

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

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

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

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

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

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

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

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

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

Please do not submit sites that:

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

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

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

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

By online consultation portal:

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

By e-mail to: planning.policy@stalbans.gov.uk

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

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

Your Details	
Name	Gary Bell
Company/Organisation	Newgate Homes
Address	Arquen House, 4-6 Spicer Street, St Albans, Herts
Postcode	AL3 4PQ
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 checked="" type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	1 Watford Road St Albans Herts AL1 2AA		
Site area (in hectares)	0.150		
Coordinates	Easting	514054	Northing 206034
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)	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Current land use	Residential dwelling and garden		
Condition of current use (e.g. vacant, derelict)	In use		
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	The land is under utilised and is in a sustainable location		

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
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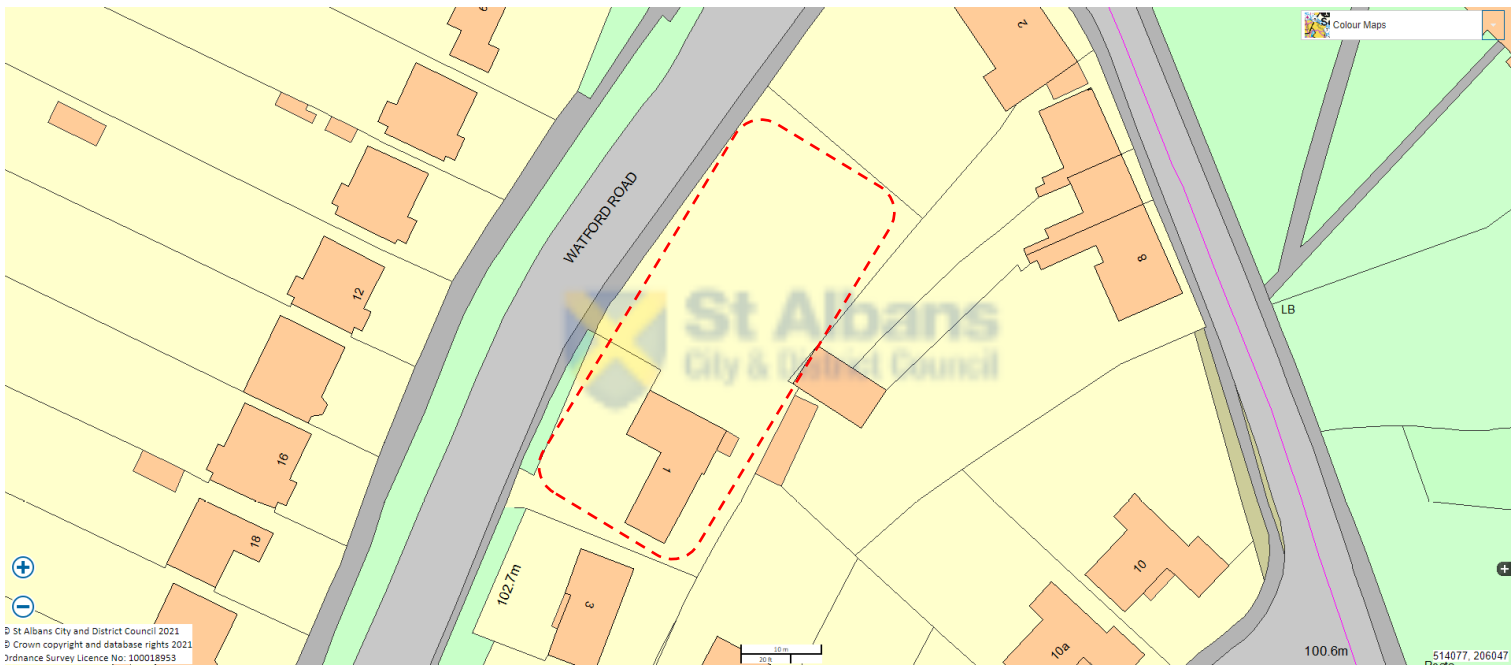
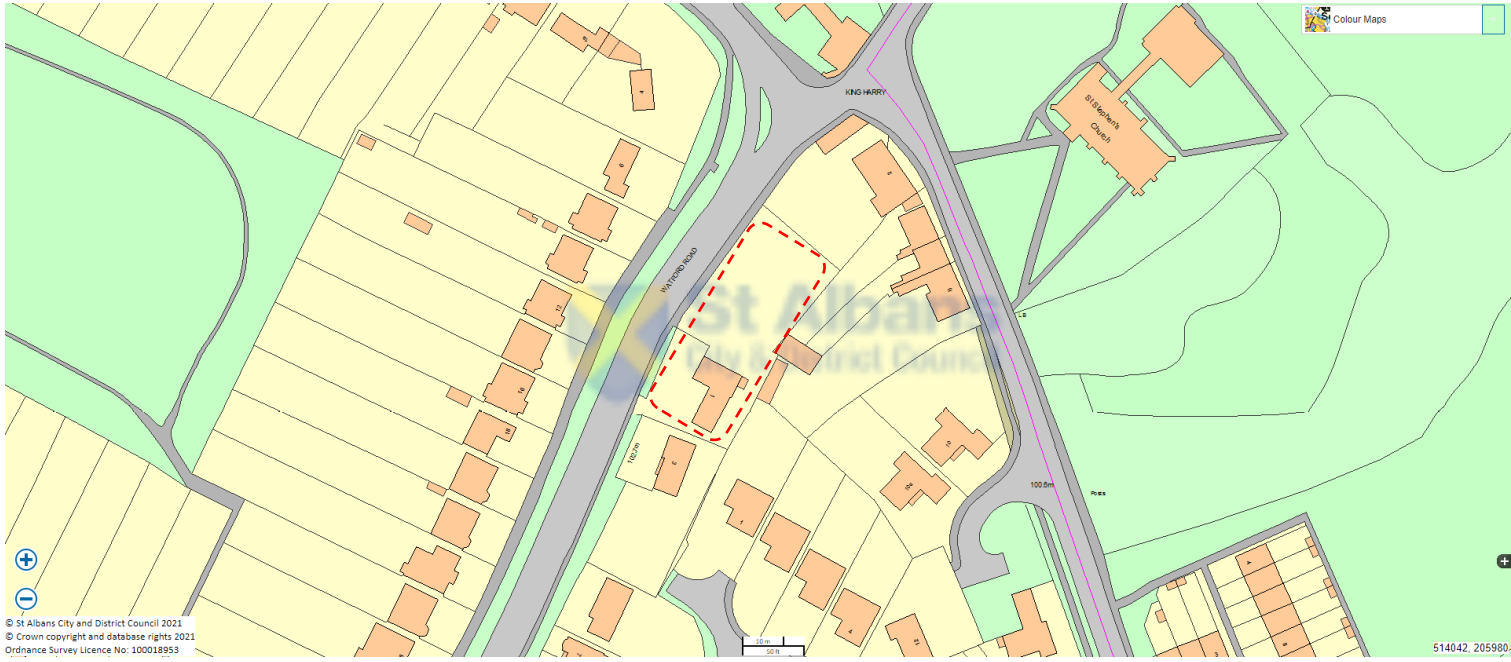
Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> 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 checked="" type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No In area of archaeological interest
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 Please include details of the above choice below (for example planning reference numbers and site history) Reference No: 5/20/2333	
Other comments		

