

- Key**
- Sandridgebury Strategic Growth Location
 - North St Albans Proposed Local Plan Allocation
 - Indicative St Albans Town Centre Boundary
 - Ancient Briton Junction
 - King William IV Junction
 - Sandridgebury Lane and High Street Junction
 - Bus Stop
 - Sandridgebury Railway Bridge
 - Bus Routes 304/305/357
 - Walking and Cycling Route to Town Centre
 - Public Rights of Way
 - Bridleways
 - Potential Upgrade/Downgrade of Sandridgebury Lane
 - Potential Bus Route diversion through site
 - Potential Access
 - Indicative Internal Pedestrian and Cycle Links
 - St Albans Green Ring
 - Potential Park and Ride/ Park and Bus/ Travel Hub
 - Potential Car Club
 - Potential Local Centre
 - Cycle Link
 - National Cycle Route 6

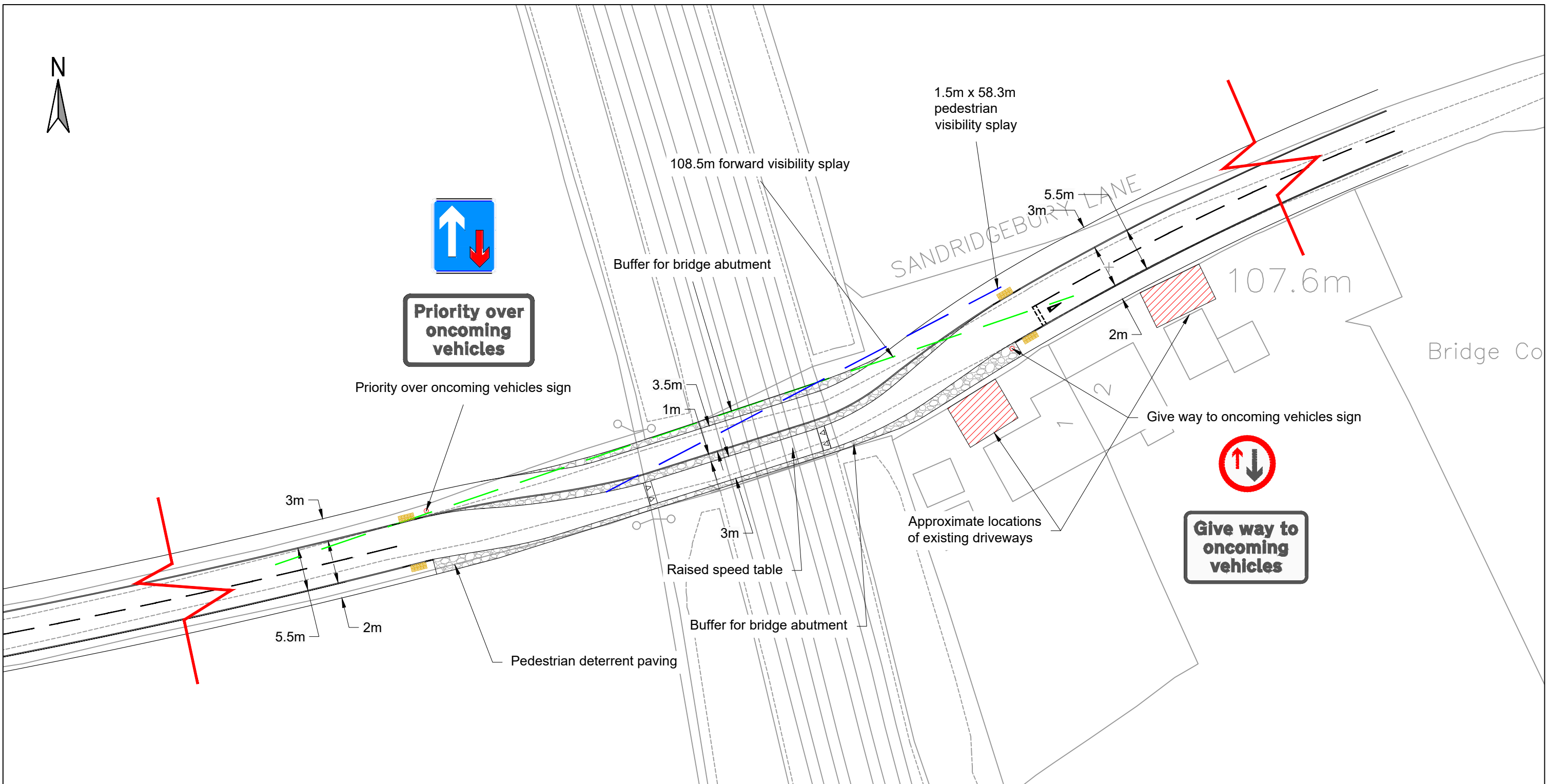
- Notes:**
- This is an indicative design. Access points, road alignment within the site and location of local centre, park and ride and car club are proposed to indicate options and not the exact location. To be explored on-site.
 - Do not scale.
 - This drawing is for illustrative purposes only.
 - Pegasus accepts no liability for the misuse of this drawing.

