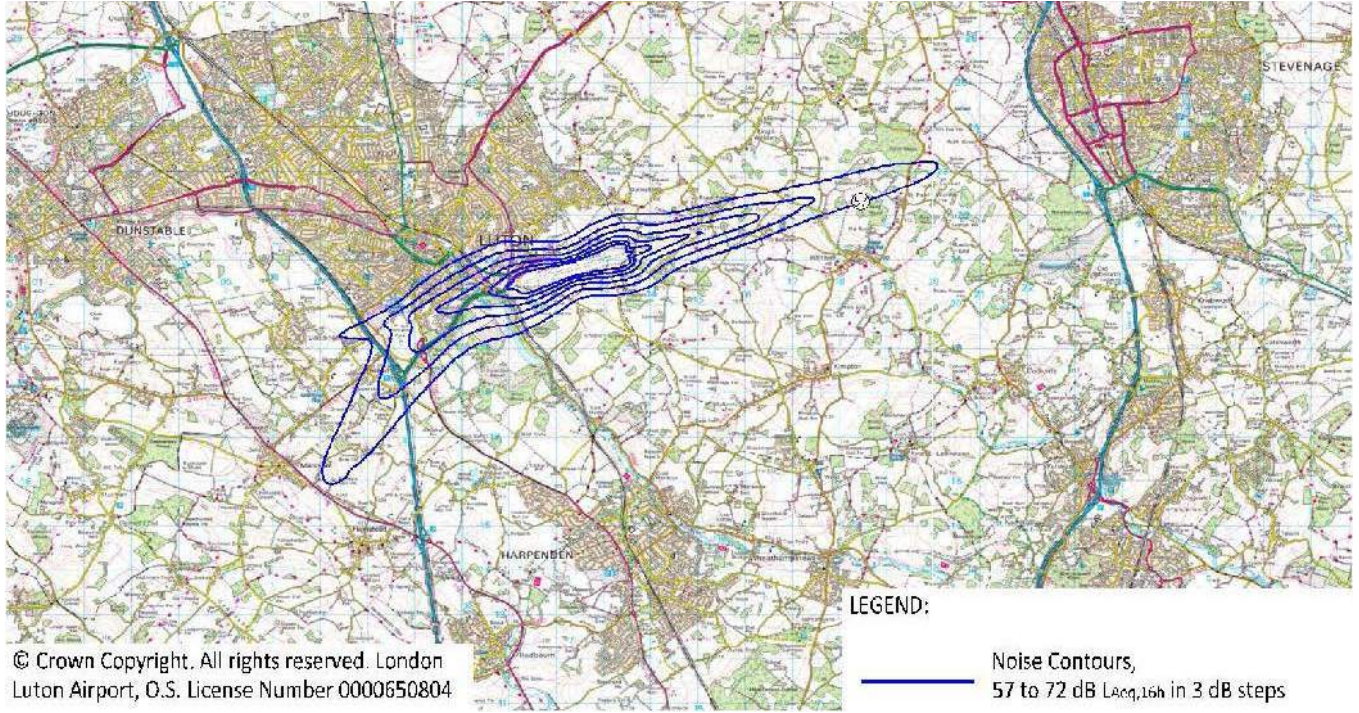
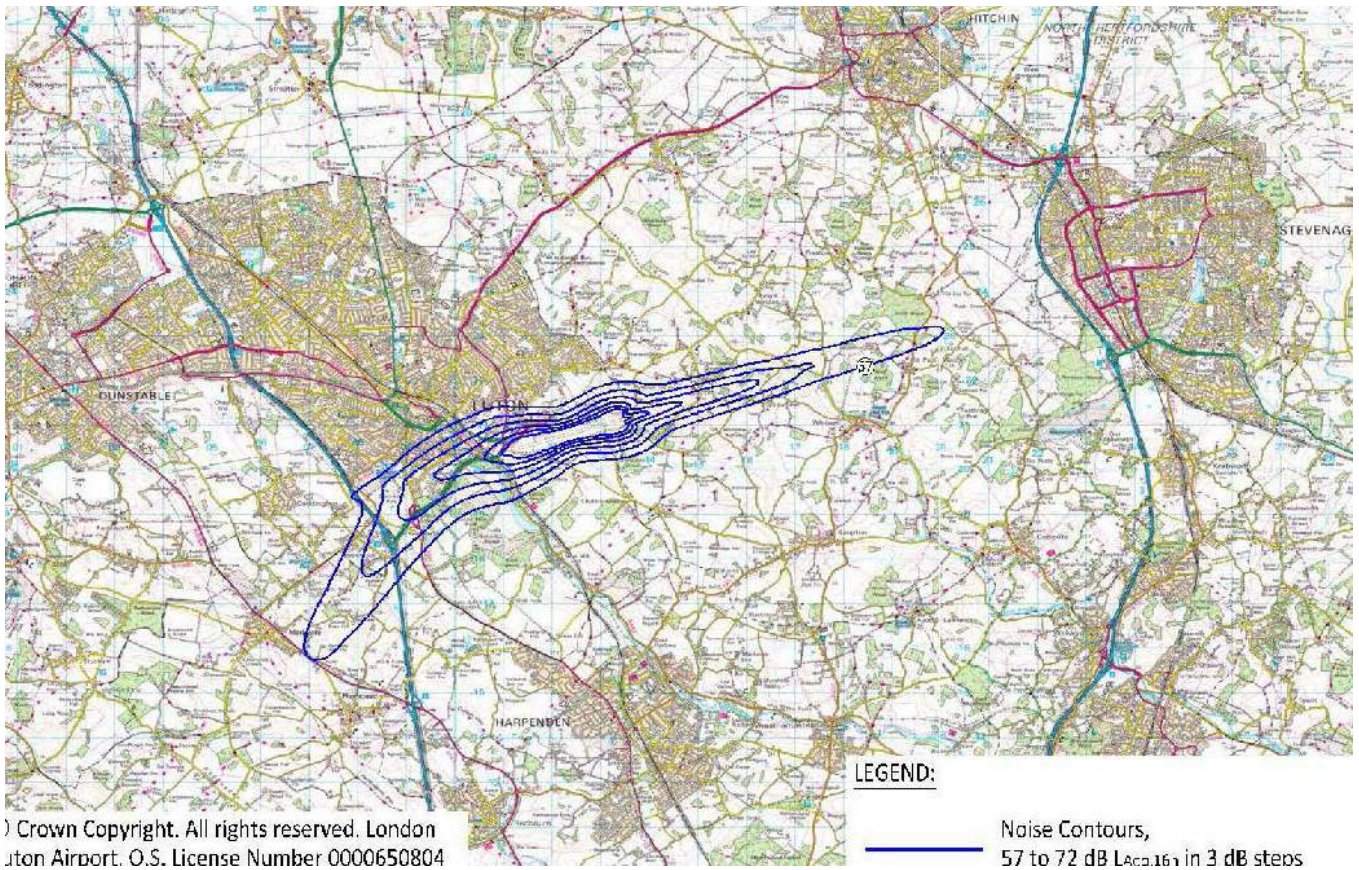


