



Figure 5: Indicative development layout

7.7 There is a particular and growing need for older persons' accommodation, as highlighted by the Council's recent Strategic Housing Market Assessment (SHMA). The over-65 population is projected to grow by more than 50% between 2013 and 2036.

7.8 The population is ageing, and often existing homes are ill-equipped to adapt to the changing requirements of residents. "Downsizing" to more suitable size and type of homes not only benefits older people but frees up larger homes for younger families to move in to.

7.9 The Beesonend Lane site is well suited to meeting the need for older persons' accommodation. It is of sufficient size and critical mass to enable a range of on-site facilities, facilities that will also benefit surrounding properties.

7.10 **Alternative development layout**

While older persons accommodation is the preferred development type for this site, an alternative layout has also been produced that provides a site for a new primary school. This alternative layout, shown at Figure 6 below, replaces the retirement apartments at the western end of the site with a new school for Key Stage 1 and 2.

7.11 The school buildings provide a block plan for 8 classrooms, together with an Early Years Centre, but allow space to extend to 14 classrooms at a later stage. The outdoor ball court and hard play space are within the area proposed in the Green Belt Review to be removed from the Green Belt, while the playing fields would be retained within the Green Belt.

7.12 There is a need for more school places around Harpenden. It is anticipated that much, if not all, of this need will be met through the delivery of the two Broad Locations identified in the Green Belt Review for the town – North East Harpenden and North West Harpenden. However, if further primary school capacity is required then part of the Beesonend Lane site has potential, with the remaining area proposed as retirement properties.



Figure 6: Alternative development layout

## 8.0 GREEN BELT IMPACT

8.1 Paragraph 134 of the NPPF states that the Green Belt serves five purposes. These five purposes have been set out below with an assessment on the site’s contributions to each purpose.

### 8.2 Purpose 1 - to check the unrestricted sprawl of large built-up areas

The 2013 SKM Green Belt Review concluded that Harpenden was not one of the “large built-up areas” to which this purpose applies. For this reason, the wider parcel of land within which the report site sits was considered by SKM to make “limited/no contribution” to this purpose. In respect of the report site itself, Whilst the site would extend the built-up area of Harpenden, it is not considered that this would be ‘unrestricted sprawl’. As stated in SKM’s strategic review of the Green Belt, and as discussed in Section 3.0 of this report, this site makes “limited or no contribution towards checking sprawl.

8.3 Paragraph 8.3.8 of the Review stated: “SA-SS5 – Land south of Harpenden (GB22) enclosed by Beesonend Lane to the south and settlement edge to the north and east. Assessed in isolation the sub-area makes a limited or no contribution towards checking

sprawl, preventing merging, preserving setting or maintaining local gaps.”

8.4 The small-scale sub-area identified as SA-SS5 is shown graphically in figure 7 of the report below.

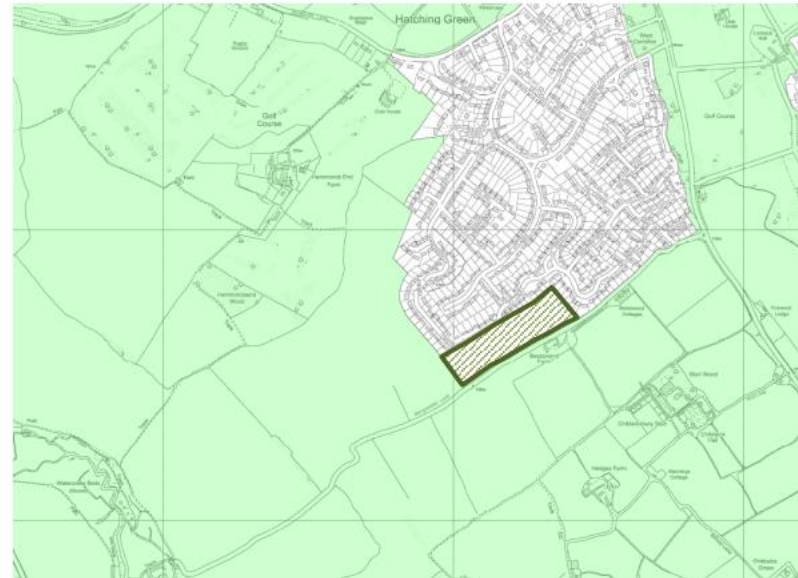


Figure 7: Indicative detail of small-scale sub-area SA-SS5 and current Green Belt boundary

8.5 **Purpose 2- to prevent neighbouring towns merging into one another**

The nearest towns to the east of Harpenden would be Welwyn Garden City and to the west, Hemel Hempstead. (Wheathampstead being a village). This site is far removed from either town, both being around some 11km away that development of this site would not cause coalescence between towns, therefore this site is considered to make no contribution to this purpose, as also laid out in SKM's strategic review of the Green Belt.

8.6 **Purpose 3 - to assist in safeguarding the countryside from encroachment**

Any new development would be orientated so as to present a narrow edge of development facing the countryside to minimise any landscape impact. Significant landscape planting is also within the outline of the proposals. In addition, the 2009 SHLAA did refer to concerns surrounding the safeguarding of the countryside, however, in principle they did argue that the site could be suitable for development if the necessary landscaping options are incorporated in the development. As such, the proposals do make a significant contribution to the safeguarding of the countryside. Furthermore, the residential development of West Common to the north of the site means that it does not have sense of separation from the settlement of Harpenden and

is quite suburban in character such that there is a very limited contribution to this purpose.

8.7 **Purpose 4 - to preserve the setting and special character of historic towns**

The land does not form part of the setting of Harpenden or contribute to its special character. This should be limited or no contribution.

8.8 **Purpose 5 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

It is a common assumption that all Green Belt land within the District makes a significant contribution to this purpose.

8.9 **Summary of harm to Green Belt**

Paragraph 133 of the NPPF stipulates that "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". Thus, whilst openness is an essential characteristic, in assessing its importance this cannot be divorced from the overriding aim of preventing urban sprawl. This notion is supported by paragraph 139 of the Framework, with regard to Green Belt boundaries. This states that when defining boundaries, local planning authorities should, inter alia, "not include land which it is unnecessary to

keep permanently open". As such, it is considered that the harm would be very limited for the following reasons:

- The site's contribution to the wider openness of the Green Belt is limited: it is contained by the residential development of West Common to the north and this also means that it is quite suburban in character.
- Any new development would be orientated so as to present a narrow edge of development facing the countryside to minimise any landscape impact.
- The nearest towns to the site are some 11km away that development of this site would not cause coalescence between towns.

8.10 **New position of Green Belt boundary**

An alternative Green Belt boundary has been illustrated below in Figure 8.



*Figure 8: Existing & Proposed Green Belt Boundaries*

## 9.0 CONCLUSIONS

9.1 There is an evident and urgent need for additional housing sites within St Albans district. A greater emphasis on small and medium-sized sites is needed to ensure a balanced portfolio and provide a more robust and resilient housing land supply. The Council's new Green Belt Review will therefore need to assess the specific Green Belt impact arising from potential development sites, rather than the previous broad-brush assessment.

9.2 However, in revisiting and updating the 2013 Green Belt Review, the Council will need to take account of the sites previously identified in that Review and consider whether they should continue to be recommended. This applies to all of the sites judged to have least impact on the Green Belt purposes – not only the strategic sites subsequently identified as Broad Locations but also the 8 small-scale sub-areas identified by the Council's consultants as not fulfilling significant Green Belt roles. The Beesonend Lane site was one of these 8 areas in 2013 and should continue to be identified in the new Green Belt Review.

9.3 Harpenden is the second largest town in the district and is clearly a sustainable location for growth. The report site is well located in relation to key services and facilities.

9.4 Aside from Green Belt considerations, the Beesonend Lane site is well located and could easily be incorporated into the urban area. There are no constraints that would prevent development. The site is being promoted by a local housebuilder and could be brought forward for development quickly.

9.5 The specific proposal put forward by Jarvis Homes is for a retirement development. This is a form of development for which there is a considerable need locally and which could enable older people to potentially downsize to a more suitable property, thereby freeing up larger family homes.

9.6 The mix of uses promoted on the site will meet many day-to-day needs on site, thereby reducing travel. Moreover, the facilities provided can be made available to existing local residents, enhancing the sustainability of the West Common area.

9.7 The exceptional circumstances needed to justify removal of the site from the Green Belt include the following:

- Housing provision, which could be delivered quickly;
- The provision of older persons accommodation;
- The site is identified in the Council's Green Belt Review.

9.8 On this basis, the site should be included in the next iteration of the Local Plan when it is published for consultation.





**PROPOSED  
RETIREMENT VILLAGE**

LAND NORTH OF  
**BEESONEND LANE  
HARPENDEN**

**DESIGN  
PROPOSAL**

# CONTENTS

## INTRODUCTION

- site location

## SITE APPRAISAL

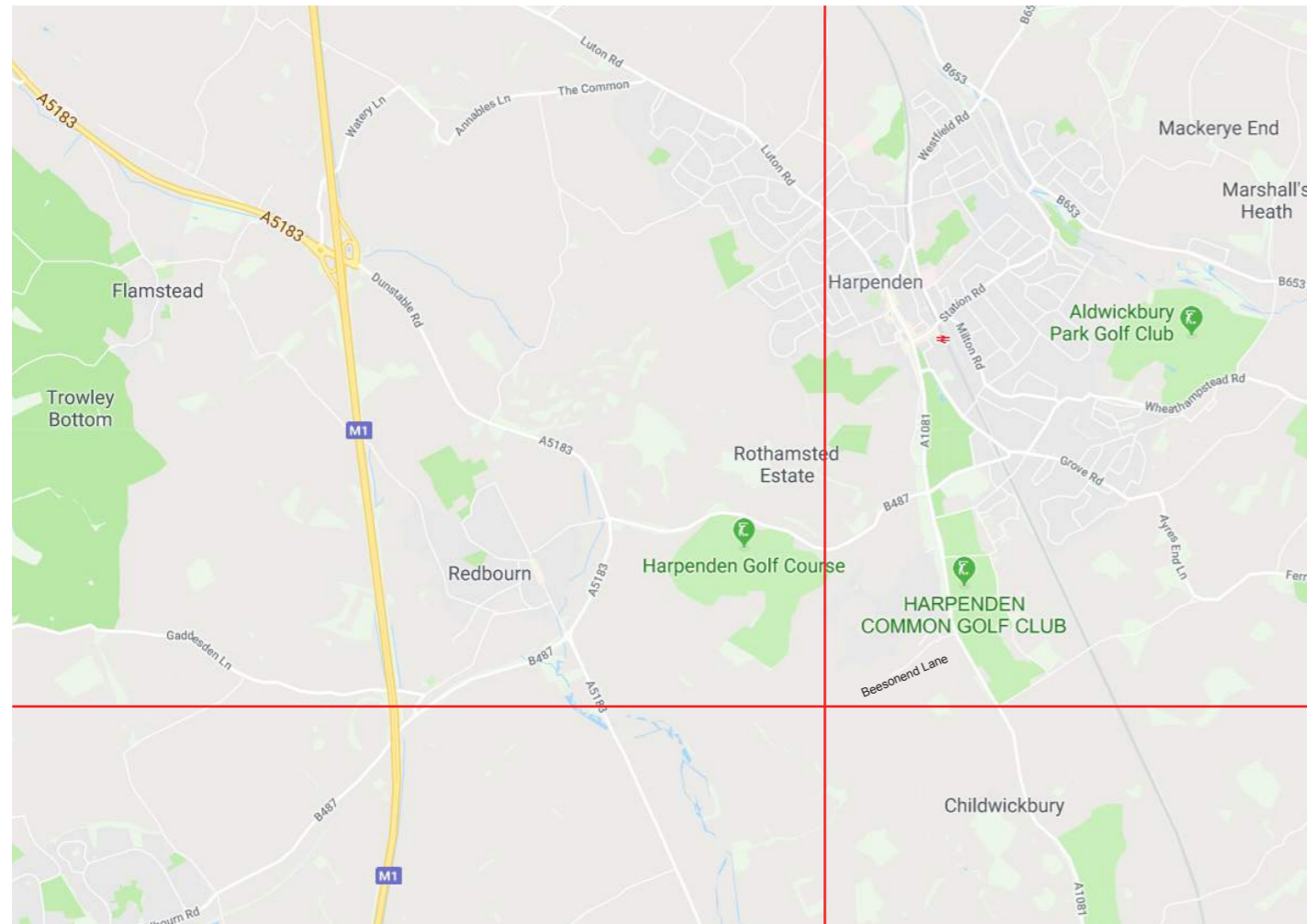
- accessibility and character
- design influences
- building height study