		REV	DATE	BY	DESCRIPTION	CHK	APP
<small>Final Plan: South Wing, Eastern North Gate Park Road, Amersbury, Brack, BS32 4QL 01454 62544 www.pegasusgroup.co.uk Planning Ecology Environment Economics</small>							
<small>CLIENT: LIGHTWOOD STRATEGIC LTD PROJECT: SANDRIDGEBURY FARM, ST ALBANS</small>		SCALE 1:12,500	CHECKED LB	APPROVED AHJ			
<small>TITLE: ACCESS STRATEGY PLAN</small>		DATE: 06/07/2020	DESIGNER: JAN	DRAWING TYPE: SK			
<small>PROJECT NO: P20-0554</small>		DRAWING NO: 001	REV: -				

FIGURE 2
PRIORITY JUNCTION OPTION



X:\BRISTOL PROJECTS\BRISTOL - LIVE PROJECTS\P20-0554 - LIGHTWOOD LAND LTD. - SANDRIDGEBURY FARM, ST ALBANS\TRANSPORT2 - DRAWINGS\SKETCHES\P20-0554_002_SK_BRIDGE OPTION 1.DWG



Notes:

- | | |
|---|---|
| <p>1. The layout is subject to detailed design, road safety audit, ground investigations results & earthworks modelling, utilities & services and confirmation of land ownership;</p> <p>2. The detailed design layout will be designed in accordance with all relevant design guidance and standards;</p> <p>3. The layout has been based on the appropriate design speed for our current proposals;</p> | <p>4. This drawing should be read in conjunction with all relevant associated documents;</p> <p>5. The use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations;</p> <p>6. Pegasus group accepts no liability for the misuse of this drawing.</p> |
|---|---|

First Floor, South Wing, Equinox North Great Park Road, Almondsbury, Bristol, BS32 4QL 01454 625945 www.pegasusgroup.co.uk Planning Design Environment Economics			REV	DATE	BY	DESCRIPTION	CHK	APD
			CLIENT: LIGHTWOOD STRATEGIC LTD		SCALE @ A3: 1:500	CHECKED: ADS	APPROVED: SAJ	
PROJECT: SANDRIDGEBURY FARM, ST ALBANS		DATE: 03/03/2021	DESIGN-DRAWN: JAN	DRAWING-STATUS: INDICATIVE				
TITLE: PRIORITY JUNCTION OPTION		PROJECT No: P20-0554	DRAWING No: 002	REV:				

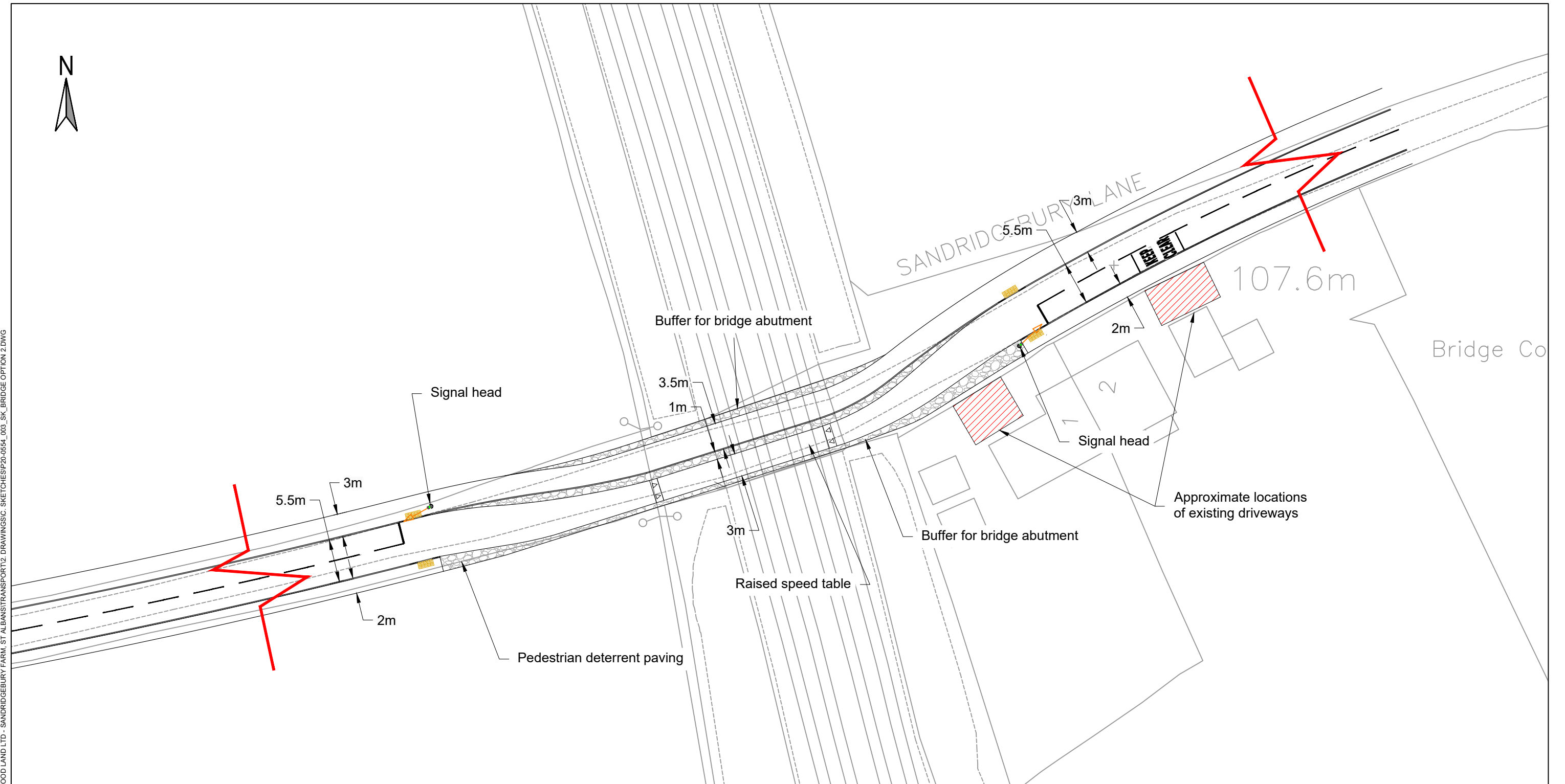
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FIGURE 3

