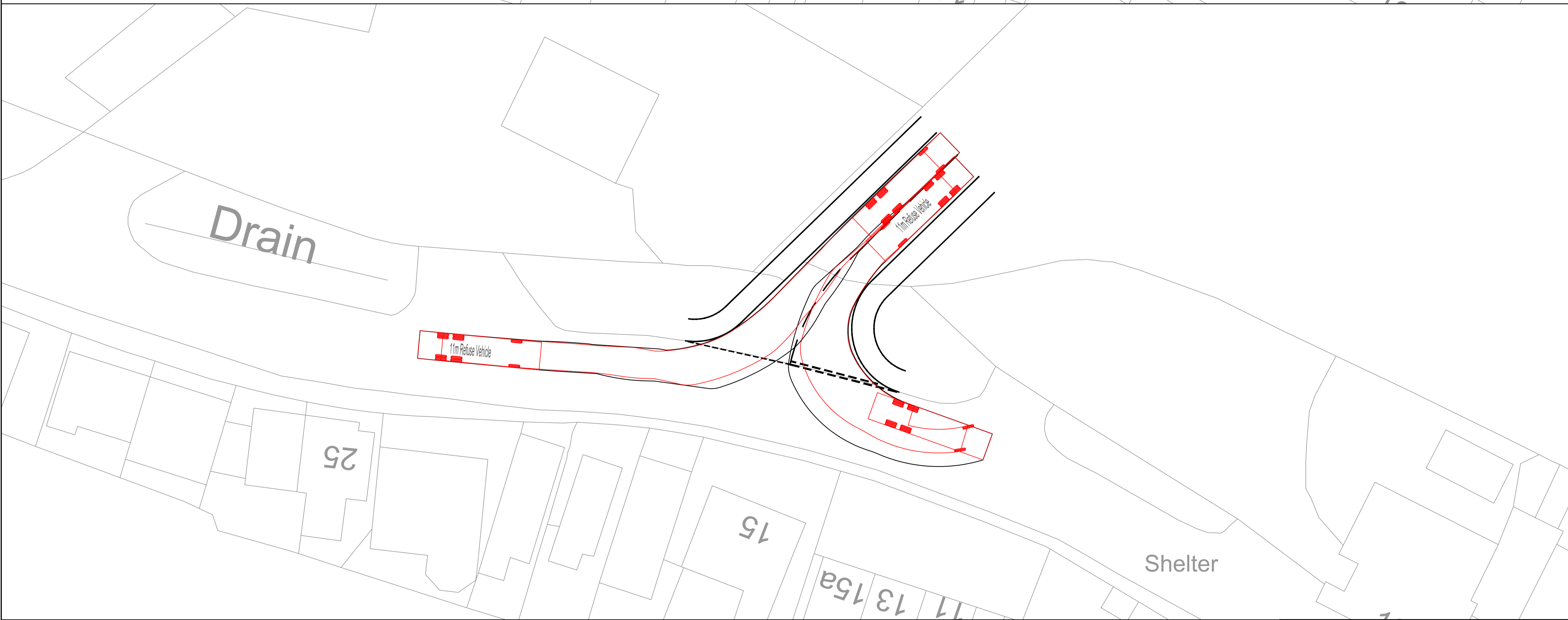
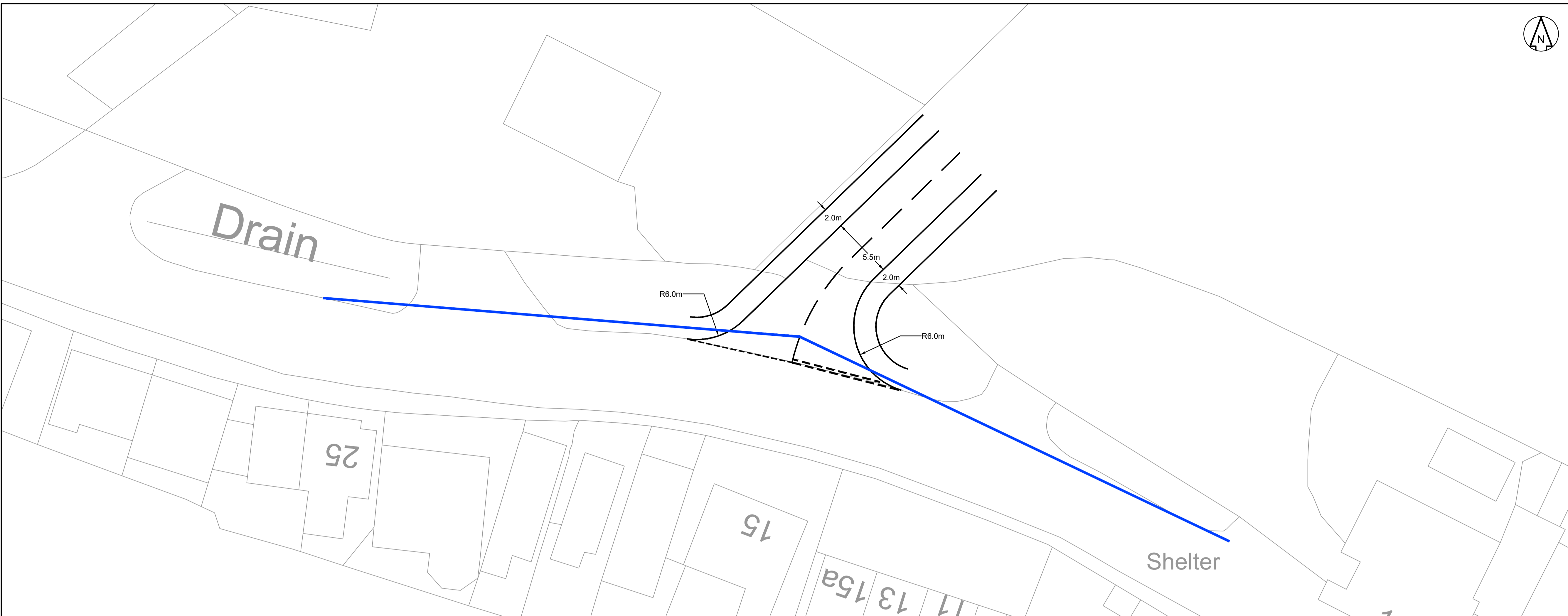
Drawing 20339-MA-XX-XX-DR-C-0001