1 Watford Road

St Albans

AL1 2AA



8 March 2021

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

Dear Sir/Madam,

Universities Superannuation Scheme – Units 1-10 Campfield Road, St Albans Submission to Call for Sites Consultation

Deloitte Real Estate is instructed by Universities Superannuation Scheme (USS) to advise on planning matters in respect of its commercial asset at Units 1-10 Campfield Road, St Albans AL1 5JA ('the Site'). USS therefore has an active interest in the formulation of planning policy at St Albans City and District Council ('the Council') and welcomes the opportunity to respond to the Call for Sites consultation. The Council has requested that sites are put forward for consideration in its Housing Economic Land Availability Assessment (HELAA) for a range of uses, including housing and employment. The HELAA will be prepared by the Council as part of the evidence base for the new Local Plan.

USS would like to promote the Site through this Call for Sites consultation for consideration as a mixed-use development, comprising residential and employment uses. A completed Call for Sites Pro Forma is included in Appendix 1.

The Site

Units 1-10 Campfield Road are located in Fleetville, St Albans, approximately 1.5km east of St Albans City Centre, in a predominantly residential area (please see Site Location Plan at Figure 1 below).

The Site consists of 10 industrial units that were permitted for use classes B1, B2 and B8 under planning permission ref. 5/1996/0816 granted on 20 August 1996. Since this permission, a change of use application was granted for Unit 9 to change the use to D1 Class (non-residential institutions) for a Synagogue / Jewish Community Centre.

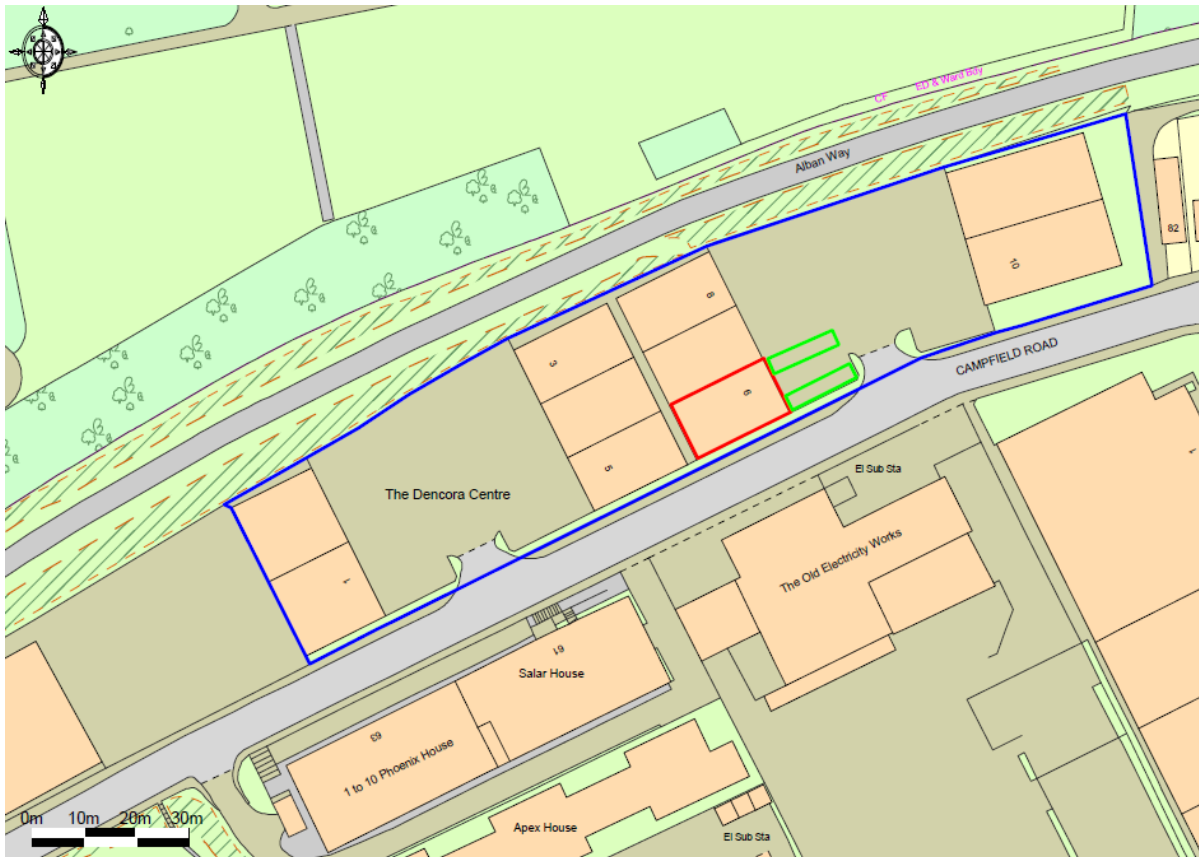
To the north of the Site is Hatfield Road Cemetery, Fleetville Junior School and a large Morrisons Supermarket. There are several other industrial, office and trade counter uses immediately adjacent to the Site however the areas to the east, west and south of the Site are predominantly residential. St Albans City

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Train Station is approximately 800 metres west of the Site, providing connections to London, Gatwick and Brighton to the south, and Bedford and Luton to the north. The Site is accessed off Campfield Road.