SIGNAL ARRANGEMENT OPTION




X:\BRISTOL PROJECTS\BRISTOL - LIVE PROJECTS\P20-0554 - LIGHTWOOD LAND LTD - SANDRIDGEBURY FARM, ST ALBANS\TRANSPORT2 - DRAWINGS\SC - SKETCHES\P20-0554_000_SK_BRIDGE OPTION 2.DWG



Notes:

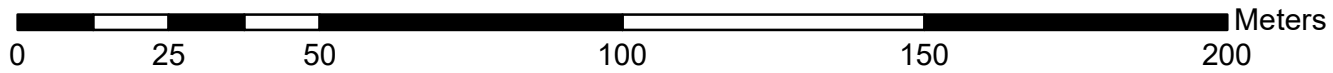
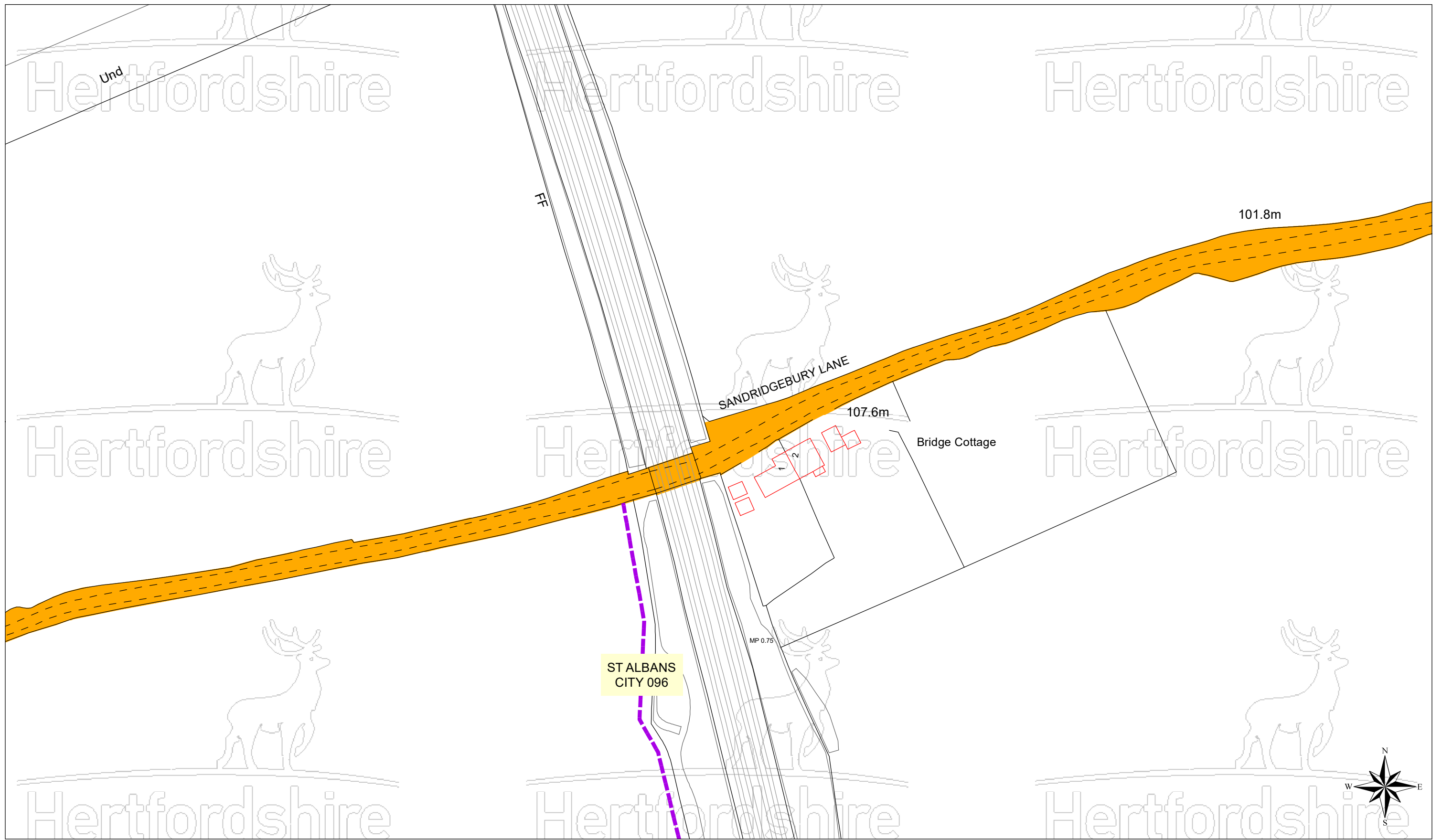
- | | |
|---|---|
| <p>1. The layout is subject to detailed design, road safety audit, ground investigations results & earthworks modelling, utilities & services and confirmation of land ownership;</p> <p>2. The detailed design layout will be designed in accordance with all relevant design guidance and standards;</p> <p>3. The layout has been based on the appropriate design speed for our current proposals;</p> | <p>4. This drawing should be read in conjunction with all relevant associated documents;</p> <p>5. The use of the drawing does not absolve the client from their responsibilities in regards to health & safety and CDM regulations;</p> <p>6. Pegasus group accepts no liability for the misuse of this drawing.</p> |
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First Floor, South Wing, Equinox North Great Park Road, Almondsbury, Bristol, BS32 4QL 01454 625945 www.pegasusgroup.co.uk Planning Design Environment Economics				REV	DATE	BY	DESCRIPTION	CHK	APD
CLIENT: LIGHTWOOD STRATEGIC LTD				SCALE @ A3: 1:500		CHECKED: ADS		APPROVED: SAJ	
PROJECT: SANDRIDGEBURY FARM, ST ALBANS				DATE: 03/03/2021		DESIGN-DRAWN: JAN		DRAWING-STATUS: INDICATIVE	
TITLE: SIGNAL ARRANGEMENT OPTION				PROJECT No: P20-0554		DRAWING No: 003		REV:	