KEY:
2.4m X 4.3m VISIBILITY SPLAYS



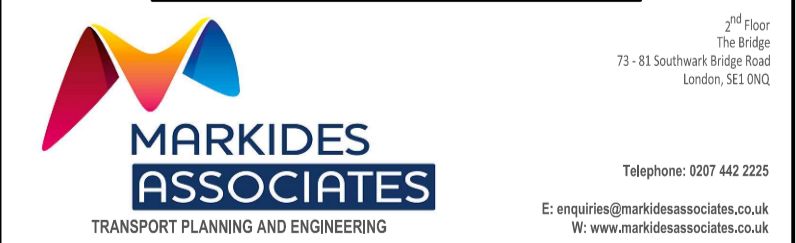
11m Refuse Vehicle
Overall Length 11.000m
Overall Width 2.500m
Overall Body Height 4.000m
Min Body Ground Clearance 0.366m
Track Width 2.450m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 8.750m



Revision History					
Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	CDT	JC	AS	14.01.21
Rev	Comment	By	Chkd	Appr	Date
Current Revision					
P01	FOR INFORMATION	CDT	JC	AS	14.01.21
Rev	Comment	By	Chkd	Appr	Date

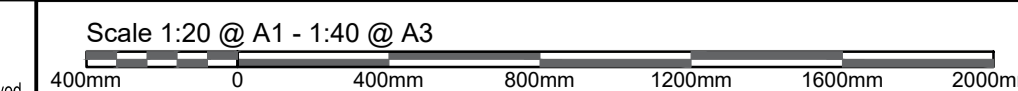
PRELIMINARY

CLIENT



Project
**ROUND HOUSE FARM
ROESTOCK LANE**
Drawing Title
**PROPOSED ACCESS
WITH 11m REFUSE TRACKING**

Markides Associates reference: XXXXX 1:500@A1
XXXXX-MA-XX-XX-DR-C-0001 - P01



APPENDIX A INDICATIVE MASTERPLAN



APPENDIX B HIGHWAY OWNERSHIP

Date: 3 December 2020
Client Ref: JSKH/4006654

Our Ref: SF29453896000

Search address:

Round House Farm
Roestock Lane
Colney Heath
ST ALBANS
AL4 0PP

Information Received from Hertfordshire County Council

Dear Sir

REF:

Your Ref: Round House Farm, Roestock Lane, Colney Heath SF29453896000

I refer to your recent enquiry in respect of the above.