## AVIATION NOISE POLLUTION

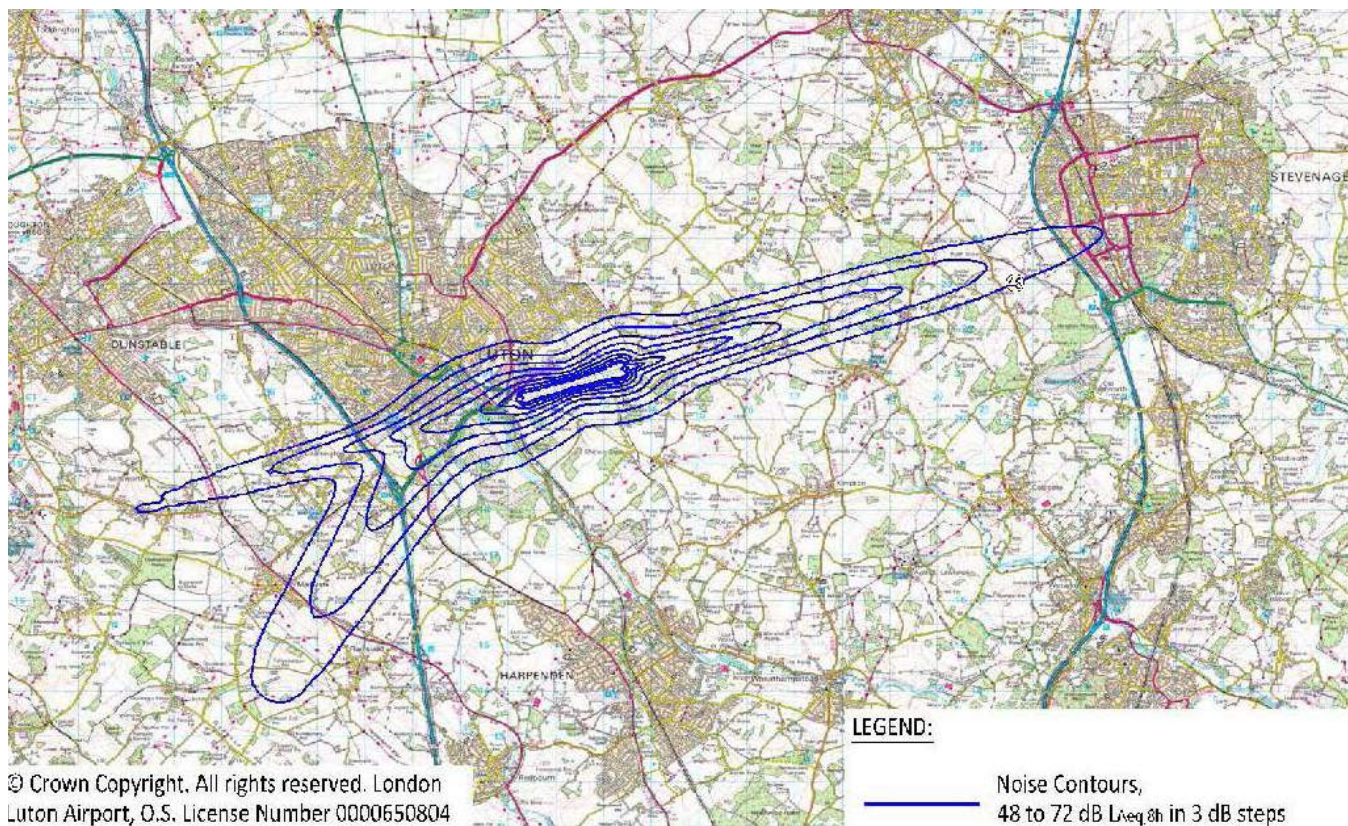
The London Luton Airport Quarterly Monitoring Report, Qt 2 2019, confirm the site is not affect by aircraft noise pollution generated by Luton Airport.