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APPENDIX A

SANDRIDGEBURY LANE ADOPTED HIGHWAY EXTENTS



Scale at A3 **1:1,250** Date: 07/07/2020

Sandridgebury Lane, St Albans

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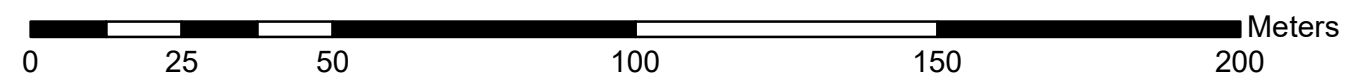
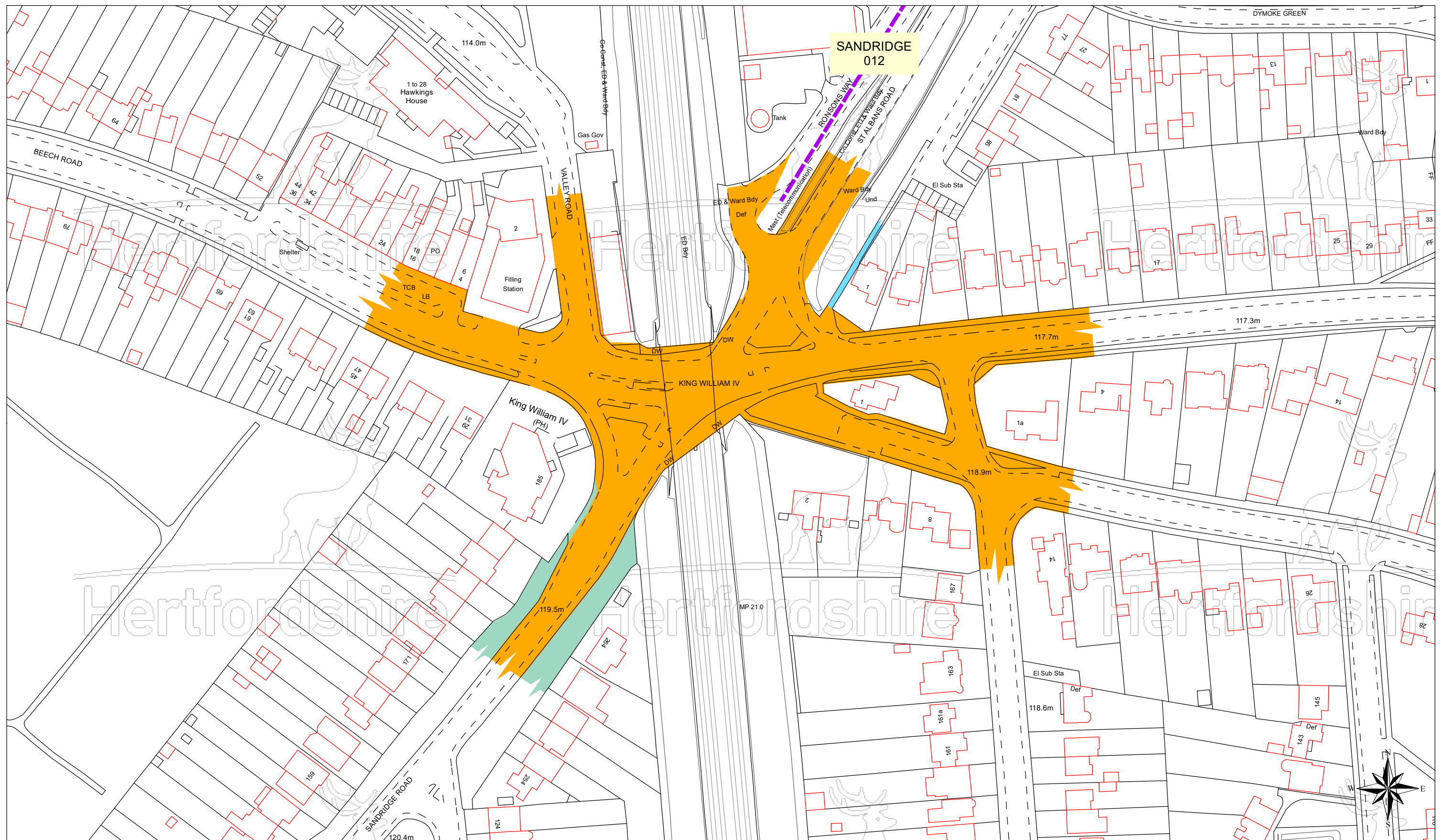
The Rights of Way information on this plan is based on information from the Definitive Map of Public Rights of Way. The accuracy of this plan cannot be guaranteed. If in doubt the Definitive Map should be consulted.