## THE PROPOSAL

- site layout and land use
- concept plans
- accessibility
- massing
- schedule of accommodation

## APPENDIX A

- green belt review



## Site Location

The site is located on the southern boundary of Harpenden, as defined by the Adopted Local Plan Review 1994. It is situated on the northern side of Beesonend Lane and abuts the residential road, Prospect Road to the north. It is a broadly rectangular and level site of circa 5.8ha and comprises vacant arable land with residential property on the eastern end.

The site is identified by SKM in their 2013 Green Belt study for the Council as being one of 8 small scale sub-areas for allocation as a sustainable residential land development opportunity surrounding the St Albans' area (see appendix A). This submission asks that the site be given consideration as a suitable age-restricted housing development, comprising a care home and assisted living residential accommodation along with ancillary facilities.

The vision is to create a sympathetic low rise, low density environment with ample quality landscape to create a soft transition from urban edge to open countryside. The development will create its own secure community for elderly and dependant residents who are seeking varying degrees of care and social interaction, but the development will also seek to offer amenity benefit for the existing residents in the adjacent neighbourhood via shared use of the site amenities.



## Aerial view of the Site on Beesonend Lane and surrounding areas

### The provisions in the proposal include:

- A care home.
- A mix of assisted living accommodation, comprising apartments, bungalows and houses. All designed flexibly to M4/2 and M4/3 accessibility for lifetime living.
- A site shop.
- A Resident's Room to accommodate a small pool, sauna and communal hall.
- A bowling green.
- Resident allotments.
- A mix of private and communal gardens.
- Single site access of Prospect Lane.
- Retention of the existing public paths that cross the site.
- Extension of the Prospect Lane footpath on the southern side up to the site entrance.

# SITE ANALYSIS

## ACCESSIBILITY AND CHARACTER

The site is bounded by Prospect Lane to the north and Beesonend Lane to the south. Beesonend Lane forms a clear definitive boundary to the site and should development be granted, it aids to enclose the site curtilage and prevent urban sprawl further to the south.

Prospect Lane is a paved residential road with the design and characteristics of a suburban housing estate. It links to the A1081 and provides the most suitable access to the application site.

Beesonend Lane is a rural single track road and whilst it offers a direct connection to the A1081 and hence Harpenden Town Centre, it is considered it offers less suitable opportunity for new site access.

Pedestrian access is best served off Prospect Lane which has adopted standard footpaths. The pavement does not extend fully along the southern edge of the highway and so the proposal concept allows to extend the footpath up to the new crossing.

There are public footpaths running along the Prospect Lane boundary east to west and beyond into open countryside. There is also a public footpath crossing the site north to south along the mature tree line. These will be retained.

Most of the immediate site is level redundant arable land with little expression save for perimeter trees and hedgerow that help to contain the site on the north, east and south. The western boundary has no feature save for a small copse on the northern edge. The field runs continuously into open countryside. However, the surrounding urban fringe suggests a clear containment to the north and east of the site and establishes an obvious western boundary line as an extension of the urban edge.



Site Analysis Plan



Site Boundary



Site Access



Pedestrian Route



Vehicle Links



# SITE ANALYSIS

## ACCESSIBILITY AND CHARACTER



**View 1 - Site Boundary/ Frontage along Prospect Lane**



**View 4 - Two storey houses along The Deerings**



**View 2 - Site Boundary/ Frontage along Prospect Lane**



**View 5 - View into Site from Beesonend Lane**



**View 3 - Two storey houses along Penny Croft**



**View 6 - View along Site from Beesonend Lane**

The photos illustrate the character of the surrounding area.

To the north and east: suburban moderate and large scale housing in a medium density development, typically 2 storey housing traditional vernacular styling.

To the south: Agricultural land and open countryside with small scale farm building development.

To the west: Agricultural land and open countryside.

Within the site: the eastern 1/3 is segregated from the redundant arable land with a mature tree line running north-south. This visually enclosed 'orchard' plot has a number of domestic buildings and is laid to lawn. The mature trees will be retained.



**Aerial View 1 from Prospect Lane**

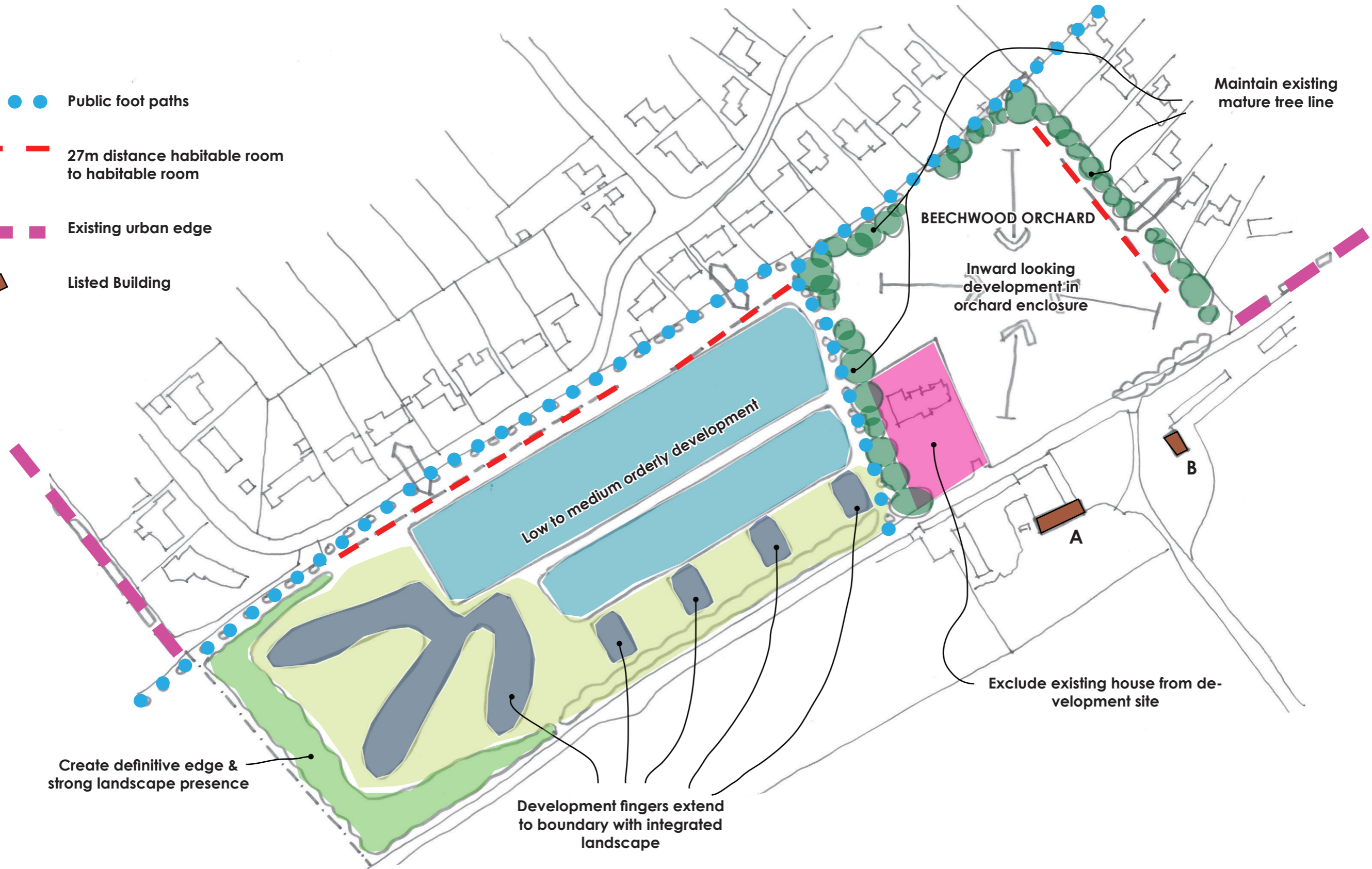


**Aerial View 2 Beesonend Lane**

# SITE ANALYSIS



- Public foot paths
- 27m distance habitable room to habitable room
- Existing urban edge
- Listed Building



Design Proposal Diagram



Listed Building A - Beeson House



Listed Building B - Pavilion Lodge

The following influences inform the design proposal:

### BOUNDARY EDGE TREATMENT

As dictated by the existing boundaries to the north, south and east and influenced by a continuation of the urban edge to the west.

- **New Western Boundary**

To be a substantial landscape buffer to create definition to the site, to contain built form and to transition from development to open countryside.

- **Southern Boundary**

Existing landscape edge to be increased for clear definition and to work in sync with the new buildings.

- **Existing Tree Lines**

To be retained and maintained for landscape and ecology benefit. Central treeline to be used to influence the character setting of the new retirement village.

### SAFEGUARDING EXISTING AMENITY

Abide with the 27m preferred distance from habitable room to habitable room and largely increase the separation as the low-density proposal affords good space standards.

### PUBLIC FOOTPATH ROUTES

To be retained and enhanced for accessibility, complete with extended pavement to the south side of Prospect Lane.

### LISTED BUILDINGS

There are two buildings on the English Heritage register in proximity to the site:

- Beeson House, 1 & 2 Beesonend Lane. Grade II listed farmhouse, divided into two cottages, C17 and earlier. Timber frame and red brick infill with plain tile roof and traditional chimneys.

- Pavilion Lodge, Childwickbury Stud, Beesonend Lane. Grade II listed pavilion c.1890 with timber arcading, red bonnet clay tiles and exposed rafters.

Beeson House forms part of a farmhouse courtyard cluster where stable buildings are set close to the road and the listed building farmhouse is set back within the courtyard some 30m from the site boundary and has no real bearing or presence on the application site. There is precedence of a modern large suburban house built on the application site near Beeson House demonstrating acceptance of buildings within this setting.

Pavilion Lodge is an ornate free-standing building set back in farmland behind hedgerow adjacent stables. It is in line with Beeson House, further to the east and closer to the eastern edge of the application site. Like Beeson House, we conclude that this building does not have a presence and direct influence on the application site.