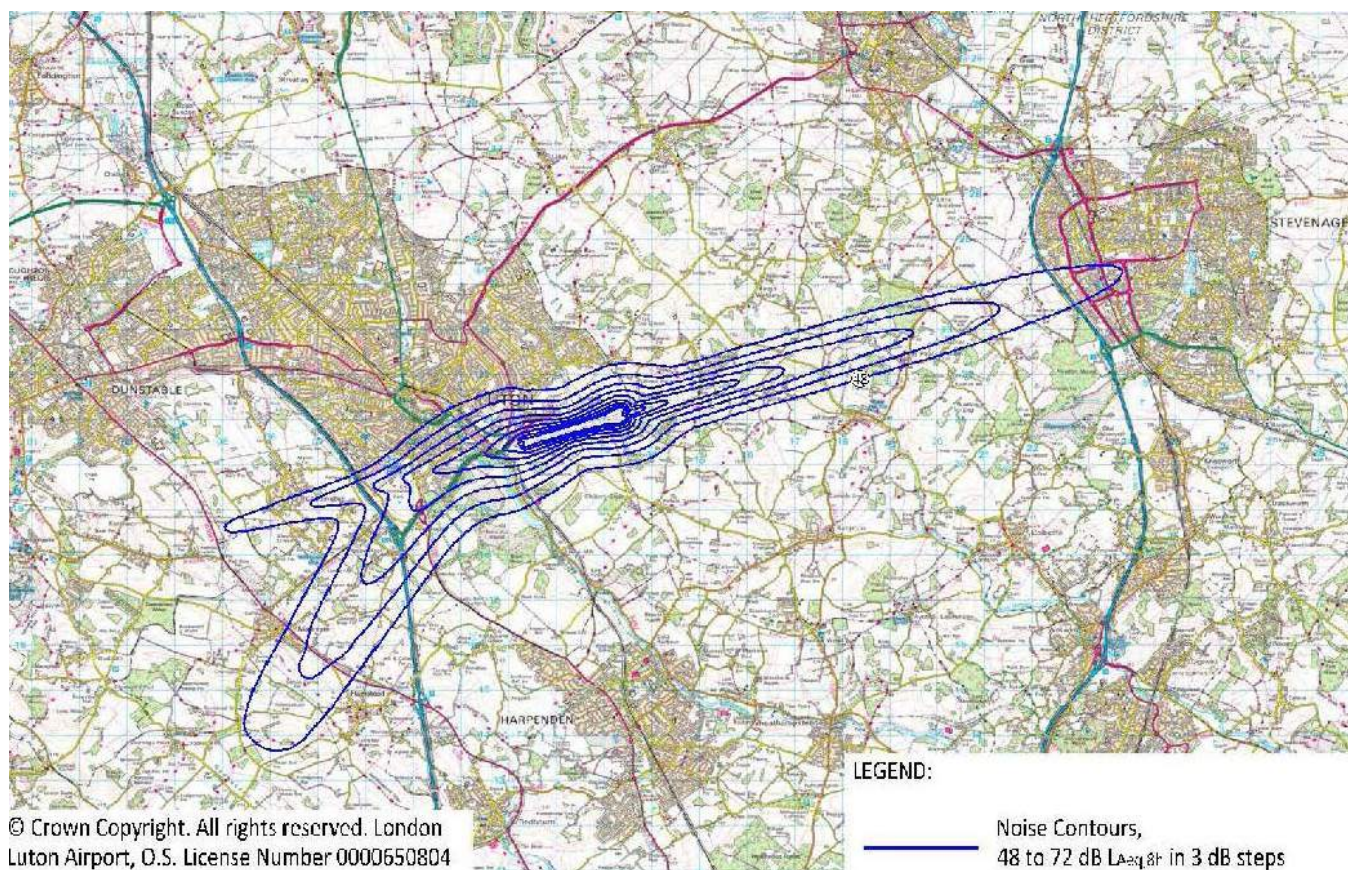
Luton Airport Daytime Noise Contours Summer 2018



Luton Airport Daytime Noise Contours Summer 2017



*Luton Airport Night-time Noise Contours Summer 2018*



*Luton Airport Night-time Noise Contours Summer 2017*



PIGEON

**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:**

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- 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	David Pendle
Company/Organisation	Marrons Planning
Address	Waterfront House 35 Station Street Nottingham
Postcode	NG2 3DQ
Telephone	
Email	
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>					
<b>Requirements:</b> <ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>					
Site address/location (Please provide a map showing the site boundary)	Land to the south of Harpenden Lane, Redbourn. The western boundary of the site is adjacent to the existing settlement with the eastern boundary provided by the A5183.				
Site area (in hectares)	13.2				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>511085</td> <td>Northing</td> <td>212410</td> </tr> </table>	Easting	511085	Northing	212410
Easting	511085	Northing	212410		
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)	<p>The site is in multiple ownership. Our clients, Martin Grant Homes and Kearns Land, control a good degree of the site. In light of this, our clients have prepared a Concept Plan for the entire site which would ensure that the land parcels could be incorporated into the overall development, thereby enabling the site to be designed in a comprehensive manner but not necessarily developed by the same developers, nor all at the same time. As such, the multiple ownership should not be regarded as a constraint.</p> <p>Other land parcels within the site are under the control of London and Cambridge and Herts County Council.</p>				
Current land use	The site is part greenfield/part brownfield but consists predominately of vacant agricultural land. Other onsite uses include domestic properties, an existing travellers site, Millennium Park and a haulage yard.				
Condition of current use (e.g. vacant, derelict)	Predominately vacant agricultural land with some occupied land.				