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APPENDIX B

KING WILLIAM IV JUNCTION ADOPTED HIGHWAY EXTENTS



King William IV Roundabout, Sandridge Road, St Albans

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

Scale at A3 **1:1,250**

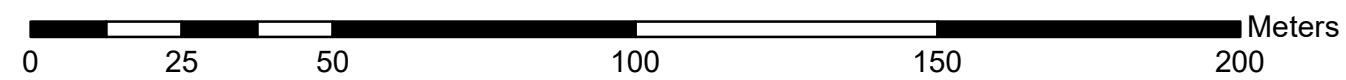
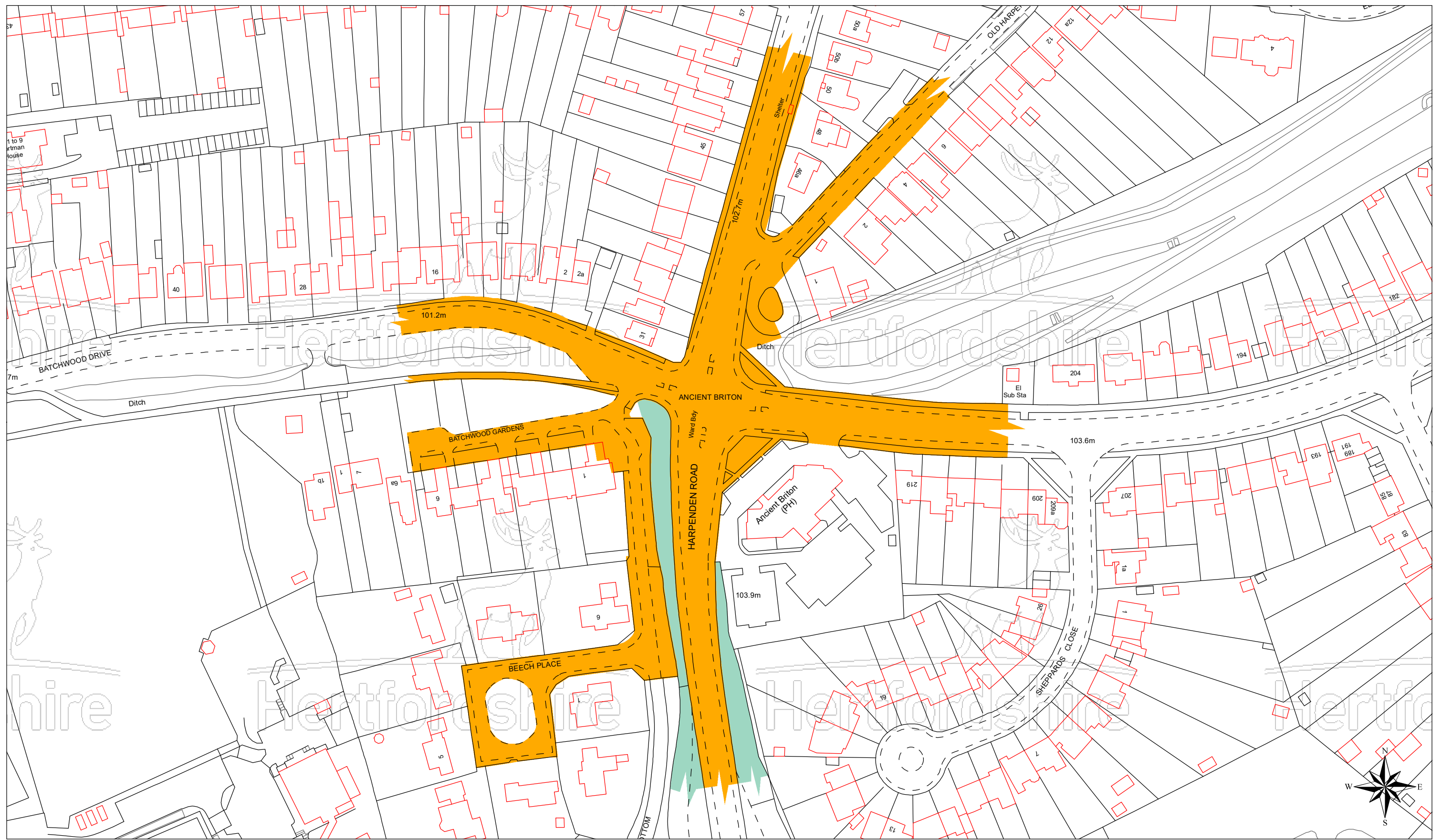
Date: **07/07/2020**

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APPENDIX C

ANCIENT BRITON JUNCTION ADOPTED HIGHWAY EXTENTS



Scale at A3 **1:1,250** Date: **07/07/2020**

**Ancient Briton Roundabout,
Harpenden Road,
St Albans**

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APPENDIX D
TRICS REPORT

Calculation Reference: AUDIT-563501-200701-0756

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	2 days
	EX ESSEX	1 days
	KC KENT	2 days
	SC SURREY	1 days
03	SOUTH WEST	
	DV DEVON	1 days
	WL WILTSHIRE	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	NF NORFOLK	1 days
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	DS DERBYSHIRE	1 days
	LN LINCOLNSHIRE	1 days
06	WEST MIDLANDS	
	ST STAFFORDSHIRE	2 days
	WK WARWICKSHIRE	2 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	2 days
	SY SOUTH YORKSHIRE	1 days
08	NORTH WEST	
	CH CHESHIRE	2 days
	LC LANCASHIRE	1 days
	MS MERSEYSIDE	1 days
09	NORTH	
	DH DURHAM	2 days
	TW TYNE & WEAR	1 days
10	WALES	
	VG VALE OF GLAMORGAN	1 days
11	SCOTLAND	
	FA FALKIRK	2 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 6 to 371 (units:)
 Range Selected by User: 5 to 4334 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 01/01/20

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	8 days
Tuesday	6 days
Wednesday	7 days
Thursday	4 days
Friday	5 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	30 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)	17
Edge of Town	13

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	29
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	30 days
----	---------