### MASTERPLANNING

The site influence suggests three character areas.

- The central spine can carry an orderly traditional layout in response to the current urban edge on Prospect Lane, with medium height commensurate with the surrounding area. We suggest this should be largely 2 storeys with a restricted 3 storey in the centre only. Buildings can follow the road pattern and residents will benefit from low density and ample outdoor space.
- The western and southern fingers: the massing scale should reduce to linear blocks set gable-on to the boundary to allow the perimeter landscape to interlink into the built form. Building height should not exceed 2 storeys.
- The eastern enclosed end has a strong contained boundary and is seen as an inward-looking development of low-rise low-density dwellings. This area inspires an opportunity for wheelchair accessible bungalow housing.

# SITE ANALYSIS

## BUILDING HEIGHT STUDY

Based on the design concept, the building heights will be arranged as shown.

### EXISTING BUILDING HEIGHT

- 1 Storey
- 2 Storey
- 3 Storey

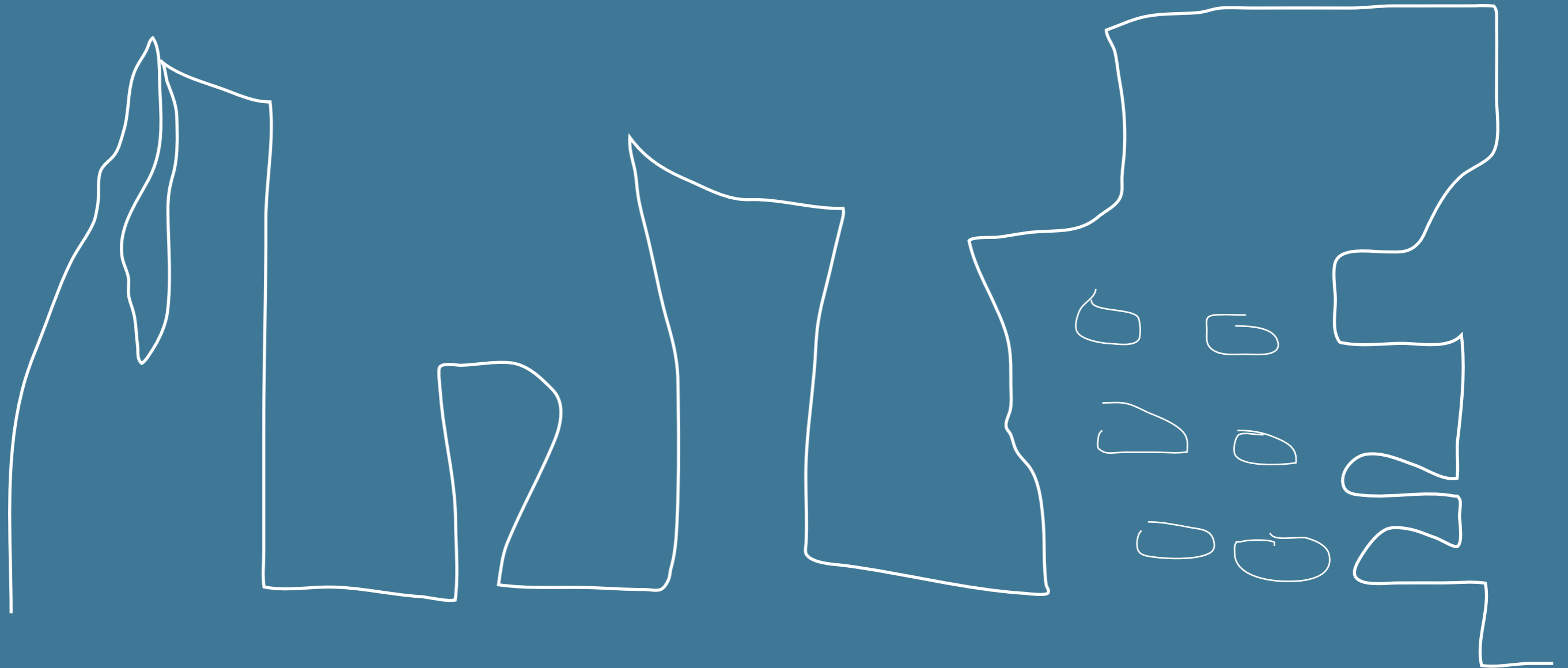
### PROPOSED BUILDING HEIGHT

- 1 Storey
- 2 Storey
- 3 Storey





# THE PROPOSAL



# SITE LAYOUT

## LAND USE

Following the concept arrangement, the layout has matured to provide:

A single point of access off Prospect Lane. The immediate entrance allows for visitor and local community access and car parking, with benefit to share use of the shop and recreation facilities. Beyond this point the site community is gated.

The site plan retains its 1/3 to 2/3 division formed by the retained mature tree line and different characteristics are established each side.

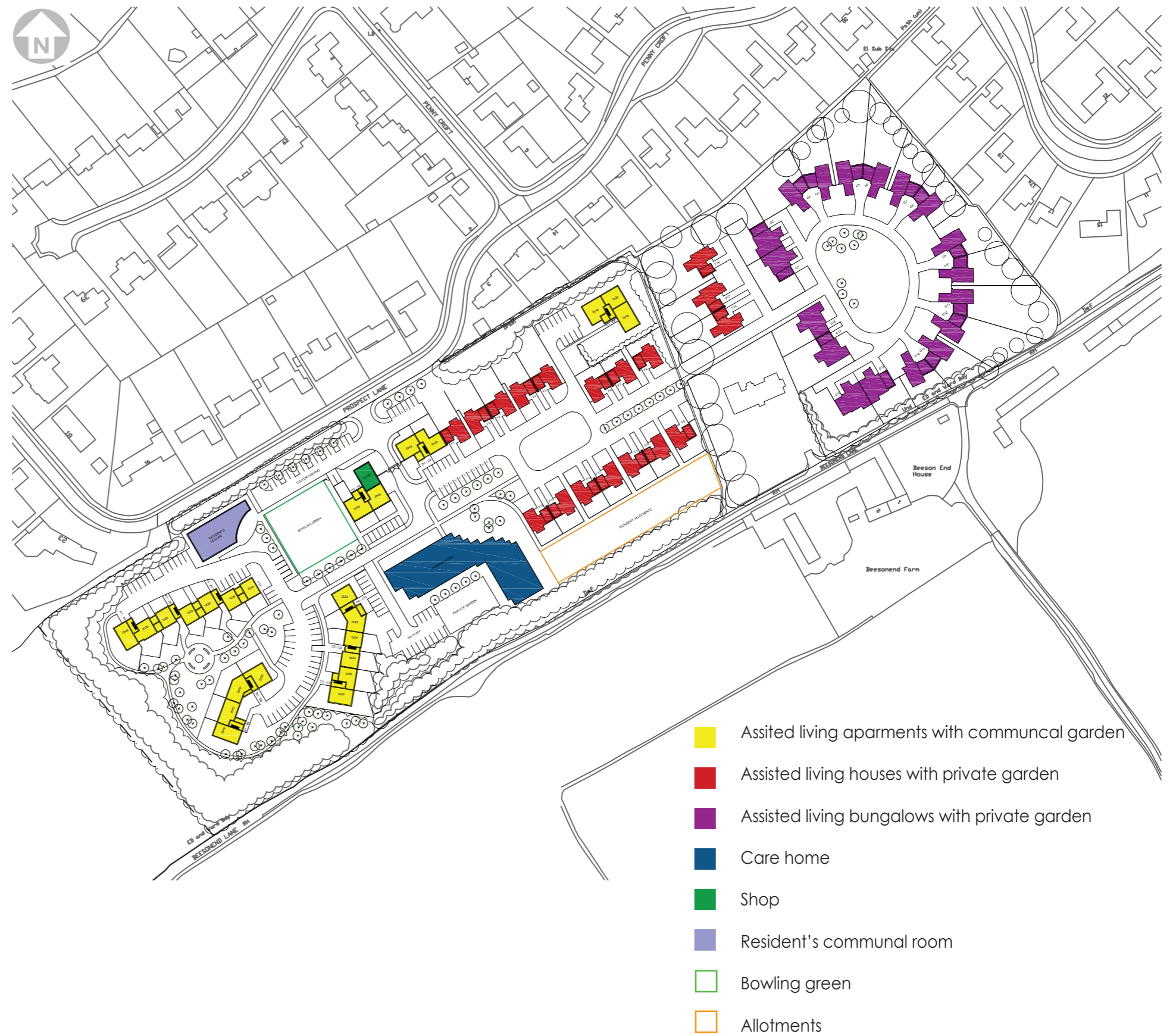
The larger portion has a central orderly domestic arrangement set around a new spine road as an extension to the existing urban edge. Central to this area is the care home, being the taller and more dominant building.

Approaching the site edges, the building elements form smaller scale ribbon development to enable the perimeter landscape to encroach into the spaces between buildings.

The centre of the site is designed to have a low-density coverage and sympathetic car design so that there is ample opportunity to create a parkland setting with random landscaped areas. The perimeter of the site is designed to have a mature defensible landscape to create a clearly defined development edge, with the landscape harmonising with the buildings and roads.

The smaller eastern plot is currently enclosed with mature boundary trees and housing development on two sides. It provides opportunity for a more inward-looking plan layout such that new private gardens form a back to back relationship with existing gardens. This area is proposed to accommodate single storey houses designed to achieve wheelchair accessibility.

The development will seek to encourage life style accommodation through means of small private gardens and significant managed communal outdoor space. This is enhanced with features like the bowling green, the allotments, shop and resident's room. By having the ability to share some of these features with the local wider community, it will assist with development integration and neighbourhood benefit.