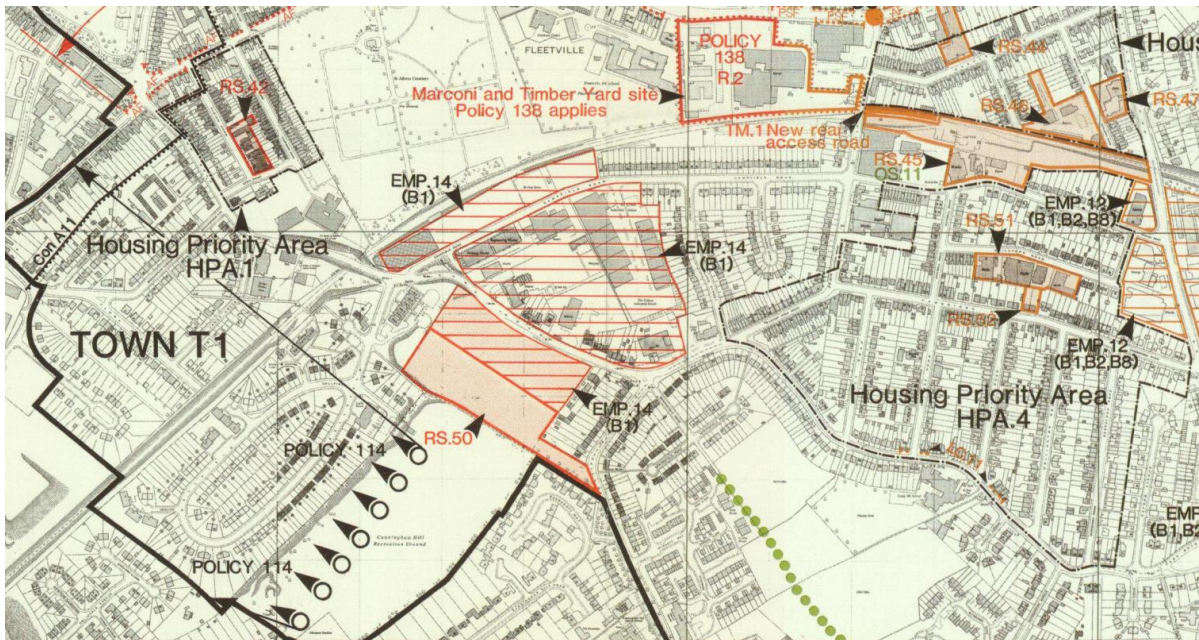
Figure 1 – Site Location Plan. The blue line shows the site boundary.



Planning Policy Position

The Site is currently allocated within the EMP.14 wider employment area under the saved policies of the Local Plan 1994, as shown in Figure 2. Saved Policy 20 'Development in Employment Areas' identifies this area as normally being acceptable for B1 business uses. Whilst USS supports the continued use of the Site for employment use, it also requests flexibility for the Site to be redeveloped for alternative employment use or residential use should the opportunity arise in the future. USS considers the most effective way to provide this flexibility is to allocate the Site for mixed-use in the emerging Local Plan.

Figure 2 – Policies Map extract.



Suitability

The Site has operated under employment use since it was granted planning permission in 1996 and therefore, employment use at the Site is well established. USS requests that the Council allocates the Site for mixed-use, including a mix of employment uses, such as commercial, trade counters, offices and data centres to allow the existing employment uses on the Site to be redeveloped or intensified, and for residential development. The Site is surrounded by residential uses and is well placed within St Albans to capitalise on the existing transport infrastructure, its proximity to education provision and to shops and services. It is a highly sustainable site and therefore, future development at the Site to accommodate a mixed-use scheme would accord with the NPPF's overarching objective of sustainable development.

Employment

Employment areas can be susceptible to change in line with economic circumstances and consequently require flexibility to adapt to these changes. This is acknowledged in the NPPF and paragraph 120 states that planning policies and decisions need to reflect changes in the demand for land. Paragraph 11a states that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change. Paragraph 81d is also of relevance and states that planning policies should *"be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances"*.

Therefore, allocating the Site for mixed-use development, incorporating various employment and residential uses, will allow the Site to adapt quickly and effectively should demand for the existing level of employment use at the Site change, minimising the potential for unnecessary vacant units.

Residential

A mixture of uses can also help support the vitality and character of the wider area and support its economic performance. The potential introduction of well-planned residential uses on such sites can support existing uses through potential customers but also in terms of potential recruitment. It would also help boost the Councils housing delivery.

The local housing need for St Albans is calculated as 893 dwellings per annum. The Housing Delivery Test (HDT) results, published in January 2021, identified that the Council has delivered 63% of its housing delivery target over the last three years. As the HDT result for St Albans is below 75%, the presumption in favour of sustainable development is triggered, which will apply until the next set of HDT results are published. Effectively, this means that the Council is forced to give greater weight to the Government's National Planning Policy Framework (NPPF) relative to its local policies when deciding whether to grant planning permissions i.e. planning permission should be granted unless the site is protected under the NPPF or the adverse impacts of a proposed development demonstrably outweigh the benefits. The failure to meet housing needs exacerbates unaffordability of housing. It can also lead to housing coming forward in undesirable locations for the Council.

Allowing the Site to be considered for mixed use development including residential use could therefore provide a significant planned contribution towards meeting the Council's housing target. It is also worth noting the recent policy changes to the Use Classes Order which aim to increase flexibility for employment uses with the addition of the new Class E. In addition, the Government recently consulted on new Class E permitted development rights which would enable uses within Class E to be converted to residential, subject to prior approval. It is important that future allocations reflect the need for increased flexibility as demonstrated by recent changes to planning policy.

Constraints

In terms of environmental constraints, the Site is not located within a flood zone and there are no ecological or open space designations applicable to the Site. It is not within a Conservation Area and does not include any listed buildings on Site or within close proximity. As such, there are no environmental, heritage or open space constraints on the Site to prevent an allocation for mixed-use.

Achievability and Deliverability

USS is the sole owner of the whole of the Site and therefore, has control over who occupies the existing buildings. The employment use is already established on the Site which is located in a predominantly residential area. USS therefore considers that there are no operational constraints to prevent an allocation for mixed-use.