Suggested land use

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

<p>Reasons for suggested development / land use</p>	<p>The site has been recommended for removal from the Green Belt as an allocation for housing (Policy RED7) in the emerging Redbourn Neighbourhood Plan.</p> <p>The SADC Green Belt Review identified the site as Land at Southeast edge of Redbourn (SA-SS3) and concluded it makes a limited or no contribution towards checking sprawl, preventing merging, safeguarding the countryside and preserving setting or maintaining local gap.</p> <p>The current proposal is to retain the existing gypsy and travellers site (the Neighbourhood Plan site assessment considers that the site can be accommodated “without any significant issues”).</p> <p>There are no statutory or non-statutory nature conservation designations within the site boundary. An ecological assessment has also been undertaken which confirms that habitats currently present within the site are generally of limited ecological value, comprising common and widespread species. The more notable habitats (in relative terms) are associated with the River Ver and its vegetated margins. As flood risk constraints are likely to prohibit development within this corridor, there is an opportunity, to incorporate a valuable informal greenspace within the development, which will deliver biodiversity enhancements.</p> <p>In landscape and visual impact terms, the site is well screened by the existing built-up area to west and the A5183 to the east – a conclusion supported by the Redbourn Neighbourhood Plan Site Assessment. The Neighbourhood Plan assessment also concludes that the development would <u>not</u> conflict with neighbouring uses.</p> <p>The Neighbourhood Plan Site Assessment concludes that “the site would not be subject to unacceptable noise and air pollution [from neighbouring uses] and there are no obvious hazards [to a high quality and healthy lifestyle].”</p> <p>The site, as with all land adjoining Redbourn, is within the Green Belt. The Councils Green Belt Purposes Review Assessment concluded that the site was one of the areas in the district that contributed least to Green Belt purposes as it “does not restrict sprawl, prevent merging, safeguard the countryside, preserve setting or maintain local gaps.”</p> <p>The site has been assessed as part of the Redbourn Neighbourhood Plan preparation, and the Neighbourhood Plan group recommend that the site should be released from the Green Belt by SADC and allocated for housing.</p> <p>The site is Grade 3 agricultural land; however, because of the shape of the site it is not suitable for commercial farming purposes. This conclusion is supported by the Redbourn Neighbourhood Plan Site Assessment.</p>
<p>Likely timescale for delivery of suggested development / land use</p>	<p> <input checked="" type="checkbox"/> 1-5 Years  <input checked="" type="checkbox"/> 6-10 Years  <input type="checkbox"/> 11-15 Years  <input type="checkbox"/> 15+ Years </p>



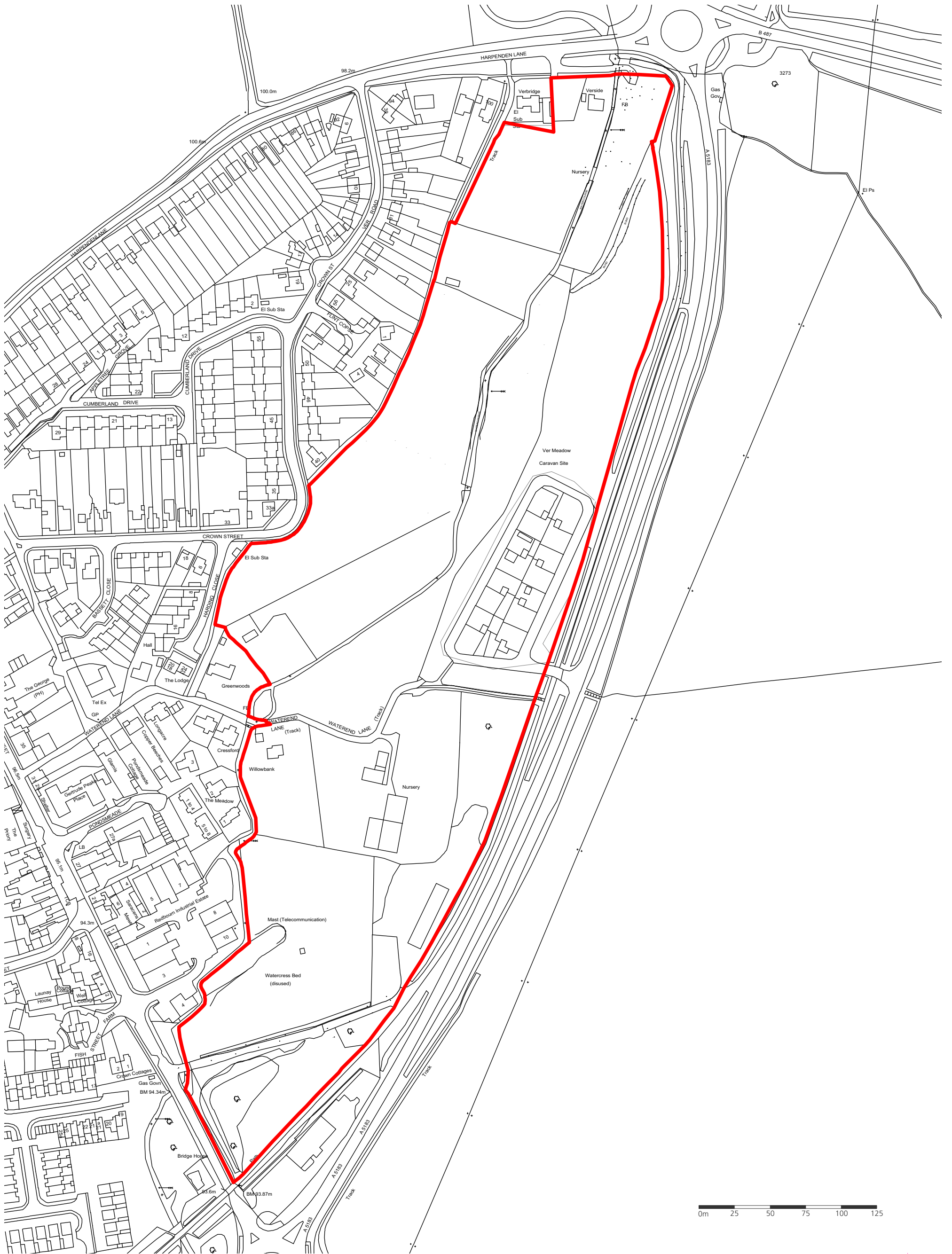
Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - A small part of the site lies adjacent to a Conservation Area, therefore, development will need to protect and enhances its setting. This can be achieved through a sensitive design of the scheme which is in keeping with the character of the local area. This conclusion is supported by the Neighbourhood Plan Site Assessment which concludes that the preservation of the Conservation Area setting "is unlikely to be a problem."
	Flood Risk	<input checked="" type="checkbox"/> Yes – Part of the site is located in the flood plain (the River Ver runs through the centre of the site). However, no residential development is proposed within areas at risk of flooding. Our clients will be commissioning further flood modelling work in order to assess the potential flood mitigation measures which could be provided.  <input type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - As described above, the site is in multiple ownership and a concept plan has been prepared to ensure that the scheme is designed comprehensively but can be delivered in accordance with the wishes of the different landowners. A dialogue has been established with London and Cambridge and their advisors.  The proposals has been designed in such a way that individual parcels can be developed independently of