# CONCEPT PLANS

## ACCESSIBILITY



# MASSING

VIEW FROM SOUTH WEST



## SCHEDULE OF PROPOSED USES

### RESIDENTIAL APARTMENTS

			<u>1B2P</u>	<u>2B3P</u>	<u>2B4P</u>	<u>3B5P</u>	<u>3B6P</u>	<u>TOTAL</u>
A1 - A12:	13 DWELLINGS	2-STOREY AGE RESTRICTED APARTMENTS	4	4	4	1	0	13
B1 - A8:	8 DWELLINGS	2-STOREY AGE RESTRICTED APARTMENTS	0	2	6	0	0	8
C1 - C12:	12 DWELLINGS	2-STOREY AGE RESTRICTED APARTMENTS	4	4	4	0	0	12
D1 - D4:	4 DWELLINGS	2-STOREY AGE RESTRICTED APARTMENTS	0	0	4	0	0	4
E1 - E6:	6 DWELLINGS	2-STOREY AGE RESTRICTED APARTMENTS	2	0	2	2	0	6
H1 - H5:	5 DWELLINGS	2-STOREY AGE RESTRICTED APARTMENTS	0	0	5	0	0	5
<u>TOTAL:</u>	<u>48 DWELLINGS</u>		<u>10</u>	<u>10</u>	<u>25</u>	<u>3</u>	<u>0</u>	<u>48</u>
CAR PARKING PROVISION:			x1.5	x2	x2	x2.5	x2.5	
TOTAL CARS PROVIDED:			15	20	50	8	0	93

### RESIDENTIAL HOUSES

			<u>1B2P</u>	<u>2B3P</u>	<u>2B4P</u>	<u>3B5P</u>	<u>3B6P</u>	<u>TOTAL</u>
F1 - F18:	18 DWELLINGS	2 STOREY AGE RESTRICTED HOUSES	0	0	0	0	18	18
G1 - G18:	18 DWELLINGS	1 STOREY AGE RESTRICTED HOUSES	0	0	18	0	0	18
<u>TOTAL:</u>	<u>36 DWELLINGS</u>		<u>0</u>	<u>0</u>	<u>18</u>	<u>0</u>	<u>18</u>	<u>36</u>
CAR PARKING PROVISION:			x1.5	x2	x2	x2.5	x2.5	
TOTAL CARS PROVIDED:			0	0	36	0	45	81

### CARE

NURSING HOME: 65 BEDS      GROUND, FIRST AND PART SECOND FLOOR      12 VISITOR BAYS, 14 STAFF BAYS

### LEISURE

RESIDENT'S ROOM      340sqM / 3660sqft (RES'S ROOM, POOL, GYM)      ) 17 VISITOR BAYS  
 SHOP      80sqM / 860sqft GROUND FLOOR BLOCK H      )  
 BOWLING GREEN      EXTERNAL      )  
 RESIDENT ALLOTMENTS      EXTERNAL

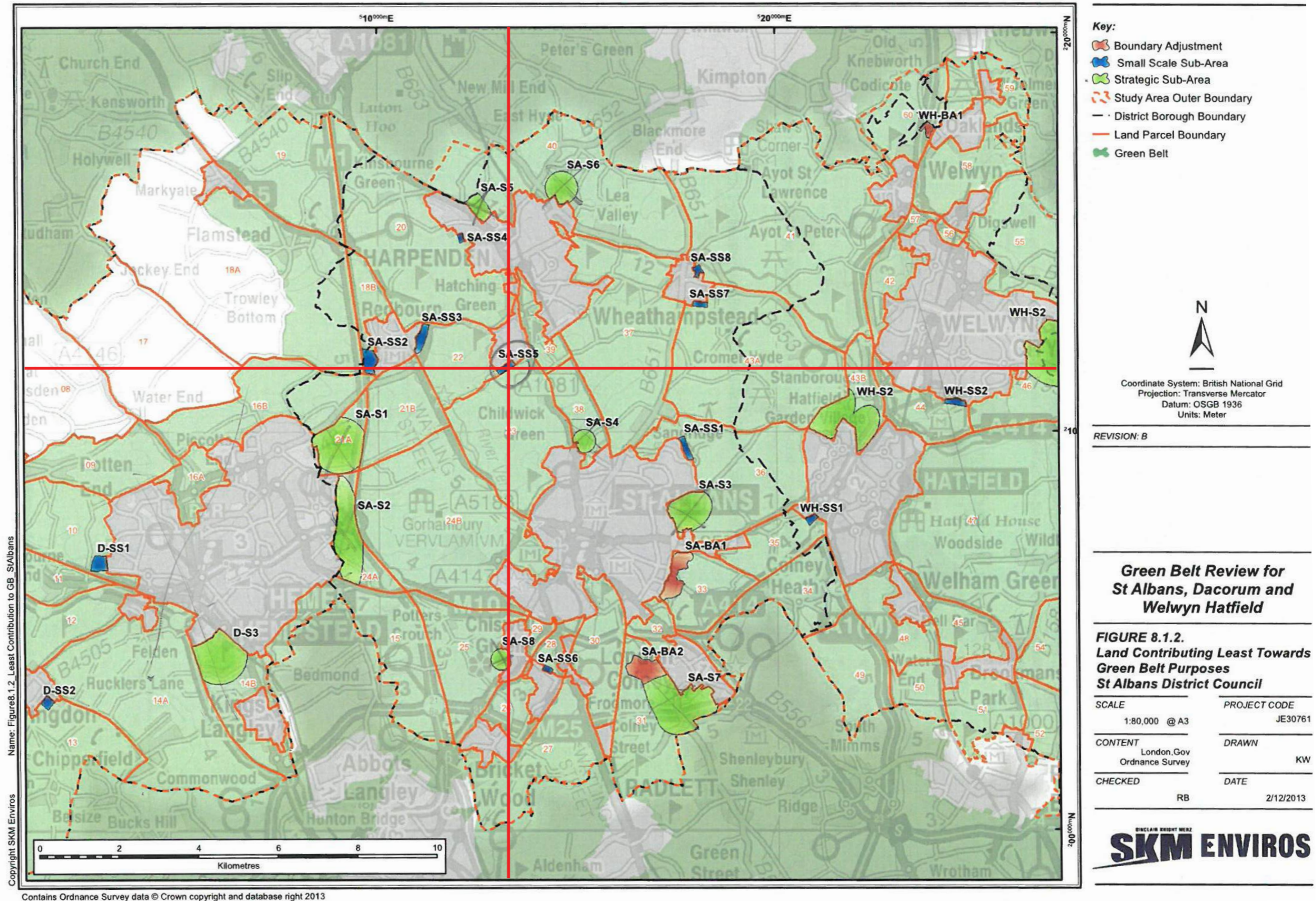
# APPENDIX A

## GREEN BELT REVIEW

### Assessment of Sites and Boundaries

SKM were commissioned by St Albans Council, along with Dacorum and Welwyn Hatfield Councils, to undertake a Green Belt review. The Part 1 study identified eight strategic sub-areas in St Albans as contributing least towards the five Green Belt purposes. In addition to these areas, 8 small-scale sub-areas were identified, of which SA-SS5 (land south of Harpenden) included the Beesonend Lane site.

The location of the strategic sub-areas and small-scale sub-areas are as shown.





Boon Brown Somerset  
T 01935 420 803

Motivo  
Alvington  
Yeovil  
Somerset  
BA20 2FG

Boon Brown London  
T 0207 498 9158

Unit 33a  
Spaces Business Centre  
15-17 Ingate Place  
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SW8 3NS

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

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

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

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

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

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

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

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

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

**Please do not submit sites that:**

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



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

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

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

**By online consultation portal:**

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

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

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

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

<b>Your Details</b>	
Name	Simon Andrews
Company/Organisation	DLA Town Planning Ltd
Address	5 The Gavel Centre, Porters Wood, St Albans
Postcode	AL3 6PQ
Telephone	██████████
██████	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>					
<b>Requirements:</b>	<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>				
Site address/location (Please provide a map showing the site boundary)	Land South of Falconers Field, Harpenden				
Site area (in hectares)	1.15ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>512027</td> <td>Northing</td> <td>214951</td> </tr> </table>	Easting	512027	Northing	214951
Easting	512027	Northing	214951		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Landownership (please include contact details if known)	<div style="background-color: black; width: 100%; height: 1.2em; margin-bottom: 5px;"></div>				
Current land use	Vacant, open field				
Condition of current use (e.g. vacant, derelict)	Vacant				
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)				
Reasons for suggested development / land use	<p>Harpenden is the second largest town in the district and is clearly a sustainable location for growth. The report site is well located in relation to key services and facilities. The Beesonend Lane site was one of small-scale sub-areas identified by the Council's consultants as not fulfilling significant Green Belt roles in 2013 and should continue to be identified in the new Green Belt Review.</p>				

	The exceptional circumstances needed to justify removal of the site from the Green Belt include the following: housing provision, which could be delivered quickly and the site was previously identified for release in the Council's Green Belt Review.
Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years

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

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input checked="" type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other	
Other comments	5/1979/0622 - Residential development (Outline). Refused – 30/07/1979	

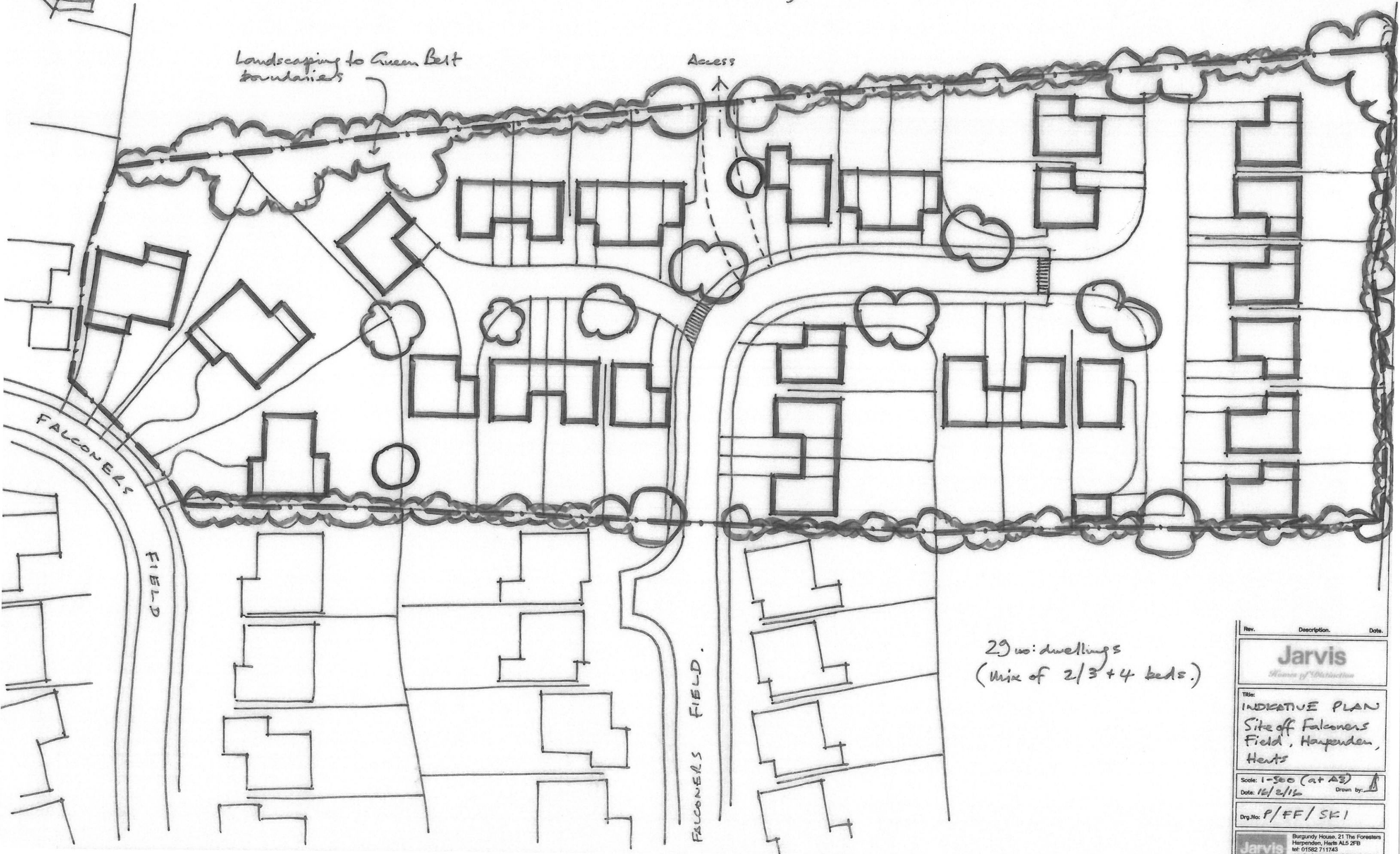


School playing fields.

This drawing is the copyright of Jarvis Homes Limited. All dimensions should be checked on site. Do not scale from this drawing.