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

5,001 to 10,000	5 days
10,001 to 15,000	10 days
15,001 to 20,000	7 days
20,001 to 25,000	4 days
25,001 to 50,000	4 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

75,001 to 100,000	9 days
100,001 to 125,000	3 days
125,001 to 250,000	13 days
250,001 to 500,000	5 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	14 days
1.1 to 1.5	16 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	30 days
----	---------

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	29 days
2 Poor	1 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CA-03-A-05 EASTFIELD ROAD PETERBOROUGH	DETACHED HOUSES		CAMBRI D G E S H I R E
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 28 <i>Survey date: MONDAY 17/10/16</i>			
2	CH-03-A-08 WHITCHURCH ROAD CHESTER BOUGHTON HEATH	DETACHED		C H E S H I R E
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 11 <i>Survey date: TUESDAY 22/05/12</i>			
3	CH-03-A-09 GREYSTOKE ROAD MACCLESFIELD HURDSFIELD	TERRACED HOUSES		C H E S H I R E
	Edge of Town Residential Zone Total No of Dwellings: 24 <i>Survey date: MONDAY 24/11/14</i>			
4	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED		D U R H A M
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 50 <i>Survey date: TUESDAY 28/03/17</i>			
5	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI -DETACHED & TERRACED		D U R H A M
	Edge of Town Residential Zone Total No of Dwellings: 57 <i>Survey date: FRIDAY 19/10/18</i>			
6	DS-03-A-02 RADBOURNE LANE DERBY	MIXED HOUSES		D E R B Y S H I R E
	Edge of Town Residential Zone Total No of Dwellings: 371 <i>Survey date: TUESDAY 10/07/18</i>			
7	DV-03-A-01 BRONSHILL ROAD TORQUAY	TERRACED HOUSES		D E V O N
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 37 <i>Survey date: WEDNESDAY 30/09/15</i>			
8	ES-03-A-03 SHEPHAM LANE POLEGATE	MIXED HOUSES & FLATS		E A S T S U S S E X
	Edge of Town Residential Zone Total No of Dwellings: 212 <i>Survey date: MONDAY 11/07/16</i>			

LIST OF SITES relevant to selection parameters (Cont.)

9	ES-03-A-05 RATTLE ROAD NEAR EASTBOURNE STONE CROSS Edge of Town Residential Zone Total No of Dwellings: 99 <i>Survey date: WEDNESDAY 05/06/19</i>	MIXED HOUSES & FLATS	EAST SUSSEX	<i>Survey Type: MANUAL</i>
10	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL Edge of Town Residential Zone Total No of Dwellings: 97 <i>Survey date: MONDAY 27/11/17</i>	DETACHED & SEMI-DETACHED	ESSEX	<i>Survey Type: MANUAL</i>
11	FA-03-A-01 MANDELA AVENUE FALKIRK Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 37 <i>Survey date: THURSDAY 30/05/13</i>	SEMI-DETACHED/TERRACED	FALKIRK	<i>Survey Type: MANUAL</i>
12	FA-03-A-02 ROSEBANK AVENUE & SPRINGFIELD DRIVE FALKIRK Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 161 <i>Survey date: WEDNESDAY 29/05/13</i>	MIXED HOUSES	FALKIRK	<i>Survey Type: MANUAL</i>
13	KC-03-A-03 HYTHE ROAD ASHFORD WILLESBOROUGH Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 51 <i>Survey date: THURSDAY 14/07/16</i>	MIXED HOUSES & FLATS	KENT	<i>Survey Type: MANUAL</i>
14	KC-03-A-04 KILN BARN ROAD AYLESFORD DITTON Edge of Town Residential Zone Total No of Dwellings: 110 <i>Survey date: FRIDAY 22/09/17</i>	SEMI-DETACHED & TERRACED	KENT	<i>Survey Type: MANUAL</i>
15	LC-03-A-31 GREENSIDE PRESTON COTTAM Edge of Town Residential Zone Total No of Dwellings: 32 <i>Survey date: FRIDAY 17/11/17</i>	DETACHED HOUSES	LANCASHIRE	<i>Survey Type: MANUAL</i>
16	LN-03-A-03 ROOKERY LANE LINCOLN BOULTHAM Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 22 <i>Survey date: TUESDAY 18/09/12</i>	SEMI DETACHED	LINCOLNSHIRE	<i>Survey Type: MANUAL</i>
17	MS-03-A-03 BEMPTON ROAD LIVERPOOL OTTERSPOOL Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 15 <i>Survey date: FRIDAY 21/06/13</i>	DETACHED	MERSEYSIDE	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

18	NF-03-A-02 DEREHAM ROAD NORWICH	HOUSES & FLATS	NORFOLK
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 98 <i>Survey date: MONDAY 22/10/12</i>		
19	NY-03-A-08 NICHOLAS STREET YORK	TERRACED HOUSES	NORTH YORKSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 21 <i>Survey date: MONDAY 16/09/13</i>		
20	NY-03-A-10 BOROUGHBRIDGE ROAD RIPON	HOUSES AND FLATS	NORTH YORKSHIRE
	Edge of Town No Sub Category Total No of Dwellings: 71 <i>Survey date: TUESDAY 17/09/13</i>		
21	SC-03-A-04 HIGH ROAD BYFLEET	DETACHED & TERRACED	SURREY
	Edge of Town Residential Zone Total No of Dwellings: 71 <i>Survey date: THURSDAY 23/01/14</i>		
22	SF-03-A-04 NORMANSTON DRIVE LOWESTOFT	DETACHED & BUNGALOWS	SUFFOLK
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 7 <i>Survey date: TUESDAY 23/10/12</i>		
23	ST-03-A-07 BEACONSIDE STAFFORD MARSTON GATE	DETACHED & SEMI-DETACHED	STAFFORDSHIRE
	Edge of Town Residential Zone Total No of Dwellings: 248 <i>Survey date: WEDNESDAY 22/11/17</i>		
24	ST-03-A-08 SILKMORE CRESCENT STAFFORD MEADOWCROFT PARK	DETACHED HOUSES	STAFFORDSHIRE
	Edge of Town Residential Zone Total No of Dwellings: 26 <i>Survey date: WEDNESDAY 22/11/17</i>		
25	SY-03-A-01 A19 BENTLEY ROAD DONCASTER BENTLEY RISE	SEMI DETACHED HOUSES	SOUTH YORKSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 54 <i>Survey date: WEDNESDAY 18/09/13</i>		
26	TW-03-A-02 WEST PARK ROAD GATESHEAD	SEMI-DETACHED	TYNE & WEAR
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 16 <i>Survey date: MONDAY 07/10/13</i>		