	<p>Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</p>	<p><input checked="" type="checkbox"/> Yes The site is accessible from a number of locations (Crown Street, High Street and Harpenden Lane, with the potential for pedestrian/cycle access on to the Nickey Line).</p> <p><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).</p>
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	<p>Other constraints affecting the site</p>	<p><input type="checkbox"/> Yes (If yes, please specify)</p> <p><input checked="" type="checkbox"/> No</p>
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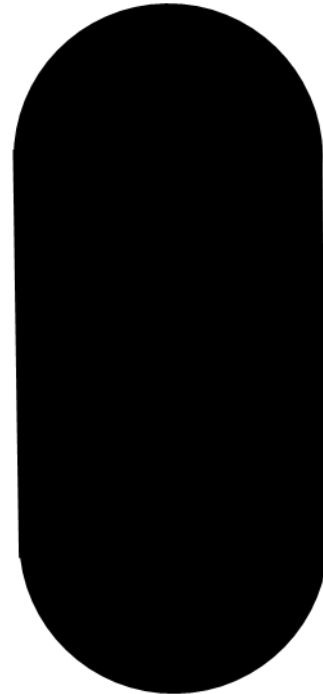
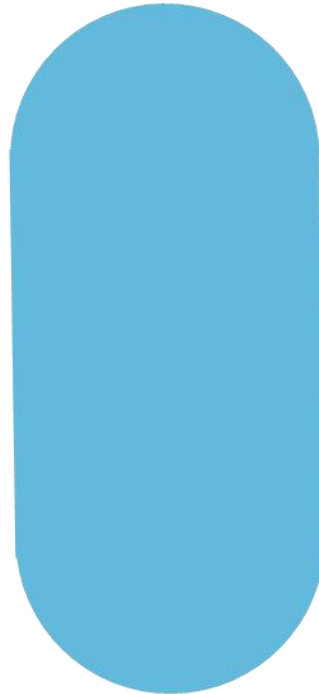
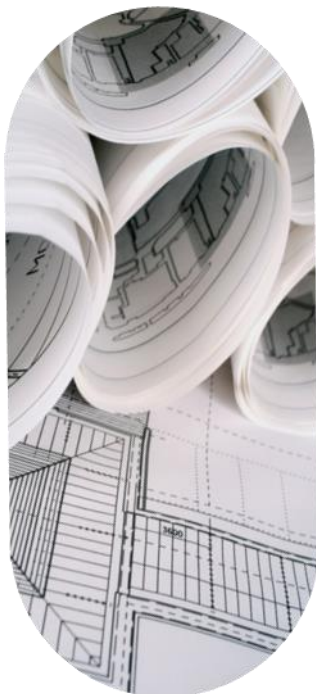
<p>Planning Status</p>	<p><input type="checkbox"/> Planning Permission Granted</p> <p><input type="checkbox"/> Planning Permission Refused</p> <p><input type="checkbox"/> Pending Decision</p> <p><input type="checkbox"/> Application Withdrawn</p> <p><input type="checkbox"/> Planning Permission Lapsed</p> <p><input type="checkbox"/> Pre-Application Advice</p> <p><input checked="" type="checkbox"/> Planning Permission Not Sought</p> <p><input type="checkbox"/> Other</p>
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	<p>Please include details of the above choice below (for example planning reference numbers and site history)</p>
<p>Other comments</p>	<p>The site is recommended for release from the GB and for the allocation of housing-led development by the emerging Redbourn Neighbourhood Plan, thereby helping to deliver local aspirations for new housing, a potential new car park for local residents and potentially a site for employment use ('hot office' space), although this is subject to developer interest and landowner negotiations.</p> <p>In accordance with the Green Belt Review findings (for SA-SS3) the site should be released from the Green Belt by the Local Plan to overcome the site's key constraint.</p> <p>Sites of less than 500 homes were prevented from being considered release from the Green Belt by application of a threshold in the SADC (withdrawn) local plan, a point noted by the Inspectors who raised substantial concerns on soundness and recommended withdrawal of the plan.</p> <p>The number of dwellings that could be delivered will be informed by ongoing technical work. However at this stage, it is anticipated that the proposals could deliver in the region of 120 homes. The proposals would also deliver a significant quantum of affordable housing.</p> <p>Other constraints (predominantly flood risk) can be designed into the development, thereby providing community access and biodiversity enhancements to the River Ver corridor as well as improved access to existing footpaths and cycleways.</p> <p>The proposals would provide improved access to the Nicky Line cycleway which runs along the eastern boundary of the site and is a key local community asset.</p> <p>The southern end of the site is within a desirable walking distance of the High Street with footpath/footway access directly into the centre. The northern end is further away but is still within acceptable walking distance of the High Street. Safe linkages can be provided to the community facilities in the High Street and also to the Park Centre.</p>