Landscaping to Green Belt boundaries

Access



29 no: dwellings  
(Mix of 2/3 + 4 beds.)

Rev.	Description	Date
<b>Jarvis</b> <i>Homes of Distinction</i>		
Title: INDICATIVE PLAN Site of Falconers Field, Harpenden, Herts		
Scale: 1-500 (at A3) Date: 16/2/12 Drawn by: [Signature]		
Dwg No: P/FF/SK1		
Jarvis Burgundy House, 21 The Foresters Harpenden, Herts AL5 2FB tel: 01582 711743 email: cboxter@jarvishomes.co.uk		



# Land South of Falconers Field Harpenden

St Albans Call for Sites response 2021

Planning Report on behalf of Jarvis Homes

**DLA Ref: 1998/009**  
**March 2021**

## CONTENTS

1.0	INTRODUCTION .....	1
2.0	SITE & CONTEXT ANALYSIS.....	2
3.0	STRATEGIC CONTEXT .....	6
4.0	PLANNING HISTORY.....	8
5.0	PREVIOUS SHLAA ASSESSMENT .....	9
6.0	SITE CONSTRAINTS .....	10
7.0	OUTLINE OF PROPOSAL.....	11
8.0	GREEN BELT IMPACT .....	13
9.0	DELIVERABILITY .....	16
10.0	CONCLUSIONS .....	17

## 1.0 INTRODUCTION

- 1.1 This report has been produced by DLA Town Planning on behalf of Jarvis Homes, who is working with the owners of the site at Falconers Field to promote it for residential development. The site has been submitted in response to a number of previous “Call for sites” undertaken by St Albans City and District Council. This report supplements and updates previous submissions.
- 1.2 This report has been produced to aid consideration of the site through the SHLAA and Local Plan process. This report provides additional information to complement previous submissions.
- 1.3 There is an evident and urgent need for additional housing sites within St Albans district. A greater emphasis on small and medium-sized sites is needed to ensure a balanced portfolio and provide a more robust and resilient housing land supply. The Council’s new Green Belt Review will therefore need to assess the specific Green Belt impact arising from potential development sites, rather than the previous broad-brush assessment.
- 1.4 However, in revisiting and updating the 2013 Green Belt Review, the Council will need to take account of the sites previously identified in that Review and consider whether they should

continue to be recommended. This applies to all of the sites judged to have least impact on the Green Belt purposes – not only the strategic sites subsequently identified as Broad Locations but also the 8 small-scale sub-areas identified by the Council’s consultants as not fulfilling significant Green Belt roles. The Falconers Field site was one of these 8 areas in 2013 and should continue to be identified in the new Green Belt Review.

- 1.4 This report sets out why the land south of Falconers Field site is suitable for development and an indicative layout is included promoting a residential development on the site.
- 1.5 The level of detail given is sufficient for the consideration of the site through the SHLAA and the Local Plan process. However, this report does not provide a planning application level of detail and further work will be required prior to any planning application being made.



## 2.0 SITE & CONTEXT ANALYSIS

### 2.1 Location

The Land south of Falconers Field site is located to the north west of Harpenden. The site, shown in Figure 1 below, is circa 1.15ha in size and is broadly rectangular in shape. The site consists of an agricultural field with a small cluster of three barns in the south west corner. The site currently has no development on the vast majority of it and is a flat green field. There is hedgerow along all borders of the site.

### 2.2 Access

There is an existing point of access to the site from the north east corner of the site from Falconers Field. There is also potential for the creation of another point of access from Falconers Field on the northern boundary of the site in the centre.



Figure 1: Site boundary



Figure 2: Annotated aerial photo of the site facing south-east



Figure 3: Aerial photo of the site facing north

### 2.3 Development Plan Notation

The Proposals Map for St Albans district, shown in Figure 4 opposite, shows the site adjoining the urban area of Harpenden. The only particular designation covering the site is the Green Belt.



Figure 4: Proposals Map extract with site outlined in red

### 2.4 Local services

The Site is in close proximity to local facilities, as set out in the Table below.

Table 2.4: Summary of Local Services (approximate measurements)

Facility	Local Provision	Proximity to site (km)
<b>Education</b>	Wood End Primary School	0.6
	Roundwood Park Primary School	0.6
	Roundwood Park Secondary School	0.6
<b>Retail</b>	Tesco Express	0.9
	Waitrose	1.4
	Mix of shops along Harpenden High Street	1.4
<b>Health</b>	Davenport House Surgery	1.7
	Springfield Pharmacy	2.0
<b>Leisure</b>	Harpenden Library	1.9
	Harpenden Leisure Centre	2.0
	Rothamsted Park	2.4
	Harpenden Common Golf Club	3.8

2.5 **Accessibility**

The site is accessible by a variety of modes of transport other than the private motor car as discussed below.

2.6 The nearest bus stop is located within 1km of the site on Roundwood Lane. This bus stop is serviced by the 321 bus; Luton-Watford and the 610 bus; Enfield-Luton. Both services operate daily and on weekends. Included within these routes are stops in the surround localities of Hatfield, Redbourn, Wheathampstead, and St Albans.

2.7 Harpenden Railway Station is located some 2.2km to the south east of this site, providing frequent services to St Albans, St Pancras International, Gatwick Airport and Brighton to the south and Luton Airport, Luton and Bedford to the north.

## 3.0 STRATEGIC CONTEXT

3.1 This Call for Sites opportunity marks the start of a new Local Plan process. With the withdrawal of the draft Local Plan in 2020 following the withdrawal of the Strategic Local Plan in 2017, the need for an up-to-date strategic framework for development is more urgent than ever.

3.2 The objectively assessed housing need for St Albans district is around 900 dwellings per year. This should be the starting point. However, the Council will also be aware of neighbouring authorities that are struggling to meet their own housing requirements. The Council will need to have open and constructive dialogue with these authorities if it is to satisfy the Duty to Cooperate. The potential for St Albans district to assist with meeting housing needs from surrounding areas should not be dismissed at this stage. There is considerable development potential within the district, partly stemming from the fact that Green Belt boundaries have not been properly reviewed for around 35 years. The Council should not see the 900 homes per year target as a ceiling if greater potential emerges through the Green Belt review or other evidence.

### Housing need

3.3 The reliance on a Local Plan adopted in 1994 and the housing policies and land allocations therein has had a catastrophic effect on housing delivery within the district. With an annual housing target of around 900 homes per year and annual housing completions since 2001 running at 376 homes per year, a whole generation of young people have been largely unable to access the housing market. Recent performance can be judged by the latest Housing Delivery Test results for St Albans District (published in February 2021), which indicated a HDT measurement of only 63% for the period 2017/18 to 2019/20 – the 33<sup>rd</sup> worst of the 298 local authorities in England.

3.4 While housing completions have, to a degree, been propped up by recent changes to permitted development rights, these have not had an impact on the delivery of affordable housing. The target of 200 affordable homes per year from the 1994 Local Plan has not been met. Since 1994, 1,826 affordable homes have been delivered, against a target of 5,200 – only 34% of the target and a shortfall of 3,374 affordable homes. In 2019/20, only 31 affordable homes were completed – just 7% of total completions.

3.5 The delivery of a new Local Plan with updated housing targets, new housing allocations and new Green Belt releases is of the utmost importance for the district.

### **The portfolio of housing sites**

- 3.6 To meet housing need will require the delivery of a mixed portfolio of housing sites. A range of sizes, types and locations will be needed to enable a wide range of housebuilding organisations to contribute to meeting needs, including arrangements for self-build properties.
- 3.7 The previous focus only on strategic sites of 500 dwellings or more must change. As highlighted by the Inspectors examining the now-withdrawn draft Local Plan, and as recognised by the Council's Planning Portfolio holder, small and medium-sized sites within the Green Belt must be seriously considered.

### **Green Belt considerations**

- 3.8 The Council's Green Belt review from 2012 provides a useful starting point but is in no way adequate to support a new Local Plan. The focus on strategic sites must change and the Green Belt review must look at the site-specific impacts of proposed development sites. The broad-brush, coarse-grain approach to assessing parcels of Green Belt land in the 2012 Review must be developed into a more sophisticated and nuanced review of development potential. This will include both strategic and smaller-scale housing and employment sites.

- 3.9 Critically, the new Review must consider the "small-scale sub-areas" identified by the Council's consultants in 2013 but not taken forward by the Council in previous Local Plans. These areas, which include the Falconers Field site, were identified in 2013 as able to be removed from the Green Belt without compromising its wider purposes but have not been given serious consideration in Local Plan work since then.

## 4.0 PLANNING HISTORY

### 4.1 Site

The table below shows the relevant planning history for this site.

**Table 4.1:** Planning history for land south of Falconers Field, Harpenden

LPA Reference	Proposal	Decision
<b>5/1979/0622</b>	Residential development (Outline).	Refused – 30/07/1979
<b>5/1980/0728</b>	Field shelter for ponies.	Approved – 11/07/1980
<b>5/1998/1745</b>	Erection of stables, new hay store and covered area.	Approved – 17/11/1998

## 5.0 PREVIOUS SHLAA ASSESSMENT

### 5.1 Strategic Housing Land Availability Assessment

The site was assessed as part of the 2009 SHLAA and subject to a partial update in 2016. The 2009 assessment concluded that the site should progress to the next stage of assessment, concluding:

*“There are few physical constraints on this site. The greatest impact would be encroachment into open countryside and visual intrusiveness if developed. This could be overcome by introducing screening to the south and only developing the eastern side of the site. There could still, however, be some development pressure on adjacent land to the south and north west.”*

5.2 A comment was added about the site’s accessibility to existing infrastructure being poor. However, the detail in table 2.4 above shows this not to be the case. A primary school is approximately 600m away and easily walkable, this is also the case for a secondary school. If this site has poor access to infrastructure, then much of the rest of Harpenden has the same.



## 6.0 **SITE CONSTRAINTS**

### 6.1 **Contamination/Pollution**

There are no suspected issues of contamination or pollution that would preclude development.

### 6.2 **Environmental issues**

No significant environmental constraints other than the site is located within the Green Belt.

### 6.3 **Flood risk**

The site is located within Flood Zone 1 and therefore is at a very low risk of flooding.

### 6.4 **Topography**

The site is essentially level such that large amounts of spoil would not need to be removed.

### 6.5 **Legal issues**

The site is in single ownership and could be brought forward for development quickly.

### 6.6 **Access**

There is an existing point of access to the site from the north east corner of the site from Falconers Field. There is also potential for

the creation of another point of access from Falconers Field on the northern boundary of the site in the centre.

## 7.0 OUTLINE OF PROPOSAL

7.1 A proposal has been put together to respond to the specific context of the site and its location. The scheme will also incorporate 40% affordable housing. An indicative layout has been put together and is included at Figure 5 below. The proposal is for 29 dwellings, which will include a mix of detached and semi-detached dwellings. There will also be a variety in dwelling size, with a mix of 2, 3, and 4- bedroom dwellings.

### 7.2 Green Belt

As identified in section 3.0 above, the report site was identified by the Council's Green Belt Review as being within a non-strategic area of land that "will not significantly adversely impact upon the strategic function of the Green Belt". These areas of land were recommended for consideration through Local Plans.