Summary

In summary, USS wishes to promote the Site through the Call for Sites consultation to be allocated for mixed-use development in the future. It is considered that there are no overriding constraints which would restrict the continued employment use or alternative employment uses and should a future opportunity for redevelopment arise, a mixed-use scheme would also be suitable in this location.

USS is pleased to have the opportunity to promote the Site through the Council's Call for Sites consultation, as part of the early stages of the new Local Plan and requests to be informed on the progress of the Local Plan. If you have any queries, please contact Cerys Hulbert on [REDACTED] or at [REDACTED].

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Deloitte LLP

Appendix 1 – Call for Sites Pro Forma

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

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- Gypsy & Traveller Housing
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By post to: St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

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

Your Details	
Name	Caroline McDade
Company/Organisation	Deloitte Real Estate
Address	1 New Street Square, London
Postcode	EC4A 3HQ
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

Site Details					
Requirements:					
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Units 1-10, Campfield Road, St Albans				
Site area (in hectares)	Circa 0.7 hectares				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>51.74996</td> <td>Northing</td> <td>-0.31728</td> </tr> </table>	Easting	51.74996	Northing	-0.31728
Easting	51.74996	Northing	-0.31728		
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; height: 1.2em; width: 100%;"></div>				
Current land use	B1, B2, B8 and D1				
Condition of current use (e.g. vacant, derelict)	Occupied				
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (Employment and Residential) <input checked="" type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)				
Reasons for suggested development / land use	Please see accompanying letter.				

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 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 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 checked="" 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 type="checkbox"/> Other <hr/> Please include details of the above choice below (for example planning reference numbers and site history) Planning permission ref. 5/1996/0816 approved on 20 August 1996. Change of use ref. 5/2011/0496 for Unit 9 to D1 (synagogue/Jewish community centre) approved on 22 September 2011.	
Other comments	Please see accompanying letter.	

Comment

Agent	Ms Kate Matthews (1153007)
Email Address	[REDACTED]
Address	Firstplan Broadwall House, London SE1 9PL
Consultee	[REDACTED] (1153268)
Email Address	[REDACTED]
Address	[REDACTED]
Event Name	Call for Sites 2021
Comment by	[REDACTED] (1153268)
Comment ID	CFS10
Response Date	03/03/21 13:02
Status	Submitted
Submission Type	Web
Version	0.1
Files	Site Location Plan for Land South West of 57 Fishpool Street
Name	Kate Matthews
Company/Organisation	Firstplan
Address	Broadwall House, 21 Broadwall, London
Postcode	SE1 9PL
Telephone	

[REDACTED]

Email

[REDACTED]

Your interest

Planning Consultant

Site address/location (Please provide a map showing the site boundary)

Land to the south west of 51 - 57 Fishpool Street, accessed via Kitchener's Mead.

Site area (in hectares)

0.58

Easting

514128

Northing

207131

Site Location Plan Attached

Yes

Upload Site Location

Site Location Plan for Land South West of 57 Fishpool Street
Site Location Plan for Land South West of 57 Fishpool Street

GIS mapping shapefile attached (in .shp file format) No

Land ownership (please include contact details if known)

[REDACTED]

Current land use

Additional garden area for occupants of 57 Fishpool Street.

Condition of current use (e.g. vacant, derelict)

Additional garden area.

Suggested land use

Housing

Reasons for suggested development / land use

There is a clear demand for housing land within St. Albans District. The site is located within a predominantly residential area and is sustainably located within walking distance of the city centre.

Likely timescale for delivery of suggested development / land use	1-5 Years
Contamination/pollution issues (previous hazardous land uses)	No
Environmental issues (e.g. Tree Preservation Orders; SSSIs)	No
Flood Risk	No
Topography affecting site (land levels, slopes, ground conditions)	No
Utility Services (access to mains electricity, gas, water, drainage ect.)	No
Legal issues (For example, restrictive covenants or ownership titles affecting the site)	No
Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	Yes
Other constraints affecting the site	Yes - (If yes, please specify)

The site is located within the green belt and should be removed from this designation as part of the local plan review.

The site is located within the St. Albans Conservation Area and is within the setting of grade II listed buildings at 51 - 55 Fishpool Street and 57 - 61 Fishpool Street.

It is also within the setting of Verulamium Park, although is well screened by the River Ver.

In consideration of a previous scheme (5/2014/2852) there were no archaeological objections.

The site is accessible via Kitchener's Mead which is a private access currently serving several garages. Adequate provision for turning of vehicles on site will be made. In consideration of a previous scheme (5/2014/2852) there were no objections from highways.

The site slopes upwards from the River Ver but this does not constrain development.

The majority of the site is located within Flood Risk Zone 1 and it is only proposed to develop within this area.

There are tree preservation orders around the boundaries of the site but these should not constrain development.

In consideration of a previous scheme (5/2014/2852) the trees on the development part of the site were found to be low quality and their loss was considered acceptable.

Planning Status

- . Planning Permission Not Sought
- . Other

Please include details of the above choice below (for example planning reference numbers and site history)

There is no planning history relating to multiple houses on the site.
However, planning permission was recently granted for a summer house (5/2020/1778)
Planning permission was previously refused for a large detached house (5/2014/2852)

Other comments

The site was previously put forward in the 2018 call for sites. At this time three detached houses were shown on a site plan. However, given the size of the site and the size of nearby properties it is clear that five or six smaller houses could easily be accommodated on the site. The site is therefore being resubmitted for consideration with this in mind.

The appeal site has only been green belt land since the 1985 Local Plan was adopted. Around this time an Inspector's Local Plan Inquiry Report from 1982 opined that no sufficient case had been made to advance the Green Belt boundary from its previous position along the River Ver.

The River Ver provides a strong defensible green belt boundary in line with NPPF guidance which seeks to ensure that boundaries are clearly defined using physical features which are likely to be permanent. The second option put forward by the red line also has a clear boundary by continuing the line of existing development.

The site put forward does not perform most of the green belt purposes defined by the NPPF, namely it is not needed to check the unrestricted sprawl of large built-up areas or prevent towns from merging into one another, it is also not needed to safeguard the countryside from development. Whilst it does help to preserve the setting and special character of historic town, this function can clearly be fulfilled by the Conservation Area designation which will remain in place.