## REPRESENTATION ON THE ST ALBANS LOCAL PLAN 2020-2038 SUSTAINABILITY APPRAISAL SCOPING

On behalf of Martin Grant Homes and Kearns Land Ltd



Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham  
[www.marrons-planning.co.uk](http://www.marrons-planning.co.uk)

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## 1. INTRODUCTION

1.1 This Written Statement is made on behalf of our clients, Martin Grant Homes and Kearns Land Ltd, in response to the St Albans Local Plan 2020-2038 Sustainability Appraisal Scoping.

1.2 The Council is inviting comment on the Sustainability Appraisal Scoping until 5pm on Monday 8<sup>th</sup> March 2021.

## 2. BACKGROUND

2.1 A Sustainability Appraisal (SA) is an iterative process that seeks to identify the significant environmental, social and economic effects of a plan. As noted, it is a compulsory requirement for Local Plans under Section 19 of the Planning and Compulsory Purchase Act 2004. UK Government guidance states that “Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives” (DCLG, 2014).

2.2 The Council previously submitted a Local Plan for examination in March 2019. Following a prolonged examination process the examining Inspectors’ confirmed their view in writing on the 14 April 2020 that the council had not complied with its duty to cooperate set out in the Localism Act 2011.

2.3 The Inspectors’ Letter (ED40) not only noted non-compliance with its duty to cooperate it also set out a number of findings [including our emphasis]:

- *Failure to engage constructively and actively with neighbouring authorities on the strategic matters of (a) the Radlett Strategic Rail Freight Interchange proposal and (b) their ability to accommodate St Alban’s housing needs outside of the Green Belt;*
- *Plan preparation not in accordance with the Council’s Statement of Community Involvement;*

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- *Inadequate evidence to support the Council's contention that exceptional circumstances exist to alter the boundaries of the Green Belt;*
  - *Failure of the Sustainability Appraisal to consider some seemingly credible and obvious reasonable alternatives to the policies and proposals of the plan;*
  - *Failure of the plan to meet objectively-assessed needs; and*
  - *Absence of key pieces of supporting evidence for the plan.*

2.4 The Council agreed to withdraw the plan on the 19 November 2020 and that act was undertaken the following day.

2.5 The Inspectors' letter includes specific explanations of shortcomings in the Sustainability Appraisal and there is a link between these and the plan preparation process including, but not limited to, the amount of development, development strategy, site identification and assessment and Green Belt Review (and indeed, the SA of these matters).

2.6 The Council is now proposing to produce a new Local Plan and the Sustainability Appraisal Scoping process signals the commencement of that process. In our view, the Council should systematically review the Inspectors' findings with a view to ensuring that the Sustainability Appraisal is capable of playing a full role in the plan-making process and ultimately providing robust support to decision making.

2.7 The Scoping Report considers the context and scope of an SA for the new Local Plan and establishes an assessment process to ensure that the policies and site allocations in the new Local Plan can be assessed against the three elements of sustainability (social, economic and environmental).

### **3. Policy Context**

3.1 The National Planning Policy Framework (NPPF) confirms at paragraph

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15 that the planning system should be genuinely plan-led. The presumption in favour of sustainable development applies to plan making and says that plans should positively seek opportunities to meet the development needs of their area, and that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas (paragraph 11).

3.2 NPPF Paragraph 32 recognises the legal requirement for local plans to be informed throughout their preparation by a sustainability appraisal demonstrating how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). It highlights that significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued.

3.3 The National Planning Practice Guidance defines five different stages for the sustainability appraisal process, with the Scoping Report presenting the findings of Stage A of the SA process and setting the framework for tasks relating to Stages B to E.

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining alternatives and assessing effects.
- Stage C: Prepare the sustainability appraisal report.
- Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public.
- Stage E: Post adoption reporting and monitoring.

3.4 The National Planning Practice Guidance (paragraph 016 (Reference ID: 11-016-20190722) provides advice on baseline information and notes that this *“refers to the existing environmental, economic and social*



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*characteristics of the area likely to be affected by the plan, and their likely evolution without implementation of new policies. It provides the basis against which to assess the likely effects of alternative proposals in the draft plan.”*

3.5 The National Planning Practice Guidance also provides advice on the relationship between neighbourhood plans and local plans. It notes that when brought into force, neighbourhood plans become part of the statutory development plan for the area that they cover. They can be developed before, after or in parallel with a local plan. Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body. Where a neighbourhood plan has been brought into force, the local planning authority should take its policies and proposals into account when preparing the local plan. It is important for local plans to make appropriate reference to neighbourhood plan policies and proposals (Paragraph: 006 Reference ID: 61-006-20190723).

3.6 For a plan to be adopted it must pass an examination and be found to be ‘sound’. Paragraph 35 of the NPPF identifies that plans are ‘sound’ if they are:

a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

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d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

3.7 Paragraph 59 of the NPPF says that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

3.8 Paragraph 72 of the NPPF goes on to say that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.

#### **4. THE ST ALBANS LOCAL PLAN SUSTAINABILITY APPRAISAL SCOPING**

4.1 The new Local Plan and SA provide an opportunity to resolve the significant failures demonstrated within the previously submitted Local Plan and the Council's approach is expected to respond to this context.