Please find attached plan where areas highlighted orange are considered to be highway maintainable at public expense. *(A straight cut-line across a road indicates the end of the highway whereas a zig zag cut- line indicates that the highway continues)*

Areas highlighted blue are considered to be highway, but are **not** maintainable at public expense.

The dashed lines coloured purple and referenced on the plan, show the approximate course (not width) of public footpaths in the parish of Colney Heath, as shown on the Definitive Map of Public Rights of Way in Hertfordshire.

The green line referenced on the plan shows the approximate course (not width) of public bridleway 'Colney Heath 005', as shown on the Definitive Map of Public Rights of Way in Hertfordshire.

The line coloured red and referenced on the plan shows the approximate course (not width) of Restricted Byway 'Colney Heath 051 ', as shown on the Definitive Map of Public Rights of Way in Hertfordshire.

Please note that there is a claim for a bridleway along the restricted byway. For further information please contact the Countryside & Rights of Way Service row@hertfordshire.gov.uk quoting reference STA/072/REC.

For the purposes of rights of way this map is just a representation and the Definitive Map and Statement should always be consulted.

The Definitive Map is only legally conclusive at the scale it was drawn at, which is 1:10,000. The online version can be found at: www.hertfordshire.gov.uk/rowmap, and the legal copy via the Countryside & Rights of Way Service at row@hertfordshire.gov.uk, or County Hall Front Reception and any borough or district council offices.

The County Council does not give assurances concerning the abutting or the proximity of property to the highway.

As far as I am aware there are no Hertfordshire County Council road proposals, nor TRO's, which are within the immediate vicinity of the said property.

It is suggested that relevant Local District/Borough Council is also contacted , via their website or by telephone, in connection with any proposed TRO'S which they may have.