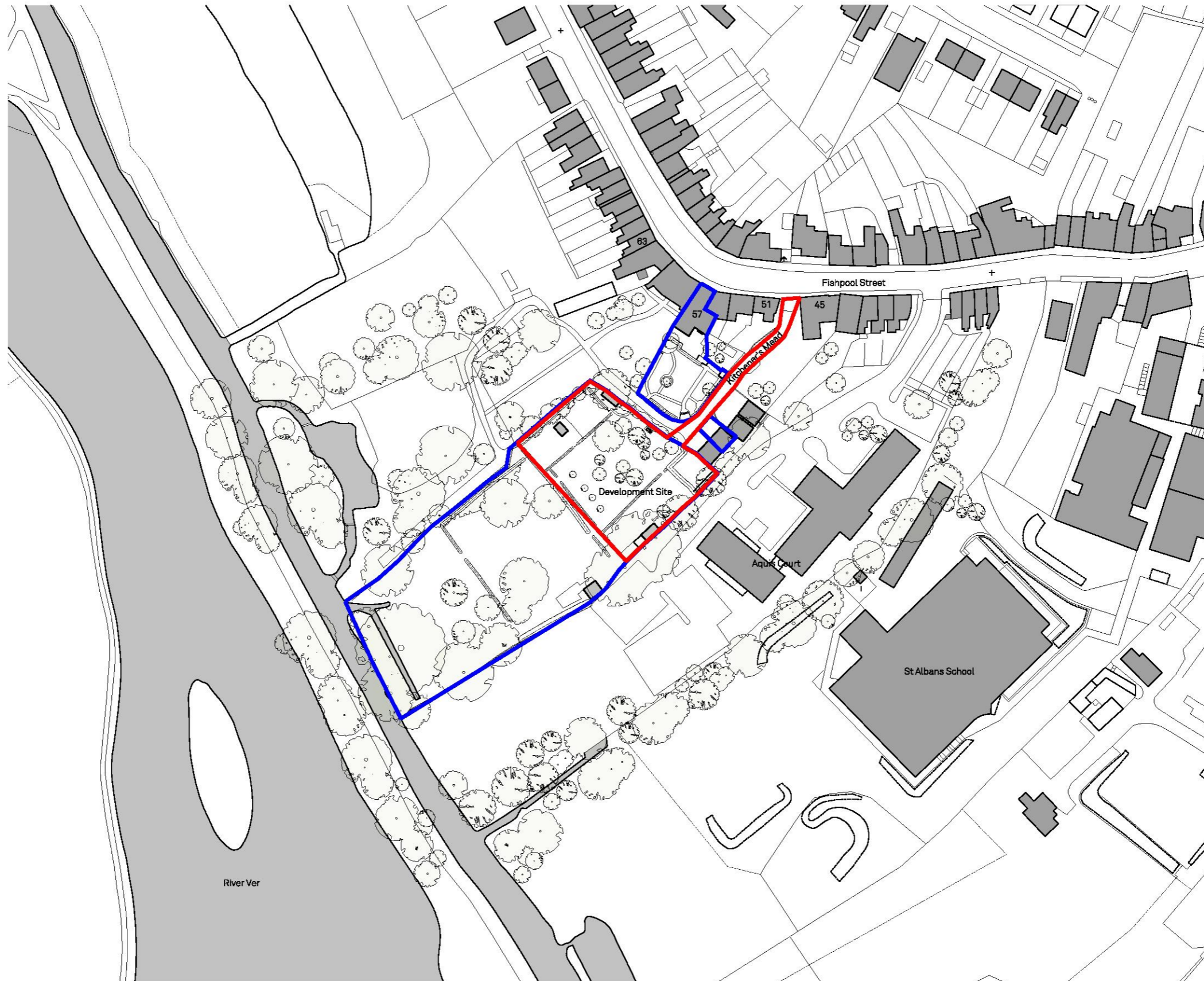
Whilst an appeal for one house was previously dismissed (5/2014/2852) this was a particularly large four bedroom property. It is envisaged that five or six smaller properties with footprints more in keeping with the Fishpool Street properties would overcome the Inspector's previous heritage concerns.

It is clear that some designs of houses within the conservation area, close to listed buildings can be acceptable given the approval in February 2015 at Land Between 132 And 142 Fishpool Street for a four bedroom dwelling (5/2014/3191).

The site is located within a sustainable location. It is located within 0.5km of St Albans City Centre and has excellent access to retail and offices within the centre.

The site is also located within walking distance of schools including St Michaels Primary School (750m), The Abbey Primary School (830m) and St. Albans School (200m). It is also located within walking distance of medical facilities including The Maltings Surgery (800m), The Maltings Dental Surgery (750m) The Specs Factory Outlet (580m). It is also within walking distance of Verulamium Park (600m). There are bus routes from St Peters Street (750m from site) with town routes and routes to Hemel Hempstead, Welwyn Garden City, Watford and Luton Airport. The nearest Station is St Albans Abbey Station which is approx. 1,2km from the site. This provides a train service to Watford Junction, which allows connections to London (Euston) and the west coast mainline.

The location of the site for residential development is therefore supported by the NPPF which states that "The purpose of the planning system is to contribute to the achievement of sustainable development" (Paragraph 7) and confirms that patterns of growth should be actively managed to support sustainable modes of transport (paragraph 103).



Verulamium Park

River Ver

Revisions

Rev.	Description	Drawn	Check	Issued to	Date issued
P5	Planning	JH	AH	SADC	26.09.14
P4	Draft Planning	JH	AH	Client	04.07.14
P3	GA Update	JH	AH	Client	10.03.14
P2	Pre-Planning	JH	AH	Client	21.01.14
P1	Draft Pre-Planning	JH	AH	Client	17.01.14

Notes

© Carmody Groarke Ltd.

Do not scale from drawings.