4.2 As set out in Section 2, the relationship between plan-making and sustainability appraisal should be clear. The Council's approach to meeting housing need, Green Belt assessment (specifically in relation to small sites and their contribution to meeting housing need), and the assessment of potential allocations should be provided for through the appraisal process.

4.3 Chapter 2 of the SA sets out the plans, policies and programmes which are relevant to the new Local Plan, noting (paragraph 2.1) that these are

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important to identify sustainability objectives, set the context for the SA and define the scope of the SA framework.

- 4.4 Neighbourhood Plans provide the statutory development plan at the most local of democratic levels. We are pleased to see Neighbourhood Plans included in the baseline plans identified for Population (Table 2.2) by the SA Scoping Report. Where draft or made Neighbourhood Plans exist, the Council should consider allocations, both draft and final, as part of the baseline scenario when progressing the SA and new Local Plan.
- 4.5 In noting that one neighbourhood plan has been made and a number are emerging the Scoping Report says that the SA should aim to “*Ensure community engagement and that NPs align with new Local Plan*”. Of course, neighbourhood plans may come forward before, in parallel or after a local plan but regardless, local planning authorities should take a proactive and positive approach in collaboration with Neighbourhood Groups and take neighbourhood plan policies and proposals into account when preparing the local plan (Paragraph: 006 Reference ID: 61-006-20190723).
- 4.6 The Redbourn Neighbourhood Plan 2017-2031 Pre-Submission (Regulation 14) Draft was published in November 2017. The plan recommended our clients’ site for release from the Green Belt and allocation for residential development through Policy RED7. The Inspectors explored the extent to which neighbourhood plans had been taken into account in developing the plan as part of their consideration of the Duty to Cooperate. As you will know, neither the development strategy, approach to Green Belt at Redbourn or aspirations of the Redbourn Neighbourhood Plan had been considered.
- 4.7 Progress on the Redbourn Neighbourhood Plan was halted pending the examination of the SADC Local Plan and will now advance in parallel with the new local plan review. In accordance with the PPG, we consider that the baseline position for the SA should signal taking account of Neighbourhood Plans being progressed within the District.

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- 4.8 Notwithstanding the above, the SA will provide the framework for the Council to identify its own development strategy and site allocations, including the reasonable alternatives that need to be tested and the criteria for undertaking that appraisal. The SA provides the basis for considering ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are appropriate given the reasonable alternatives.
- 4.9 You will be aware that only strategic sites (a minimum of 500 dwelling or 14 hectares of developable land) were considered through the SA and plan-making process. This raised a number of concerns given that smaller sites of less than 500 dwellings were generally excluded from the Green Belt Review and subsequent site selection process. This approach resulted in the exclusion of smaller sites, including our clients' site, Land at Southeast edge of Redbourn (previously identified as SA-SS3). Despite making a limited or no contribution towards checking sprawl, preventing merging, safeguarding the countryside, preserving setting or maintaining local gap the site was excluded on the basis it did not meet the minimum 500 dwellings capacity criteria set by the Council.
- 4.10 The SA site assessment criteria will therefore be particularly important when considering site impacts, including any site threshold but also Green Belt matters. It should be sufficiently dynamic to take account of the impacts of development, including mitigation or where boundary changes potentially would not compromise the overall function of the Green Belt when assessed as part of a detailed survey.
- 4.11 The Council must now look to fully assess the opportunities for small sites to assist in meeting housing need and not rely on an outdated approach and pass or fail tests which result in no further analysis of potentially suitable small sites. This has the potential to resolve a number of the Inspectors' main concerns including the potential to meet the objectively assessed housing need, the existence of exceptional
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circumstances to alter the Green Belt boundaries and the potential for meeting housing needs.

END

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

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

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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:**

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- 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.

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<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	Peter Atkin
Company/Organisation	Pegasus Group
Address	Suite 4, Pioneer House, Vision Park, Histon, Cambridge
Postcode	CB24 9NL
Telephone	
Email	
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>			
<b>Requirements:</b>			
<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>			
Site address/location (Please provide a map showing the site boundary)	Land West of Redbourn		
Site area (in hectares)	Approximately 14.8ha		
Coordinates	<b>Easting</b>	509665	<b>Northing</b> 212443
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)	Pennard Bare Trust and Ulvir Limited (Freehold owners with agreed Collaboration Agreement)		
Current land use	Agriculture (arable)		
Condition of current use (e.g. vacant, derelict)	Farmed by contractors		
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)		