7.3 Other than the 8 Broad Locations, these 8 small-scale sub-areas are sequentially preferable to other sites being considered through the Local Plan in terms of Green Belt. It will be for the Council's site assessment process or the Strategic Housing Land Availability Assessment (SHLAA) to consider the wider suitability of these sites but in Green Belt terms the Council's own consultants have concluded that the sites are suitable for release.

### 7.4 Constraints to development

As recognised in the Council's SHLAA assessment, there are no constraints that would prevent development. Indeed, there are few constraints of any kind affecting the site. New landscape planting will be needed along the boundaries of the site but the western boundary where it abuts agricultural land already has an established boundary hedge with trees and this could be supplemented where necessary.



Figure 5: Indicative development layout

## 8.0 GREEN BELT IMPACT

8.1 Paragraph 134 of the NPPF states that the Green Belt serves five purposes. These five purposes have been set out below with an assessment on the site's contributions to each purpose.

### 8.2 **Purpose 1 - to check the unrestricted sprawl of large built-up areas**

The 2013 SKM Green Belt Review concluded that Harpenden was not one of the "large built-up areas" to which this purpose applies. For this reason, the wider parcel of land within which the report site sits was considered by SKM to make "limited/no contribution" to this purpose. In respect of the report site itself, Whilst the site would extend the built-up area of Harpenden, it is not considered that this would be 'unrestricted sprawl'. As stated in SKM's strategic review of the Green Belt, and as discussed in Section 3.0 of this report, this site makes "limited or no contribution towards checking sprawl.

### 8.3 **Purpose 2- to prevent neighbouring towns merging into one another**

The proposal would not foster the amalgamation of Harpenden with any nearby town due to the geographical nature of where the site is. Thus, the site makes no contribution to preventing the merging of one town into another.

### 8.4 **Purpose 3 - to assist in safeguarding the countryside from encroachment**

To the north, north east, and south of the site is development in the form of housing and school premises. In essence, this site does not have sense of separation from the settlement of Harpenden and is largely suburban in character such that there is a very limited contribution to this purpose.

### 8.5 **Purpose 4 - to preserve the setting and special character of historic towns**

The land does not form part of the setting of Harpenden or contribute to its special character. This should be limited or no contribution.

### 8.6 **Purpose 5 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

It is a common assumption that all Green Belt land within the District makes a significant contribution to this purpose.

### 8.7 **Summary of harm to Green Belt**

Paragraph 133 of the NPPF stipulates that "*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*". Thus, whilst openness is

an essential characteristic, in assessing its importance this cannot be divorced from the overriding aim of preventing urban sprawl. This notion is supported by paragraph 139 of the Framework, with regard to Green Belt boundaries. This states that when defining boundaries, local planning authorities should, inter alia, *“not include land which it is unnecessary to keep permanently open”*. As such, it is considered that the harm would be very limited for the following reasons:

- The site would involve the incorporation of what is a residential frontage in the form of Falconers Field, and which makes little contribution to the openness of the Green Belt. In addition, the site’s contribution to the wider openness of the Green Belt is limited: it is contained by the aforementioned residential development to the north and east and the substantial premises of Roundwood Park School to the south.
- SKM’s review of the site concluded on a positive note towards the removal of this site from the Green Belt - *“SA-SS4 – Land at west of Harpenden (GB20) south of Falconers Field and north of Roundwood Park School. Assessed in isolation this sub-area makes a limited or no contribution towards checking sprawl, preventing merging, preserving setting or maintaining local gaps.”*

8.8 In light of the above, the extent to which it is necessary to keep any part of the Report Site as designated Green Belt is very limited.

8.9 **New position of Green Belt boundary**

An alternative Green Belt boundary has been illustrated below in Figure 6 below. This would run along the tree lined access road to the north, marking a clear distinction from the neighbouring golf course. It would then turn south-westwards to follow the tree-lined access to the School.



Figure 6: Existing & Proposed Green Belt Boundaries

## 9.0 DELIVERABILITY

- 9.1 This site is just over 1ha in size and as such could be brought forward for development quickly. There are no infrastructure constraints that would delay development. The current emphasis in the emerging Local Plan on large strategic sites is likely to lead to a “lop-sided” and delay-prone housing land supply. The addition of smaller sites such as the Falconers Field site would add robustness and resilience to the housing land supply.
- 9.2 In addition, the Government requires councils to ensure that at least 10% of their housing land supply is made up of sites of less than 1ha (see NPPF, paragraph 68). Although this site is currently just over 1ha in size (1.18ha), the boundary could easily be redrawn to exclude an area of landscaping along the western boundary of the site.
- 9.3 While this is considered to be a sub-optimal use of the site, the landowners and site promoter would be willing to discuss such an approach with the Council if this would help the Local Plan meet the Government’s expectations in terms of smaller sites.
- 9.4 The land is being promoted by Jarvis Homes Ltd, working with the landowners. Jarvis Homes are a well established, since 1905, local, family-run SME housebuilder with a reputation for excellence in craftsmanship and attention to detail. Jarvis Homes are proud to have a NHBC top A1 rating.
- 9.5 Jarvis Homes understands the local housing market and what communities require and are looking for, helping to yield a successful and deliverable development. Working with an established team of local contractors familiar with the local area will help to deliver development quickly and successfully. The delivery of housing sites such as the report site will stand alongside the delivery of strategic sites and help to make up a balanced five-year supply of housing land.

## 10.0 CONCLUSIONS

10.1 There is an evident and urgent need for additional housing sites within St Albans district. A greater emphasis on small and medium-sized sites is needed to ensure a balanced portfolio and provide a more robust and resilient housing land supply. The Council's new Green Belt Review will therefore need to assess the specific Green Belt impact arising from potential development sites, rather than the previous broad-brush assessment.

10.2 However, in revisiting and updating the 2013 Green Belt Review, the Council will need to take account of the sites previously identified in that Review and consider whether they should continue to be recommended. This applies to all of the sites judged to have least impact on the Green Belt purposes – not only the strategic sites subsequently identified as Broad Locations but also the 8 small-scale sub-areas identified by the Council's consultants as not fulfilling significant Green Belt roles. The Falconers Field site was one of these 8 areas in 2013 and should continue to be identified in the new Green Belt Review.

10.3 Aside from Green Belt considerations, the land south of Falconers Field site is well located and could easily be incorporated into the urban area. There are no constraints that would prevent

development. The site is being promoted by a local housebuilder and could be brought forward for development quickly.

10.4 The exceptional circumstances needed to justify removal of the site from the Green Belt include the following:

- Housing provision, which could be delivered quickly.
- The site was previously identified for release in the Council's Green Belt Review.

10.5 On this basis, the site should be included in the next iteration of the Local Plan when it is published for consultation.



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

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

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

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

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

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

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

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

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

**Please do not submit sites that:**

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

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

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

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

**By online consultation portal:**

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

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

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

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

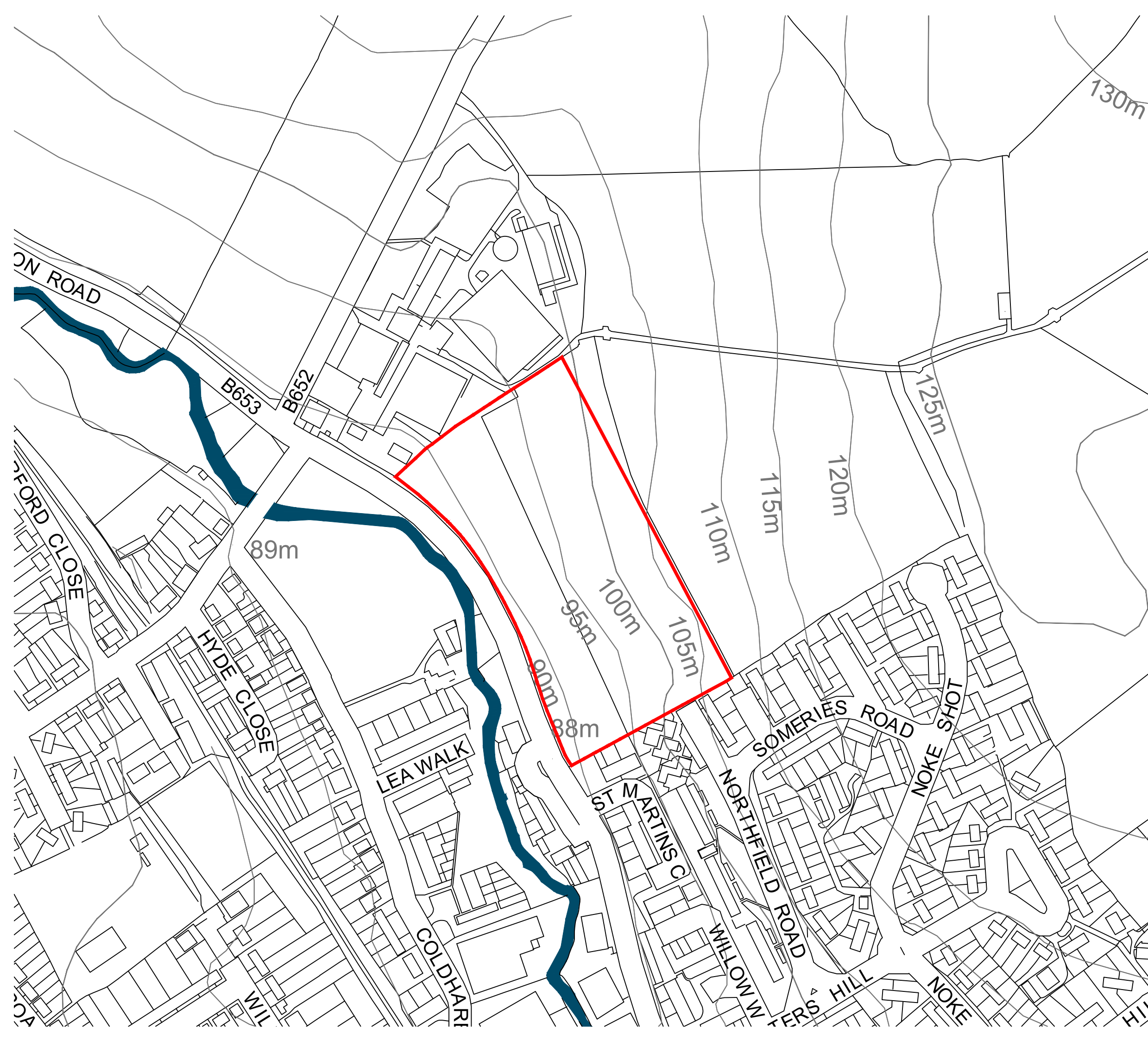
<b>Your Details</b>	
Name	Mr Lewis Brown MRICS
Company/Organisation	Wallace Land Investment and Management Limited
Address	Rivers Lodge, West Common, Harpenden, Hertfordshire
Postcode	AL5 2JD
Telephone	██████████
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input checked="" type="checkbox"/> Other


<b>Site Details</b>					
<b>Requirements:</b>					
<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>					
Site address/location (Please provide a map showing the site boundary)	Land North of Lower Luton Road, Harpenden				
Site area (in hectares)	3.14ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>514152</td> <td>Northing</td> <td>215940</td> </tr> </table>	Easting	514152	Northing	215940
Easting	514152	Northing	215940		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
GIS mapping shapefile attached (in .shp file format)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Landownership (please include contact details if known)	<div style="background-color: black; width: 100%; height: 1.2em;"></div>				
Current land use	Agricultural				
Condition of current use (e.g. vacant, derelict)	Greenfield Site				
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)				
Reasons for suggested development / land use	To deliver much needed housing and assist the Council in meeting their housing need through the delivery of a sustainable site which can progress immediately, is not infrastructure heavy and that positively relates to Harpenden.				