Errors to be reported immediately to the Architect.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

CARMODY GROARKE

2nd FLOOR
21 DENMARK STREET
LONDON WC2H 8NA

Telephone
+44 (0)207 836 2333
Facsimile
+44 (0)207 836 2334

www.carmodygroarke.com

KEY PLAN



Project Fishpool Street

Project No.
190

Client Pete & Jules

Date 15 January 2014 **Drawn** JH **Issue**

Scale / Format 1:1250@A3 **Checked** AH **P5**

CAD Reference P:\Projects\2014\CAD\190\190.dwg **Approved**

Drawing Name Existing Location Plan **Drawing No.** 190_X_10_00

**HERTFORDSHIRE COUNTY COUNCIL
PROPERTY (PROPERTY PLANNING TEAM)**

ST ALBANS CITY AND DISTRICT COUNCIL

SUBMISSION TO CALL FOR SITES CONSULTATION

**ON BEHALF AS HERTFORDSHIRE COUNTY COUNCIL AS
LANDOWNER**

March 2021

1.0 Introduction

1.1 This document is submitted by Hertfordshire County Council (HCC) Property (Property Planning Team) in response to the St Albans City and District Council Call for Sites consultation.

2.0 Identified Sites in HCC Ownership

2.1 A total of 10 sites in the ownership of the County Council have been identified for submission to the District Council's Call for Sites. These are:

- Rural Estate land south of Napsbury (Land West of London Colney)
- Rural Estate land north of Napsbury
- Land East of Kay Walk, St Albans
- Land at Stephens Way and Flamsteadbury Lane Redbourn
- Rural Estate land at Waterdell, adj to Mount Pleasant JMI
- Rural estate land at Highfield Farm, Tyttenhanger
- Carpenter's Nursery, Sandridge
- Former Radlett Aerodrome, Radlett
- Smallford Farm and Smallford Pit, Smallford
- Former Ariston Works, Harpenden Road, St Albans

2.2 The forms previously submitted in September 2017 have been updated with an additional form included for the former Ariston Site.

2.0 Conclusion

3.1 HCC Property welcomes the opportunity to participate in the Call for Sites consultation. Further information can be provided on any of the submitted sites by contacting the Property Planning Team.

Former Ariston Works, Harpenden Road, St Albans

Site address: Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Former Ariston Works, Harpenden Road, St Albans

Ownership details: Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold.

Area of site (hectares)

2.4 ha

Current use(s)

Open space

Are there any factors that could make the site unavailable for development? (Please provide any details in the boxes labelled a to d below)

a. Ownership Constraints (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

n/a

b. Awaiting relocation of current use

n/a

c. Level of developer interest (i.e. low, medium, high)

n/a

d. Likely timeframe for development (i.e. completion). Please indicate if you anticipate that development may be split over different time periods.

Likely timescale for delivery of suggested development / land use

5+ years

Are you aware of any particular constraints that might make the site unsuitable for development? (Please provide any details in the boxes labelled a to d below)

a. Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

Part of site adjacent to Bernard's Heath County Wildlife site

b. Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.

n/a

c. Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Ground conditions; areas of retained woodland and mature trees around the site boundaries; and areas of steeply sloping land on the southern site boundaries.

d. Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

n/a

If any constraints have been identified above, do you think that they could be overcome? If so, how?

Design and layout of the development.

What is the estimated number of dwellings that could be provided on the site?

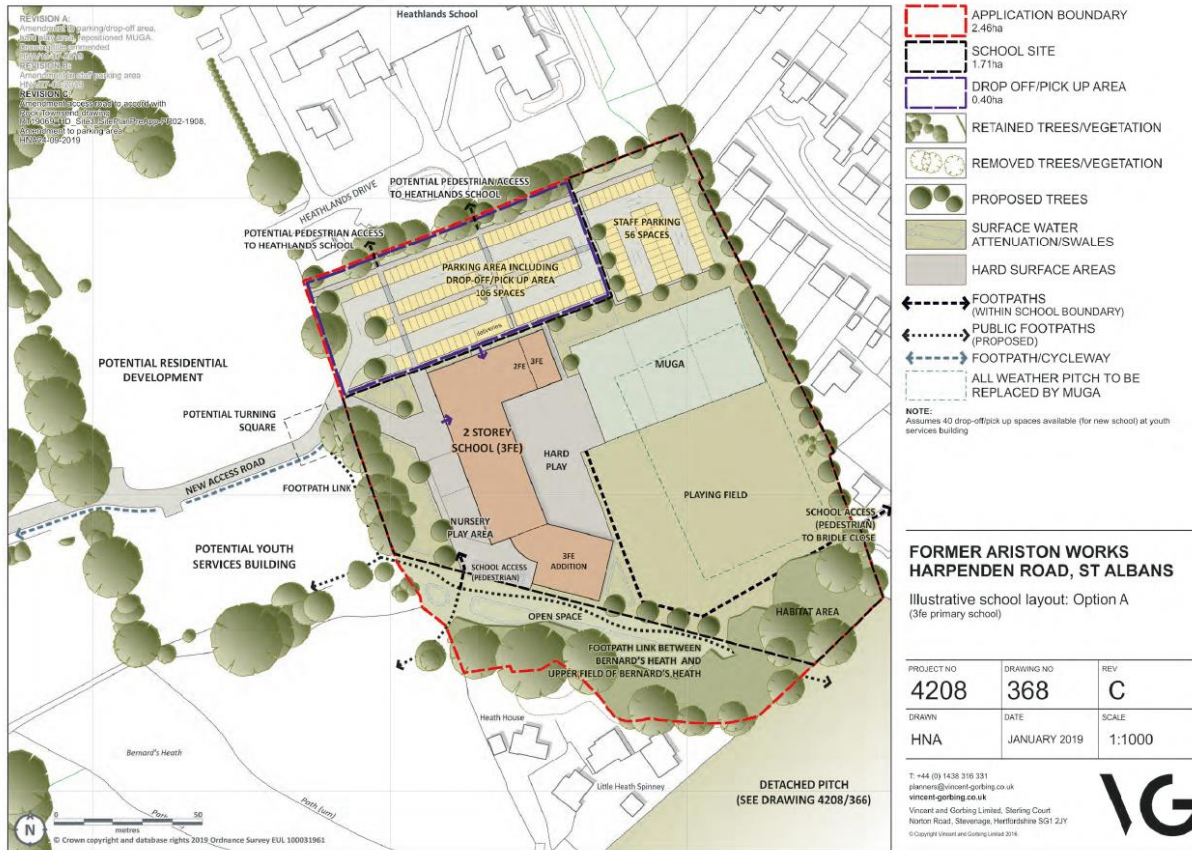
N/A

Sketch scheme (submitted for information if necessary)

Yes / No

Is there any other information that you would like to provide in relation to your proposed site?
 If yes, please give details below (and attach if necessary)

The site is proposed for a 3 forms of entry primary school.