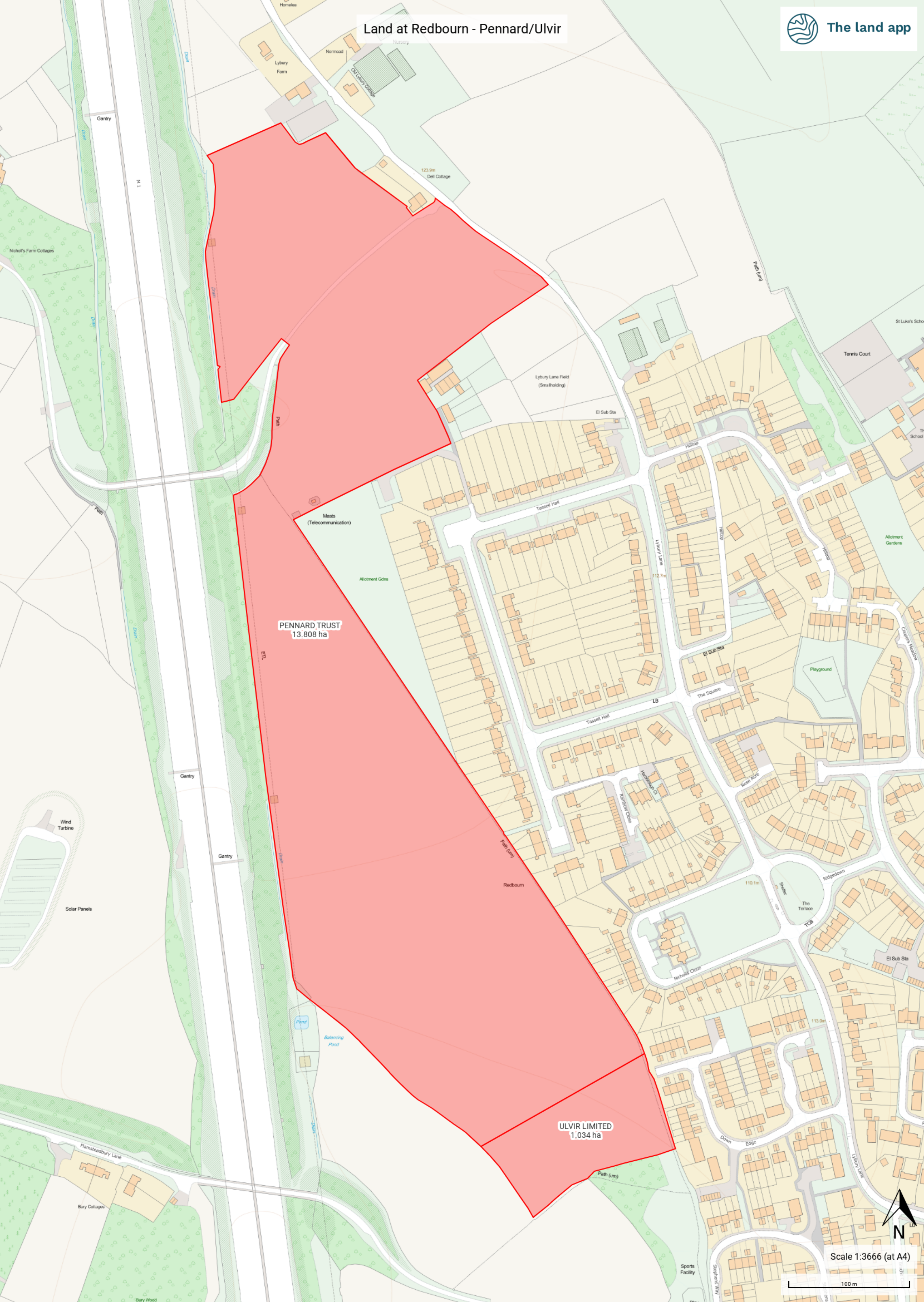
Reasons for suggested development / land use	<p>The site is located adjacent to the west of Redbourn and bound to the east by existing residential properties. The site forms a natural extension of the existing settlement boundary, whilst being enclosed to the west by the M1 (motorway) and existing electricity pylons which form a permanent and defensible boundary. Suitable buffers can be introduced to ensure appropriate separation distances between new residential properties/Public Open Space and the existing pylons. Moreover, the existing acoustic fencing to the north can be extended south along the site's western boundary to mitigate against noise from the M1 motorway, which would also be of significant benefit to existing properties on the western edge of Redbourn.</p> <p>The site is developable in terms of suitability (i.e. no environmental, technical, physical or legal/ownership constraints), available (i.e. being actively promoted by a willing landowner) and viable (i.e. no anticipated abnormal costs associated with the development of the land) and capable of accommodating approximately 240 new homes</p>
Likely timescale for delivery of suggested development / land use	<input type="checkbox"/> 1-5 Years <input checked="" 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 checked="" type="checkbox"/> Yes (Power lines/Pylons and pipeline run north-south along the site's western boundary) <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

	<p>Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</p>	<p><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).</p>
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	<p>Other constraints affecting the site</p>	<p><input checked="" type="checkbox"/> Yes (If yes, please specify)  <input type="checkbox"/> No</p> <p>Site is located within the Metropolitan Green Belt, but is not subject to any other Planning Policy constraints.</p> <p>However, the emerging Local Plan provides the appropriate mechanism to review the boundaries of the Green Belt at this location in accordance with paragraph 136 of the National Planning Policy Framework</p>
<p>Planning Status</p>	<p><input type="checkbox"/> Planning Permission Granted  <input type="checkbox"/> Planning Permission Refused  <input type="checkbox"/> Pending Decision  <input type="checkbox"/> Application Withdrawn  <input type="checkbox"/> Planning Permission Lapsed  <input type="checkbox"/> Pre-Application Advice  <input checked="" type="checkbox"/> Planning Permission Not Sought  <input type="checkbox"/> Other</p> <p>Please include details of the above choice below:</p> <hr/> <p>Please include details of the above choice below (for example planning reference numbers and site history)</p> <p>n/a – no planning history yet recorded at this site although there has been considerable interest from the development sector</p>	

Other comments	<p>The site is located adjacent to Redbourn, a sustainable settlement capable of accommodating growth. The site is deliverable in terms of suitability (i.e. no environmental, technical, physical or ownership constraints), available (i.e. being actively promoted by a willing landowner) and viable (i.e. no anticipated abnormal costs associated with the development of the land).</p> <p>The site is considered to make a limited contribution to the purposes of the Green Belt and therefore the release of the site from the Green Belt will not result in significant harm in Green Belt terms.</p> <p>Further details can be found within the Regulation 18 and Regulation 19 Representations and EiP Hearing Statements submitted to the previous Draft St Albans Local Plan.</p>
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**PENNARD TRUST**  
13,808 ha

**ULVIR LIMITED**  
1,034 ha



Scale 1:3666 (at A4)