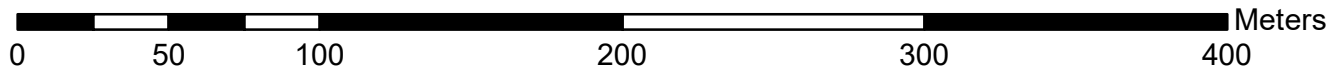
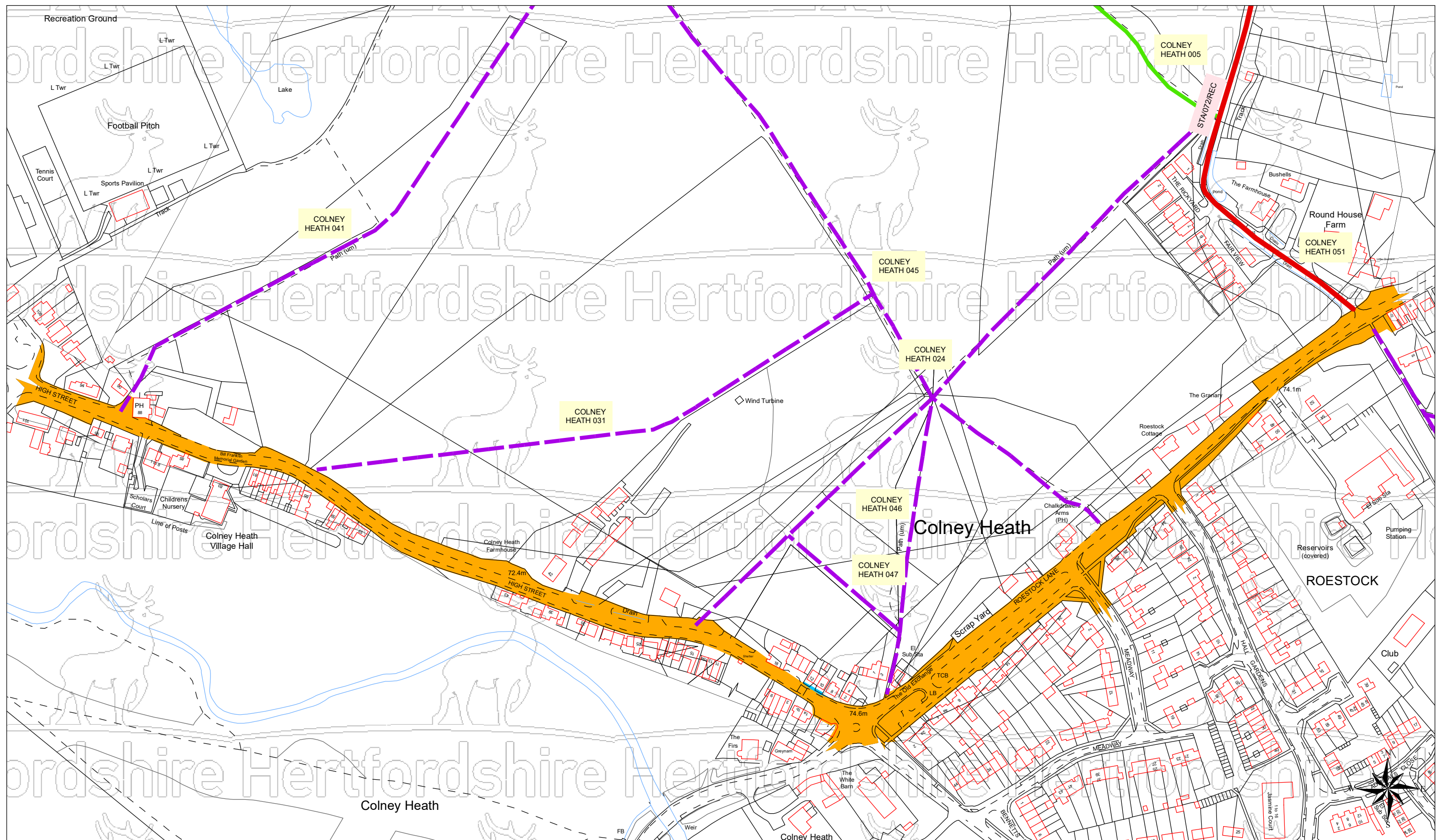
This information is given after appropriate enquiries and in the belief that it is in accordance with the information at present available to the officers of this council but on

the distinct understanding that neither the council, nor any of its officers is legally responsible for it except for negligence.

I trust the above is of assistance.

Yours faithfully

Linda Loftin
Highway Boundaries & Land Charges Officer
Resources



Scale at A3 **1:2,500**

Date: 01/12/2020

Round House Farm, Roestock Lane, Colney Heath

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The Rights of Way information on this plan is based on information from the Definitive Map of Public Rights of Way. The accuracy of this plan cannot be guaranteed. If in doubt the Definitive Map should be consulted.

**For reference purposes only.
No further copies may be made.
Produced by Highway
Boundaries & Land Charges
Hertfordshire County Council**