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Comment

Consultee Mr Peter Cook (1265291)
Email Address [REDACTED]
Address [REDACTED]
Event Name Call for Sites 2021
Comment by Mr Peter Cook (1265291)
Comment ID CFS8
Response Date 01/03/21 16:12
Status Submitted
Submission Type Web
Version 0.1

Name
Peter Cook

Company/Organisation
Friends of Bernards Heath

Address
[REDACTED]
[REDACTED]
[REDACTED]

Postcode
[REDACTED]

Telephone
[REDACTED]

Email
[REDACTED]

Your interest . Local Resident

Site address/location (Please provide a map showing the site boundary)

Former Fire Station and Judo Club
Heathlands Drive
Off Harpenden Road
St Albans

Site Location Plan Attached No

GIS mapping shapefile attached (in .shp file format) No

Land ownership (please include contact details if known)

HCC

Current land use

Derelict and under 24/7 guard, presumably at great expense.

Condition of current use (e.g. vacant, derelict)

Derelict

Suggested land use Mixed Use (please specify)

Housing plus, I hope, redevelopment of the Pioneer Club

Reasons for suggested development / land use

Anything would be better than the current decaying mess

Likely timescale for delivery of suggested development / land use 1-5 Years

Contamination/pollution issues (previous hazardous land uses) No

Environmental issues (e.g. Tree Presentation Orders; SSSIs) No

Flood Risk No

Topography affecting site (land levels, slopes, ground conditions) Yes

Utility Services (access to mains electricity, gas, water, drainage ect.) No

Legal issues (For example, restrictive covenants or ownership titles affecting the site) No

Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site? Yes

Other constraints affecting the site No

Planning Status

. Other

Please include details of the above choice below (for example planning reference numbers and site history)

Don't know. There was an outline plan in the joint SADC / HCC Planning Brief of 2001

Other comments

The area is subject to unstable ground and sink holes. If that is a limiting factor the derelict buildings should be demolished and the ground returned to grass and trees.

HERTFORDSHIRE COUNTY COUNCIL

**CABINET
MONDAY, 22 MARCH 2021 AT 2.00PM**

Agenda Item

No:

7

LAND AT HARPENDEN ROAD, ST ALBANS – SPEND TO ACHIEVE FUNDS

Report of the Director of Resources

Authors: Neil Barker- Senior Estates Officer (),
James Barber- Development Programme Manager
()

Executive Member: Ralph Sangster, Resources & Performance

1. Purpose of report

To seek Cabinet agreement to pursue funding from the Spend to Achieve Budget of up to £5.3m for the construction of a purpose-built facility to re-provide the current statutory and community services at the Land at Harpenden Road site, to enable the redevelopment of the remainder of the site to proceed.

2. Summary

2.1 The property known as 'Land at Harpenden Road' (St Albans) is part of a larger site known as the former Ariston Works, being industrial premises prior to their acquisition and redevelopment by the County Council many years ago.

2.2 The land which is the subject of this report is shown on the plan at Appendix 1. The land has been declared surplus and to be disposed of. The site is no longer required for statutory service purposes, subject to the re-provision of those statutory services now remaining at the site.

2.3 The land has been included within the 2018 Initial Sites Options Agreement to Chalkdene Developments LLP (CDL). Subject to planning, the intention is for the site to be redeveloped for residential, along with the re-provision of community and statutory services, in accordance with the terms of the option agreement and joint venture partnership.

2.4 The Spend to Achieve Budget is held to allow for requests for funding to support initiatives that are required in order to facilitate capital receipts.

2.5 Funding from the Spend to Achieve Budget is requested to construct a purpose-built facility to re-provide for the current existing statutory and

community services at the site. In accordance with the delegations for this Budget, requests over £150,000 are subject to Cabinet approval.

3. Recommendations

3.1 The Resources & Performance Cabinet Panel considered a report on this item of business at its meeting on 12 March 2021. The Panel recommended to Cabinet that Cabinet:

- i. approves the budgetary provision of a maximum of £5.3m out of the Spend to Achieve Budget to construct a purpose-built facility to re-provide for the current existing statutory and community services at the site;*
- ii. agrees the final budget (up to the maximum allocation of £5.3m) and of the route and commercial terms for delivery of the scheme (including the authority to enter into any legal agreements with Chalkdene Developments Ltd, the Trustees of the Pioneer Club St Albans CIC and/or others in relation to the scheme) be delegated to the Director of Resources in consultation with the Executive Member for Resources & Performance;*
- iii. agrees the decision whether to deliver the statutory and community facilities by CDL under the terms of the partnership, or by the County Council's Design & Capital Delivery team via third party contractor following a competitive tendering process be delegated to the Director of Resources in consultation with the Executive Member for Resources & Performance; and*
- iv. agrees the planning and delivery strategy for the scheme be delegated to the Director of Resources in consultation with the Executive Member for Resources & Performance.*

4. Background

4.1 The County Council's 'Land at Harpenden Road', is located to the rear of Harpenden Road (A1081) in St Albans, with access via Heathlands Drive.

4.2 Adjoining the land is the existing Heathlands School, a community special school. Also adjoining, and owned by the County Council, is Bernard's Heath 'Lower Fields' which were excluded from the land previously declared surplus in order to make provision for a future 2fe primary school site (Cabinet 12 December 2016)¹. The timescale for the delivery of the primary school is dependent on the outcomes of the emerging St Albans District Council Local Plan, which is yet to be adopted.

4.3 The Land at Harpenden Road has been subject to previous Cabinet decisions; these are summarised at Appendix 2. The principal report regarding surplus land disposal and re-provision of statutory and community uses is the Cabinet decision in November 2011.