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

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

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input checked="" type="checkbox"/> Other  Please include details of the above choice below (for example planning reference numbers and site history)  The site has no planning status. It has been promoted in the past, most recently through the emerging Local Plan 2020-2036 that was found unsound last year and subsequently withdrawn. Within the submission version of the then emerging Local Plan, the site fell within the 'North East Harpenden' allocation.	
Other comments	Please see provided covering letter and material referenced within.	



 Site boundary 3.18ha



Project  
Batford, Harpenden

Drawing Title  
Site Plan

Date 05/03/2021	Scale 1:2,500 at A3	Drawn by ML	Check by SR
Project No 1232	Drawing No 001	Revision -	



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

BY EMAIL ONLY

8<sup>th</sup> March 2021

Dear Sir/Madam,

**CALL FOR SITES: LAND NORTH OF LOWER LUTON ROAD, HARPENDEN**

This submission has been prepared and submitted by Wallace Land Investment and Management (Wallace) on behalf of the landowner. This submission concerns 7.75ac (3.14ha) of land located immediately to the north of Lower Luton Road, Harpenden (the Site) and comprises the following:

- Covering Letter (this letter);
- Completed HELAA Form;
- GIS mapping shapefile (.shp file format);
- Evidence of landowner support;
- Accessibility Appraisal prepared by TPA;
- Technical Note prepared by Brookbanks; and
- The following plans:
  - Site Plan
  - Illustrative Framework Plans (SK001 & SK002)
  - Proposed Access Arrangement (SK02)
  - Proposed Access Arrangement Visibility Plan (SK03)
  - Environmental Constraints Plan
  - Ground Conditions Constraints Plan

unearth the hidden value

Telephone  
01582 287 321

Address  
Rivers Lodge  
West Common  
Harpenden  
Hertfordshire, AL5 2JD

Online  
[info@wallaceland.co.uk](mailto:info@wallaceland.co.uk)  
[www.wallaceland.co.uk](http://www.wallaceland.co.uk)

As St Albans City and District Council is aware, the Site has been promoted in the past, most recently through the emerging Local Plan 2020-2036 that was found unsound last year and subsequently withdrawn. Within the submission version of the then emerging Local Plan, the Site fell within the 'North East Harpenden' allocation. Whilst the Site has the potential to come forward as part of a more comprehensive development, Wallace seeks to highlight to the Council that the Site also has the credentials to come forward on a standalone basis.

The Site is available now and can deliver residential development within the Local Plan period, specifically within 1-5 years. Whilst proposals are still being developed, the site has capacity to accommodate up to 100 new homes. An Illustrative Framework Plan (drawing ref. SK001) for the Site has been prepared, showing how it could be developed. A Second Illustrative Framework Plan (drawing ref. SK002) shows how the Site could also come forward in a manner that facilitates the delivery of a suitable access into the wider site. The Site is available immediately and is free from any technical constraints which would preclude its delivery.

To support this submission, Wallace has commissioned technical work from Brookbanks and TPA to demonstrate the suitability of the Site, absence of constraints and justify the responses provided through the completed HELAA Form. A high-level summary of this work is provided below.

Brookbanks has undertaken an independent technical study which specifically addresses suitability of development against the Site constraints headings presented on the HELAA Form that are not otherwise expanded upon within this letter. This includes, topography, flooding risk and drainage, ground conditions, surrounding environment and utilities. The findings of this work are presented in the format of a Technical Note, that is provided with this submission. Whilst further work and engagement is required, the Technical Note identifies no specific items of concern that could fetter the delivery of the Site.

TPA has undertaken an Accessibility Appraisal, which includes drawings of the proposed access arrangement. Lower Luton Road, a secondary distributor road, is restricted to a speed limit 30MPH and benefits from a footpath situated on both sides of the carriageway. It is also a High Frequency Bus Route. As documented through the Appraisal, the Site is considered to be located in a sustainable location with a significant number of local facilities and amenities that would benefit future occupiers of the Site and reduce the need to travel by car. The quantum of traffic that is predicted to be generated by and attracted to the proposed development will not result in any material impact in local traffic levels.

The Proposed Access Arrangement (SK02) drawing demonstrates how the Site can be accessed from Lower Luton Road, a public highway. The shown access arrangement is in accordance



with Hertfordshire design guidance for a development of up to 100 dwellings in addition to guidance set out within Manual for Streets 1 and 2. The Proposed Access Arrangement Visibility Plan (SK03) demonstrates that suitable visibility splays can be achieved with the presented access arrangement.

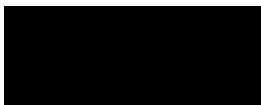
There are no listed buildings or scheduled ancient monuments within, or in the immediate vicinity, of the Site. The closest designated heritage asset is the Grade II listed Red Cow Public House situated c.140m west of the site; this asset and its setting is in no way related to the Site.

Wallace can confirm that the Site is not constrained by any legal issues that may fetter its delivery and that the proposed development is not reliant on any third-party land. The landowners are supportive of the promotion of the Site. A letter evidencing this support and confirming Wallace's instruction is included with this submission.

The Site can be viewed from the public highway and public footpath situated to the north of the Site (FID 884). The footpath runs broadly in parallel to the eastern boundary of the Site and provides a pedestrian link between Bower Heath Lane and Turners Close.

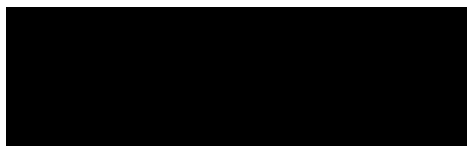
Wallace trusts that the information provided with this submission will assist the Council in its consideration of the Site and would be pleased to discuss any aspect of this submission in more detail if this would be of assistance.

Yours sincerely,



Lewis Brown MRICS

**Strategic Land Director (South & Midlands)**



Enc.

## 10742 Lower Luton Road, Harpenden

### Technical Note 1: Site Appraisal

25<sup>th</sup> February 2021

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## 1 Introduction

- 1.1 Brookbanks is appointed to undertake an initial review of a potential site at Lower Luton Road, Harpenden.
- 1.2 This note presents findings of a technical study which specifically addresses suitability of development against the following criteria:
  - Site Topography
  - Flooding Risk and Drainage
  - Ground Conditions
  - Surrounding Environment
  - Utilities

### Site Location

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- 1.3 The proposed development lies on the north-east of Harpenden. The site is bound to the north by the Greenacres Equestrian Centre, to the south by existing residential development, Lower Luton Road forms the western boundary of the development with the east bound by the agricultural fields.

## 2 Site Topography

- 2.1 The site falls in a westerly direction towards the Lower Luton Road, with the River Lea adjacent to the west.
- 2.2 The site has a fall of approximately 15m with a high point of circa 104mAOD in the east, and a low point of circa 89mAOD in the west.
- 2.3 Generally, the site falls at a gradient of 1 in 12.
- 2.4 This gradient is within the allowable tolerances of sound road and drainage design in accordance with Hertfordshire County Council design guidance and is suitable for development.

## 3 Flood Risk and Drainage

### Flood Risk

- 3.1 Having completed a site hydrological desk study and walk over inspection, the possible flooding mechanisms at the site are identified as follows in **Table 2-1**.

Mechanisms	Potential	Comment
Fluvial	N	The River Lea lies approximately 0.15km west of the development. The site lies entirely within flood zone 1.
Coastal & Tidal	N	No tidal watercourses lie within an influencing distance of the proposed development.
Overland Flow (Pluvial)	Y	Surface water flood mapping illustrates a <b>low risk</b> of surface water flooding in the north western corner of the site (marginal impact). This is most likely due to the topography of the site and will be readily addressed with the introduction of SuDS
Groundwater	N	No groundwater flooding was identified within the Strategic Flood Risk Assessment and therefore the risk of same is considered low. However, chalk bedrock tends to have high groundwater levels.
Sewers	N	No sewerage lies within the site. St Albans Strategic Flood Risk Assessment identifies Harpenden in an area with 6-10 identified sewer flooding events, all situated several kilometres away from this site.

**Table 3-1: Flooding Mechanisms**

- 3.2 In suitability terms, the site lies within Flood Zone 1 and has a low probability of overland flow and reservoir flooding, therefore is ideal for development.

### Surface Water Drainage Options

- 3.3 As the site is currently Greenfield, initial investigations assume that surface water currently infiltrates into the ground, due to the underlying chalk geology.
- 3.4 It will be necessary to implement a SuDS scheme consistent with local and national policy for the emerging development proposals.
- 3.5 In order to validate the observed infiltration as a means of discharging surface water from the site, infiltration testing will need to be completed.
- 3.6 SuDS storage will be designed in the lowest lying areas within the site, which will most likely be in the north western corner. A storage volume of approximately 2,240m<sup>3</sup> will be required for the development. It is highly likely that the feature will comprise an infiltration basin which will dispose of the surface water at source due to the chalk geology.
- 3.7 The initial site review shows there to be no drainage ditches across the development site. Should infiltration prove to not be a viable solution (which is considered highly unlikely), surface water generated from the development will need to be discharged into the existing sewer network in Lower Luton Road following the completion of a pre development enquiry by Thames Water.

## 4 Ground Conditions

### Geology

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- 4.1 The proposed Site is shown to be underlain by chalk bedrock, mainly consisting of the Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated), with a slither of the Chalk Rock Member, along the eastern boundary.
- 4.2 In regard to Superficial Deposits, there are none shown across the Site, with Alluvium shown adjacently offsite to the west.

### Unexploded Ordnance (UXO)

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- 4.3 On review of ZeticaUXO mapping, the Site boundary is shown to be situated within a moderate risk from unexploded WWII ordnance. This indicates an area of having 15 to 49 bombs per 1000 acre.
- 4.4 A Pre-Desk Study Assessment (PDSA) can be requested from ZeticaUXO for a targeted location to confirm the risk of bombing, and if necessary, a Detailed Study can be requested to zone the potentially affected areas. With the Site in a Moderate Bomb Risk Rating, it is prudent to obtain a PDSE to give further details on whether the Site is affected. This is carried out at the planning application stage.

### Coal Authority

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- 4.5 On review of the Coal Authority Interactive mapping, the Site is shown not to be situated within a Coal Mining Reporting Area. Therefore, the Site offers a low risk from Coal mining.

## 5 Surrounding Environment

5.1 **Figure 5-1** below illustrates the Environmental Constraints within a 1000m radius of the proposed development site.



**Figure 5-1: Environmental Constraints within a 100m Radius**

- 5.2 There is one listed building located approximately 143m west of the site, all others lie a significant distance away from the site.
- 5.3 A local nature reserve lies to the south of the site. There are also 2 areas of ancient woodland; one to the east and one to the west. As the site has a significant buffer to the nature reserve and woodlands, the development will cause no impact on these areas.