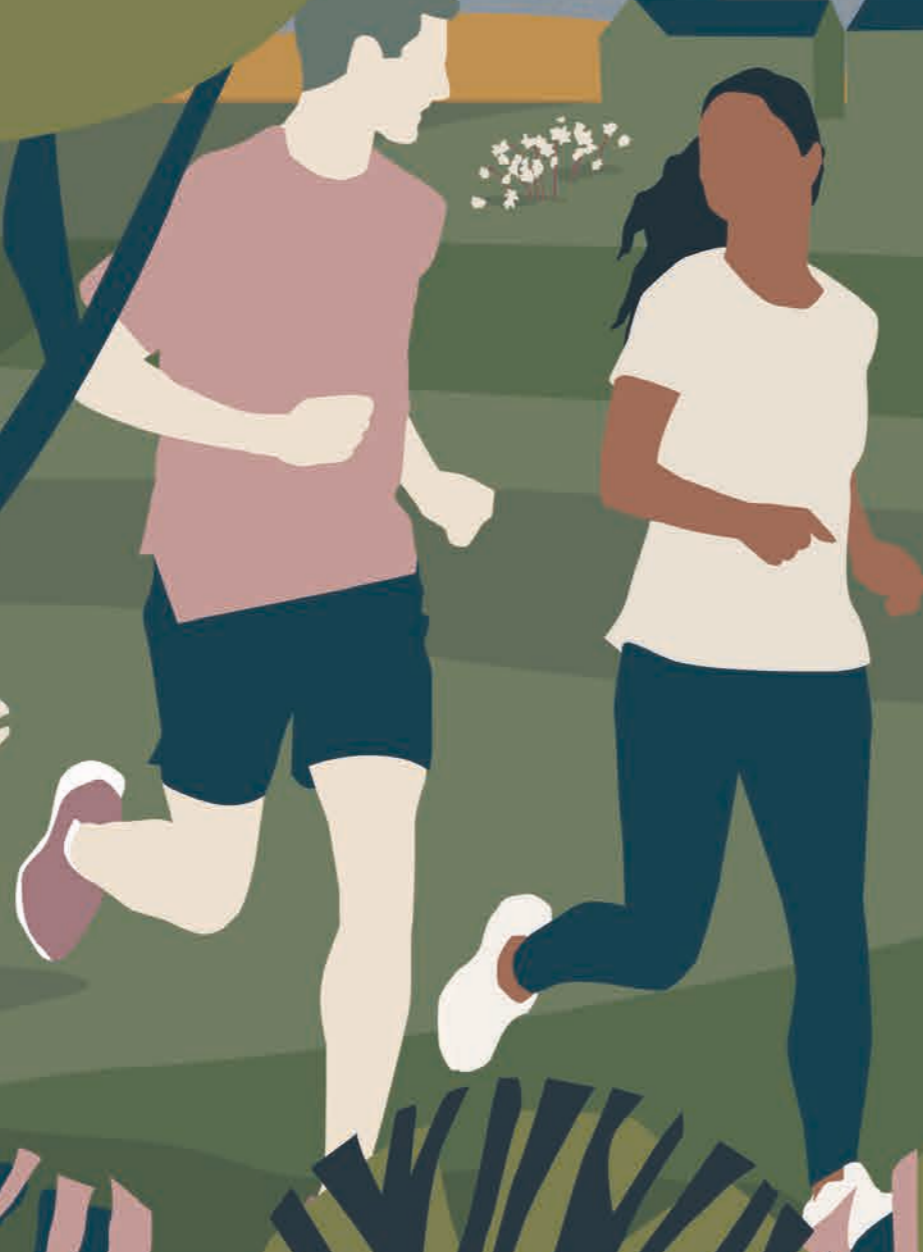


ROUND HOUSE FARM

Colney Heath

PROMOTION DOCUMENT

March 2021





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CONTENTS

INTRODUCTION	5
SITE BACKGROUND	6
DESIGN DEVELOPMENT	12
VISION	18
SUSTAINABILITY	26
HEALTHY PLACEMAKING	28
WHAT HAVE WE LEARNT FROM THE PANDEMIC	30
APPENDICES	35
ABOUT THE TEAM	38

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DISCLAIMER:

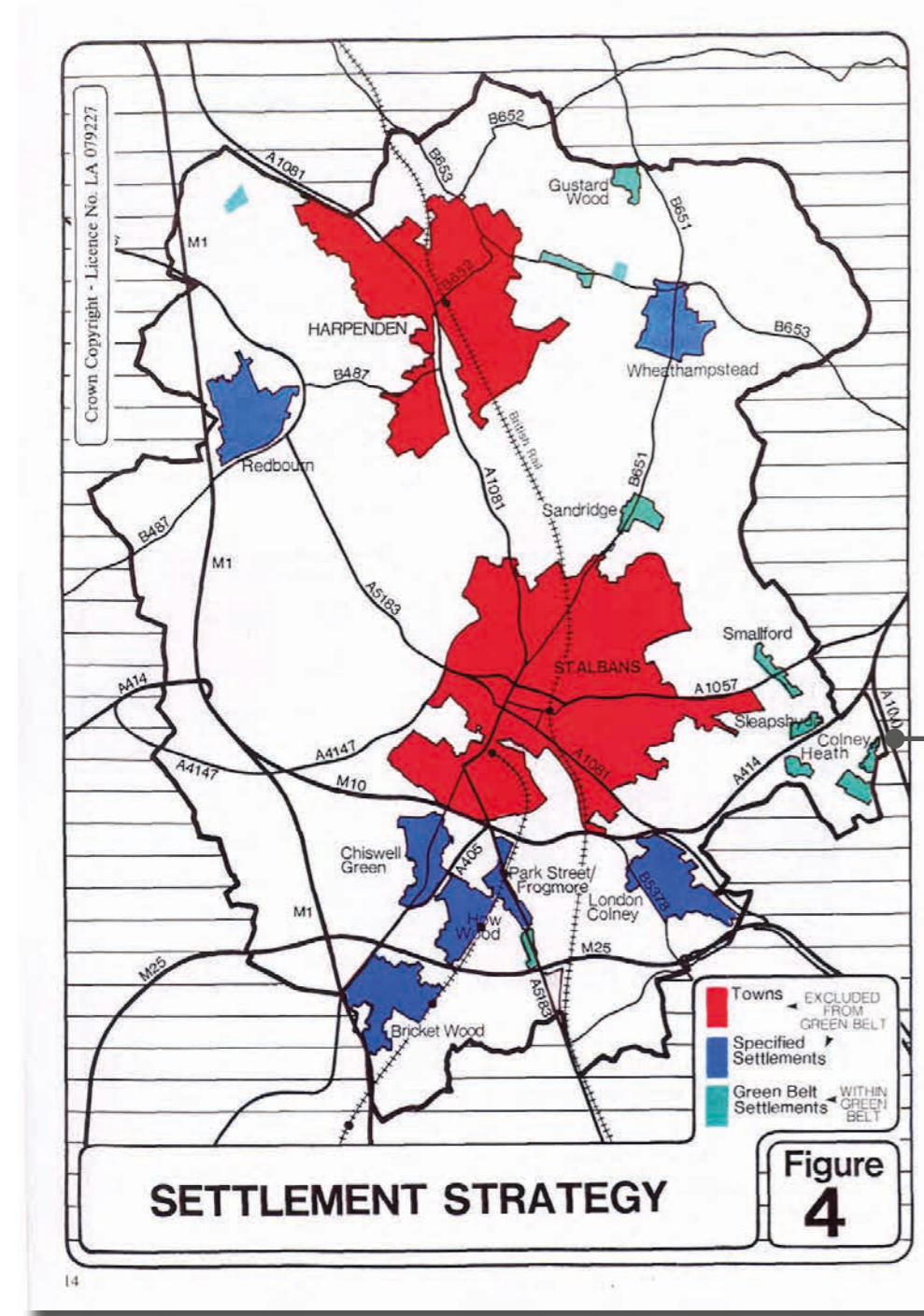
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WIDER CONTEXT



INTRODUCTION

EXTRACT FROM THE 'CITY AND DISTRICT OF ST ALBANS DISTRICT LOCAL PLAN REVIEW 1994' SHOWING THE SETTLEMENT STRATEGY.



COLNEY HEATH CONSISTS OF THREE GREEN BELT SETTLEMENTS AS SHOWN IN THE EXTRACT FROM THE DIAGRAM BELOW



This Call for Sites submission responds to St Albans City and District Council's 'Call for Sites 2021' consultation which runs from 25th January 2021 to 8th March 2021.

We provide an objective and impartial planning and design review of the site before concluding that the Council should consider its identification for residential development as part of the Local Plan process.

Furthermore, it should be analysed in detail in the St Albans Housing Economic Land Availability Assessment (HELAA) where further technical assessment will be undertaken. The excellent development potential of Land at Round House Farm Colney Heath is clear.

Edit Land can confirm that the site is suitable available and viable for residential development that will contribute to meeting the council's housing requirements.