LIST OF SITES relevant to selection parameters (Cont.)

27	VG-03-A-01 ARTHUR STREET BARRY	SEMI -DETACHED & TERRACED	VALE OF GLAMORGAN
	Edge of Town Residential Zone Total No of Dwellings:	12	
	<i>Survey date: MONDAY</i>	<i>08/05/17</i>	<i>Survey Type: MANUAL</i>
28	WK-03-A-01 ARLINGTON AVENUE LEAMINGTON SPA	TERRACED/SEMI /DET.	WARWICKSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:	6	
	<i>Survey date: FRIDAY</i>	<i>21/10/11</i>	<i>Survey Type: MANUAL</i>
29	WK-03-A-03 BRESE AVENUE WARWICK GUYS CLIFFE	DETACHED HOUSES	WARWICKSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:	23	
	<i>Survey date: WEDNESDAY</i>	<i>25/09/19</i>	<i>Survey Type: MANUAL</i>
30	WL-03-A-02 HEADLANDS GROVE SWINDON	SEMI DETACHED	WILTSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:	27	
	<i>Survey date: THURSDAY</i>	<i>22/09/16</i>	<i>Survey Type: MANUAL</i>

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

MANUALLY DESELECTED SITES

Site Ref	Reason for Deselection
DC-03-A-08	Non-comparable
SH-03-A-06	Non-comparable
WK-03-A-02	Non-comparable

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	30	70	0.078	30	70	0.314	30	70	0.392
08:00 - 09:00	30	70	0.125	30	70	0.394	30	70	0.519
09:00 - 10:00	30	70	0.126	30	70	0.166	30	70	0.292
10:00 - 11:00	30	70	0.116	30	70	0.141	30	70	0.257
11:00 - 12:00	30	70	0.142	30	70	0.142	30	70	0.284
12:00 - 13:00	30	70	0.155	30	70	0.149	30	70	0.304
13:00 - 14:00	30	70	0.160	30	70	0.170	30	70	0.330
14:00 - 15:00	30	70	0.152	30	70	0.167	30	70	0.319
15:00 - 16:00	30	70	0.233	30	70	0.170	30	70	0.403
16:00 - 17:00	30	70	0.268	30	70	0.170	30	70	0.438
17:00 - 18:00	30	70	0.344	30	70	0.141	30	70	0.485
18:00 - 19:00	30	70	0.270	30	70	0.136	30	70	0.406
19:00 - 20:00	1	97	0.062	1	97	0.052	1	97	0.114
20:00 - 21:00	1	97	0.031	1	97	0.021	1	97	0.052
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.262			2.333			4.595

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected: 6 - 371 (units:)
Survey date range: 01/01/10 - 01/01/20
Number of weekdays (Monday-Friday): 30
Number of Saturdays: 0
Number of Sundays: 0
Surveys automatically removed from selection: 0
Surveys manually removed from selection: 3

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Ecological Constraints Report

Sandridgebury Farm, St Albans



November 2019

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Report Produced for **Lightwood Strategic**

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EXECUTIVE SUMMARY

Introduction	<ul style="list-style-type: none"> • The site is located at Sandridgebury Farm, St Albans (Central Grid Reference TL 16196 10327). • This ecological constraints report has been produced to detail the habitats present on the site, their potential to support protected species, potential ecological constraints and the need for further ecological surveys.
Surveys undertaken	<ul style="list-style-type: none"> • An ecological walkover survey was undertaken on 17th October 2019, which included a phase 1 survey and assessment for protected species.
Ecological constraints	<ul style="list-style-type: none"> • The key habitats on site were assessed as the areas of broadleaved plantation woodland and the hedgerows intersecting the fields. • Langley Wood is an area of ancient semi-natural woodland adjacent to the northern boundary of the site. • Four badger setts were identified on and adjacent to the site. • There is the potential for the site to support bats and hazel dormouse.
Recommendations	<ul style="list-style-type: none"> • Further hedgerow assessment surveys and targeted protected species surveys for hazel dormouse and bats are recommended. • Suitable habitat buffers should be maintained around the badger setts. If this is not possible, a mitigation licence may be required from Natural England to close the badger setts and an artificial sett may be required. • Ecological enhancement features have been recommended for the site.

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1 INTRODUCTION

Ethos Environmental Planning (Ethos) have undertaken an extended Phase 1 Habitat Survey of land at Sandridge, St Albans (Central Grid Reference TL 16196 10327), hereafter referred to as the 'site' and shown in Figure 1. The total area surveyed was 122.5 hectares and included several improved grassland fields and arable fields intersected by hedgerows and areas of broadleaved woodland.