## 6 Utilities

### Potable Water and Foul Drainage

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- 6.1 The proposed redline boundary lies within the operational boundary of **Affinity Water** for Potable Water and **Thames Water/Anglian Water** for foul water, who will all require a paid application for a copy of their asset location plans. With the residential area of Harpenden and Batford to the south-west of the Site, it is likely that potable water mains and foul sewers are present within these residential areas. This will be confirmed once Affinity Water and Anglian Water/Thames Water asset plans have been obtained.
- 6.2 With Anglian Water and Thames Water identified, it is therefore likely that the Site will be serviced by one or the other, and discussions can take place to ascertain who is in a better position to provide the foul drainage for the Site.
- 6.3 Affinity Water and Anglian Water/Thames Water would both require a detailed network capacity assessment to be completed to inform on whether there is sufficient capacity within their existing network to accommodate the anticipated flows from a development in this location. This assessment will also highlight the most suitable point of connection and outline any necessary reinforcement works should there be any.
- 6.4 Ofwat has recently instigated significant changes into the charging regimes of the water companies. Whereas prior to April 2018, the water companies would charge developers for any reinforcement works to the existing network directly attributable to the new demand, under the new charging rules the developer has to only fund infrastructure works to the nearest practicable point of connection (defined as network of an equal or greater size to the infrastructure supplying the site). As such any reinforcement works are covered by the Infrastructure Charge, payable per plot for all new connections.
- 6.5 On initial review, the nearest Sewage Treatment Works to the Site is the East Hyde Sewage Treatment Works (operated by Thames Water) approximately 2.4km north-west of the Site.

### Electricity

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- 6.6 The local incumbent electricity network operator for the Site is **UK Power Networks**. UK Power Networks will require a paid application for a copy of their asset location plans. With the residential area of Harpenden and Batford to the south-west of the Site, it is likely that high voltage and low voltage cables are likely to be within the vicinity of the Site, which may provide a point of connection.
- 6.7 Discussions will need to take place with UK Power Networks with regards to a suitable point of connection in the area, and whether the local network has sufficient capacity, or whether reinforcements are required to accommodate the large development loads.

### Gas

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- 6.8 The local incumbent gas network operator is **Cadent Gas**.
- 6.9 A search has been undertaken with the HSE which has confirmed the Site is not within a location of any hazardous pipelines, shown to run across the Site, which has any restrictions/consultation zones.
- 6.10 A formal enquiry will need to be made with Cadent Gas to confirm a suitable point of connection for the proposed development, and this will confirm whether the network has sufficient capacity. With the location of the Site in good proximity to adjacent residential areas, it is anticipated that there will be a presence of Medium Pressure and Low Pressure gas mains within the vicinity of the Site, with several options for a connection point to the proposed development, with some reinforcement potentially required to accommodate the development loads.

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## Telecommunications

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- 6.11** The Incumbent telecommunication provider for the developable area is **British Telecom**. The potential development area is covered by the Harpenden Exchange Area approximately 1.5km south-west of the Site.
- 6.12** In addition to BT Openreach, ADSL, Virgin Media, an initial review has identified the following LLU operators are present in the Harpenden Exchange: Sky, TalkTalk (CPW) and Vodafone (enabled as of 08/05/2006).
- 6.13** The Harpenden Exchange can offer Fibre to the Cabinet (in some areas), but not Fibre to the Premise.
- 6.14** In advance of asset plans, BT Openreach is likely to have network infrastructure running within existing highways and the residential areas south-west of the proposed Site boundary, in Harpenden and Batford. It is anticipated that it will be a straight forward task of providing on-site communication ducts distributing services into the development from the existing infrastructure. Other operators may wish to provide network services although they are likely to connect to a nearby alternative point of presence (POP). Discussions will need to take place with BT Openreach to determine accurate locations of their assets and they will require a paid formal application.
- 6.15** Availability of high speed broadband connections are now a very important consideration of residential purchasers. The development will look to incorporate a high-speed fibre network on-site to provide superior connection speeds.



- Key
- 01 Vehicular access point
  - 02 Sustainable Drainage System (SuDS)
  - 03 Retained planting
  - 04 New planting
  - 05 Landscape corridor
  - 06 Potential alternative vehicular access point
  - Residential area
  - Site boundary (3.18Ha)



0m 100m (1:2,500)

CLIENT: Wallace Land Investments

PROJECT: Batford, Harpenden

DRAWING: Framework plan

PROJECT NUMBER: 1232

DRAWING NUMBER: SK001 CHECKED BY: SR

REVISION: B STATUS: Draft

DATE: 04/03/2021 SCALE: 1:2,500







- Key
- 01 Vehicular access point
  - 02 Sustainable Drainage System (SuDS)
  - 03 Retained planting
  - 04 New planting
  - 05 Landscape corridor
  - 06 Potential alternative connection to adjacent site
  - 07 Potential vehicular access point
  - Residential area
  - Site boundary (3.18Ha)



0m 100m (1:2,500)

CLIENT: Wallace Land Investments

PROJECT: Batford, Harpenden

DRAWING: Framework plan with connections to adjacent site

PROJECT NUMBER: 1232

DRAWING NUMBER: SK002 CHECKED BY: SR

REVISION: B STATUS: Draft

DATE: 04/03/2021 SCALE: 1:2,500

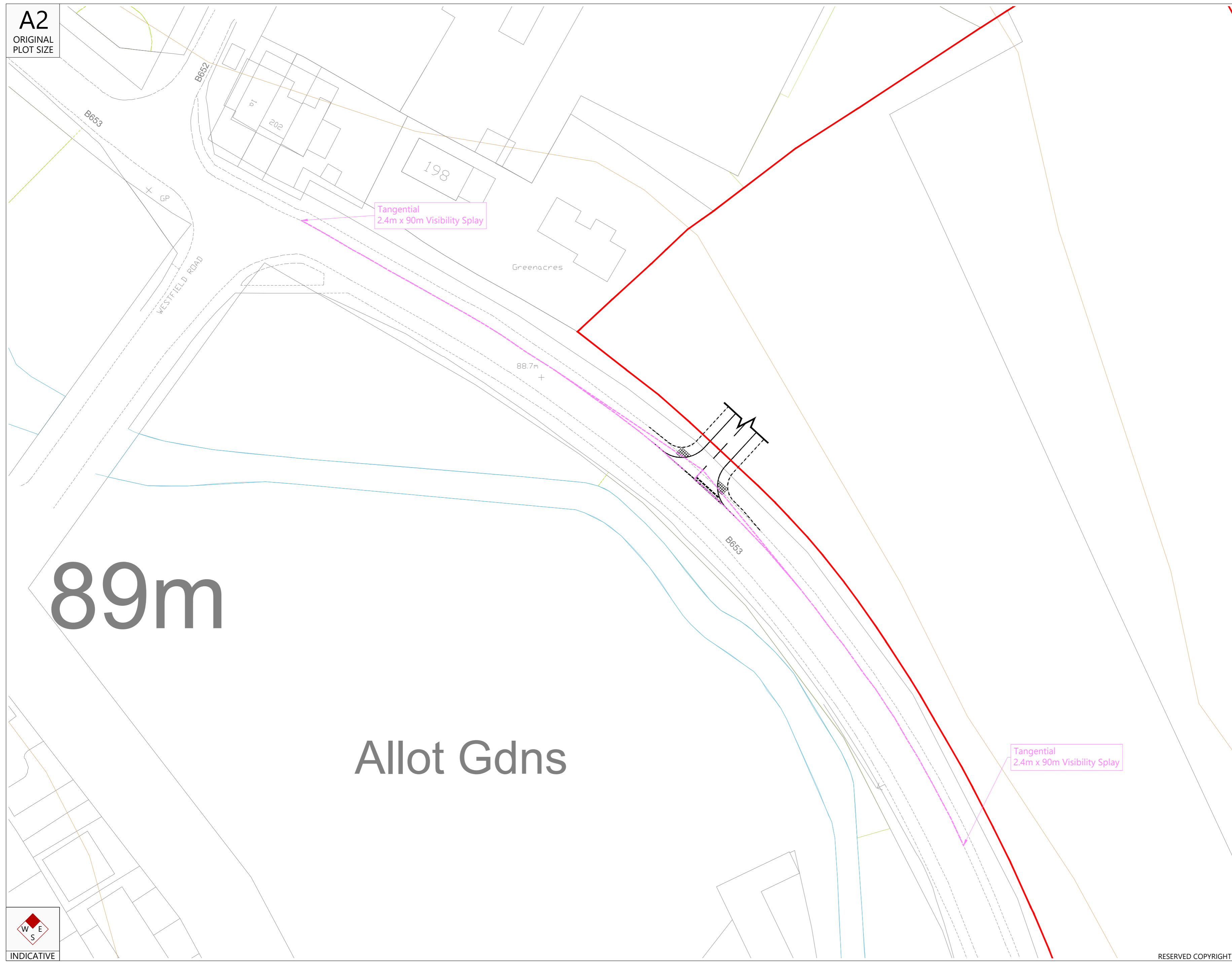


A2  
ORIGINAL  
PLOT SIZE

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NOTES:  
1. Based on OS Mapping data.  
2. Subject to confirmation of Highway Boundary.  
3. Subject to topographical survey.

KEY  
- Indicative Site Boundary.



Rev	Date	Details	Drawn by	Checked by	Approved by
-	-	-	-	-	-

89m

Allot Gdns

Bristol  
Cambridge  
London  
Manchester  
Oxford  
Welwyn Garden City

**tpa**  
Transport Planning Associates

The Stables  
7 Chesterton Mill  
French's Road  
Cambridge  
CB4 3NP  
01223 455385  
www.tpa.uk.com

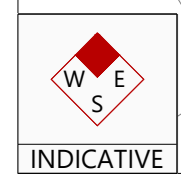
CLIENT:  
**Wallace Land**

PROJECT:  
**Land off Lower Luton Road, Harpenden**

TITLE:  
**Proposed Access Arrangement Visibility Plan**

STATUS:  
**FEASIBILITY**

SCALE: 1:500	DATE: 03.03.21	DRAWN: JA	CHECKED: JC	APPROVED: JC
JOB NO: 2008-046	DRAWING NO: SK03	REVISION: -		



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A3

ORIGINAL  
PLOT SIZE

Greenacres

88.7m

Proposed footway to tie into existing footway

Proposed site access with tactile paving and dropped kerbs

Proposed footway to tie into existing footway

R6m

R6m

B653

2m

5.5m

2m

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NOTES:

1. Based on OS Mapping data.
2. Subject to confirmation of Highway Boundary.
3. Subject to topographical survey.

KEY

 - Indicative Site Boundary.

Rev	Date	Details	Drawn by	Checked by	Approved by
-	-	-	-	-	-

Bristol  
**Cambridge**  
 London  
 Manchester  
 Oxford  
 Welwyn Garden City



The Stables  
 7 Chesterton Mill  
 French's Road  
 Cambridge  
 CB4 3NP  
 01223 455385  
[www.tpa.uk.com](http://www.tpa.uk.com)

CLIENT:

Wallace Land

PROJECT:

Land off Lower Luton Road, Harpenden

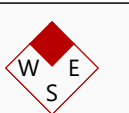
TITLE:

Proposed Access Arrangement

STATUS:

**FEASIBILITY**

SCALE: 1:250	DATE: 03.03.21	DRAWN: JA	CHECKED: JC	APPROVED: JC
JOB NO: 2008-046	DRAWING NO: SK02	REVISION: -		



INDICATIVE

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