SITE BACKGROUND

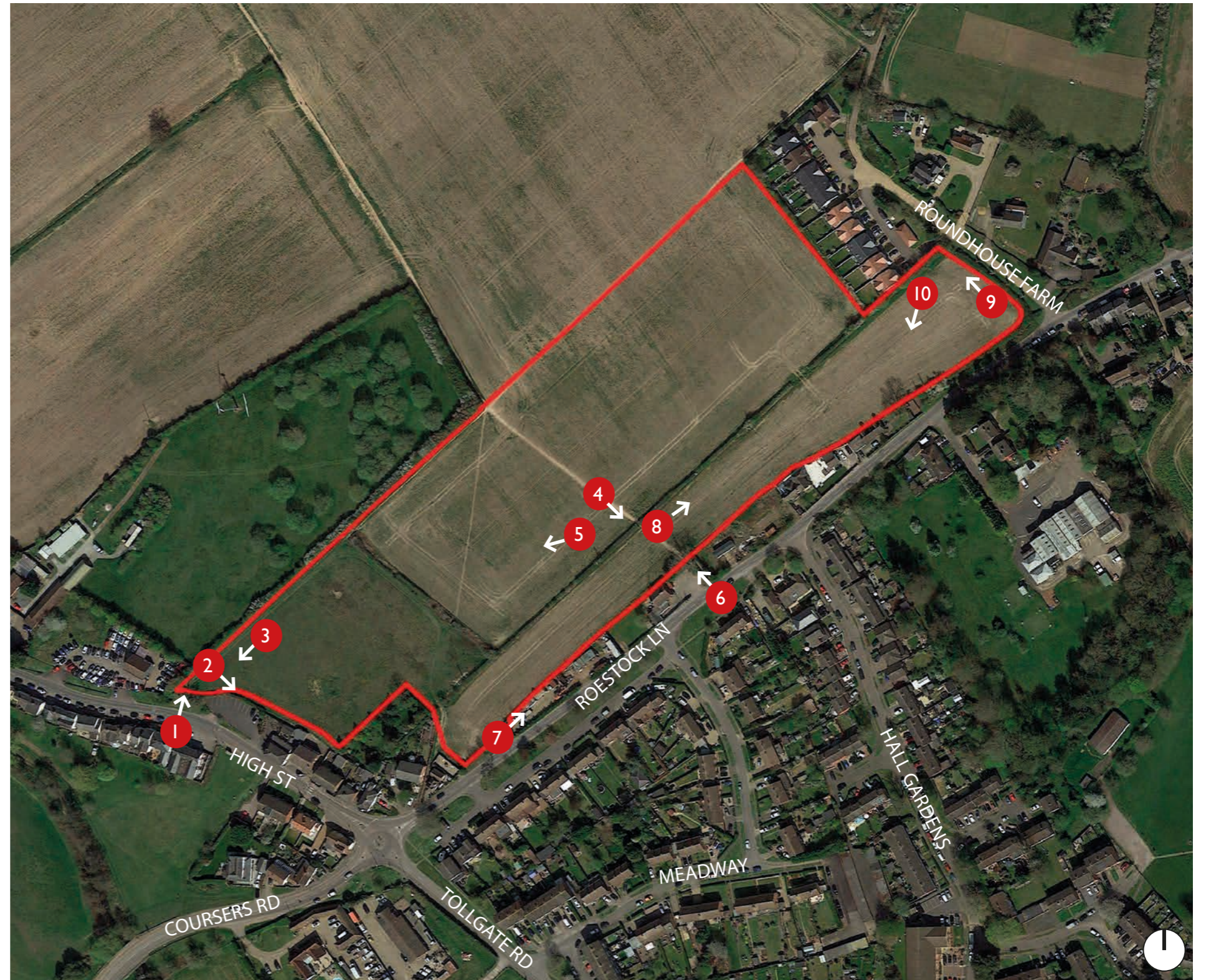
SITE PHOTOS

The 5.22 hectare site is located close to the centre of Colney Heath, in close proximity to a number of shops and facilities. Colney Heath is a 15 minute drive from St Albans.

The site is bordered by High Street to the south, where it is also accessed from, grassland to the north, an area of previously developed land used for light industry and storage to the south-east, and a new development consisting of a row of houses to the north-east.

It comprises a series of grassland areas and a number of Public Right of Ways and hedgerows cross the site.

The site benefits from long views towards the open fields and countryside, as evident in the photos in the next pages.



SITE BACKGROUND SITE PHOTOS



SITE BACKGROUND

SITE PHOTOS



SITE BACKGROUND
SITE PHOTOS