1.1 Aims and Objectives

The overall assessment has been informed by guidelines provided in the '*CIEEM guidelines for ecological report writing 2nd Edition, 2017*'. Further guidance in relation to surveys for protected species is detailed in the relevant sections within this report. The primary aims of the ecological constraints report are to provide a robust evaluation of the ecological features present or likely present on the site and the measures likely to be needed to safeguard the ecological features from potential development projects; with due regard to relevant local planning policy and legislation.

The ecological constraints report has the following objectives:

- to identify the existing habitats on site;
- to identify the potential for protected species;
- to establish baseline ecological conditions and determine the importance of ecological features present within the specified area;
- to establish any requirements for further surveys or licensing;
- to identify key ecological constraints and make recommendations for design options to avoid significant effects on important ecological features/resources;
- to identify suitable mitigation measures to ensure there is no negative impact on habitats and protected species as a results of potential development; and
- to identify ecological enhancement opportunities to seek a net gain in biodiversity.

1.2 Site Location

The site was located at Sandridge, St Albans (Central Grid Reference TL 16196 10327), as shown in Figure 1. The site consisted of 122.5 hectares of improved grassland fields and arable fields intersected by hedgerows, with two areas of deciduous woodland and small areas of ruderal herbs, bare ground and hard standing.

Langley Wood was located immediately adjacent to the northern boundary of the site. The eastern boundary of the site was bordered by the village of Sandridge, the southern boundary bordered St Albans and the western boundary was bordered by a railway line.

The wider environment consisted of rural areas of grassland and woodland to the north and west and urban areas of St Albans to the south.

Figure 1 Site location



1.3 Structure of the Report

The following sections are included within this report:

- Legislative and planning context;
- Methodology;
- Phase 1 habitat survey;
- Protected species assessment;
- Recommendations.

2 LEGISLATION AND POLICY CONTEXT

This section provides a summary of the legislative and planning context which has been used to inform the ecological constraints report and subsequent recommendations made in this report. Appendix 1 sets out further details in relation to the most relevant legislation and policy.

2.1 Summary of Legislation

The Habitats Directive (together with the Birds Directive) forms the cornerstone of Europe's nature conservation policy. It is built around two pillars: the Natura 2000 network of protected sites and the strict system of species protection. All in all, the directive protects over 1,000 animals and plant species and over 200 "habitat types" (e.g. special types of forests, meadows, wetlands, etc.), which are of European importance. The habitats Directive and parts of the Birds Directive are transposed into legislation by the **Conservation of Habitat and Species Regulations 2017**. Further detail on legislation and designated sites is provided in appendix A1.2; with reference to the protection of Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

The Wildlife and Countryside Act 1981 (as amended) is a key piece of national legislation which implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and implements the species protection obligations of Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Badgers and their setts are protected under the **Protection of Badgers Act 1992** as amended by the Hunting Act 2004.

The **Natural Environment and Rural Communities Act 2006** (the NERC act) places a duty on all public authorities, including local planning authorities, to consider biodiversity in their work. Local planning authorities are to ensure that there is no net loss of biodiversity on a site, no net loss in habitat connectivity and aims to enhance biodiversity.

The **Hedgerows Regulations 1997** protect 'important hedgerows' from being removed (uprooted or destroyed). Hedgerows are protected if they are at least 30 years old and meet at least one of the criteria listed in part II of schedule 1.

Specific legislation related to different species such as bats, birds and reptiles is outlined in Appendix 1, A1.1.

2.2 Policy

The **National Planning Policy Framework NPPF (July 2018)** aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including the establishment of coherent ecological networks more resilient to current and future pressures.

The **UK Biodiversity Action Plan (UK BAP)** sets out a programme for conserving the UK's biodiversity. It led to the production of 436 action plans between 1995 and 1999 to help many of the UK's most threatened species and habitats to recover. A review of the UK BAP priority list in 2007 led to the identification of 1,150 species and 65 habitats that meet the BAP criteria at UK level.

2.2.1 Local policy

The site falls under the jurisdiction of St Albans City and District Council. The Council is currently developing a new Local Plan which will help guide development in the district up to 2036. Until the new Local Plan is adopted, saved policies from The District Local Plan Review 1994 are the current operational policies. The policy below is relevant to nature conservation and development:

Policy 106 Nature Conservation

The Council will take account of ecological factors when considering planning applications and will refuse proposals which could adversely affect:

- i) Sites of Special Scientific Interest;
- ii) Nature Reserves;
- iii) Other sites of wildlife, geological or geomorphological importance;
- iv) Any site supporting species protected by the Wildlife and Countryside Act 1981;

If planning permission is granted for development which could affect a site of conservation interest, it will normally be subject to conditions aimed at protecting the special features of the site. The Council will also seek a Section 106 Agreement to ensure the appropriate management of the site.

12.26 When determining planning applications on or near sites of ecological importance consideration will be given to the likely ecological impact of proposals.

12.27 Fortunately, the natural heritage is not limited to the natural or semi-natural areas. Even where man has destroyed or radically altered the natural environment, animals and plants, including species protected by law, may move in and colonise new habitats. This means that consideration must be given to ecological matters when determining planning applications regardless of their location. Environmental assessments may be required for certain development proposals in accordance with the UK regulations relating to the European Directive.

Habitat Creation and Management

12.30 The District Council recognises the value of nature conservation particularly for education and community benefits. The majority of the County's semi-natural habitats have been lost this century. It is important to create new habitats for wildlife and with forethought this can be achieved as an integral part of modern development and land use. Creation of new habitats and protection of those existing will achieve little unless sites are properly maintained through appropriate management. The Council will, therefore, encourage habitat creation whenever the opportunity arises and will promote sympathetic management of wildlife habitats.