¹ [Meeting of Cabinet on Monday, 12 December 2016, 2.00 pm | Hertfordshire County Council](#)

- 4.4 The County Council have been working with CDL to produce a master project plan and timeline of actions to deliver the re-provision of the community and statutory services, to dovetail with the redevelopment of the remainder of the site.
- 4.5 To that end it is now appropriate to request for spend to achieve budget to fund the design and construction of a new purpose-built facility to provide the re-provision of statutory and community services.
- 4.6 Initial design work for the new facility includes for the re-provision of the Pioneer Club including skate park, accommodation for YCH Services for Young People (YCH SfYP), including an activity hall to be shared between the two users (and available to the wider community) and a touchdown facility.

5. Service property strategy and requirements for re-provision

- 5.1 YCH SfYP offer a diverse range of services to young people, ranging from targeted and locality-based youth work group projects and programmes to intensive one to one work for young people referred to the Service from other agencies. At risk and vulnerable young people are the focus of the Service offer - ensuring a safe, appropriate, well equipped space with trained and qualified staff available for them to engage with confidence to receive the support and guidance required to improve their life chances, to reduce risky behaviour, to raise aspirations and support them through their transition to independence.
- 5.2 The property strategy for the service includes an objective of developing a main 'hub' location in each district where a range of services for young people can be accessed.
- 5.3 It is envisioned that for St Albans the proposed new facility would be the single location for clients in the district, and include an Access and Information Point which offers a safe confidential space where young people can work with an adviser to receive information, advice, support and guidance on a raft of issues they face, including housing, employment, education, finance, substance misuse, relationships and sexual health. Upon completion of the new facility the existing services offered at 41-43 Catherine Street, St Albans will be transferred and the lease for Catherine Street ended.
- 5.5 In addition to the Access and Information Point, the YCH SfYP have identified the need for the following exclusive spaces in order to deliver the comprehensive service;
- Teamwork Room
 - 4x small Meeting Rooms
 - Young Peoples Lounge
 - Training Room
 - Group Work Room
 - Life Skills Training Kitchen

- 12x parking spaces
 - Various storage spaces
- 5.6 The service would also have access (with the Pioneer Club) to a shared entrance/reception, and full-height activity hall. Continuing to co-locate the YCH SfYP facility with the Pioneer Club allows for the efficiencies from sharing this space.
- 5.7 The County Council are seeking to enter into a partnership agreement with the Trustees of the Pioneer Club which details how the Club will collaborate with the County Council to support the service in their work with young people at the new facility.
- 5.8 It is proposed that the specification for the property also includes the provision of a touchdown facility for use by County Council staff. Touchdowns are flexible office spaces that enable staff to work remotely away from the main office sites.
- 5.9 The proposed touchdown facility would need to provide a minimum of 10 desks up to a maximum of 30 desks and include a printer plus a unisex toilet and tea point. The Touchdown Space needs to be capable of being entirely self-contained to avoid any need for staff and visitors to access the remainder of the building. It is envisaged that the touchdown would have 24/7 access with full facilities and be classified as a total touchdown.
- 5.10 The proposed touchdown would help to meet the County Council's aspirations for an increased provision of touchdown space to meet various strategies for how our staff work and the use of the main office sites.
- 5.11 St Albans has been identified as a district with a shortage of touchdown facilities, as the only provision is a small facility at St Albans Fire Station. This touchdown is considered no longer suitable as it is undersized (3 desks) and is located on the 24/7 fire station site.

6. Financial Implications

- 6.1 The construction of the statutory and community facility will either be delivered by CDL under the terms of the partnership, or by the County Council's Design & Capital Delivery team via third party contractor following a competitive tendering process. This decision will be based on factors including a consideration of the advice of the County Council's appointed independent cost consultant, any interdependencies from the delivery of the associated residential scheme by CDL, and any implications arising from the terms of the Initial Sites Option Agreement.
- 6.2 Prior to the completion of detailed design and feasibility work (including surveys) it is inevitable that there is significant cost uncertainty for the project at this stage.

- 6.3 Therefore, a budget allocation of up to £5.3m is requested. However, it is envisioned that there will be opportunities to reduce costs and there will be independent cost assurance provided by consultants working on behalf of the County Council. Final approval of the budget up to the maximum amount is proposed to be delegated to the Director of Resources in consultation with the Executive Member for Resources & Performance.
- 6.4 There may also be additional budget available from the Touchdown Capital Budget to support any additional costs associated with the construction and fit-out of the new touchdown facility. The exact contribution is yet to be determined but will be influenced by the size and specification of the facility.
- 6.5 VAT will be payable on construction costs and fees. Although VAT incurred on the expenditure would be fully recoverable, it would nevertheless need to be included in the County Council's Section 33 Refund Calculation.
- 6.6 Further information is set out in the accompanying Part II report.

7. Town Planning Implications

- 7.1 The National Planning Policy Framework in paragraph 92 sets out that planning decisions should plan positively for the provision and use of community facilities, and that they should guard against the unnecessary loss of valued facilities.
- 7.2 St Albans District Council (SADC) have indicated that the Pioneer Club are considered to be a community facility and as such redevelopment should provide for re-provision of the facility. In addition, it should be noted that following the 2011 Cabinet decision to declare the land surplus, the matter was referred to the Overview and Scrutiny Committee, the outcome of the scrutiny was the commitment to re-provision of community facilities.
- 7.3 The requirement to re-provide the community facilities was considered by the County Council as part of the Cabinet decisions made in November 2011² and then further at the Overview and Scrutiny Committee in 2012³.
- 7.4 The planning strategy for the delivery of the new facility will either be for the County Council to submit a Regulation 3 application to the County Planning Authority, or for CDL to submit a Regulation 4 application to SADC as Local Planning Authority. As noted in the recommendations, the intention is for the decision on the planning strategy to be delegated to the Director of Resources (in consultation with the Executive Member for Resources & Performance). A decision will be taken when there is most certainty as to the cost and specification for the new facility.
- 7.5 Further information is set out in the accompanying Part II report.

² [hertfordshire.gov.uk Documents for the meeting on 28/11/2011](http://hertfordshire.gov.uk/Documents%20for%20the%20meeting%20on%2028/11/2011)

³ [hertfordshire.gov.uk Documents for the meeting on 25/01/2012](http://hertfordshire.gov.uk/Documents%20for%20the%20meeting%20on%2025/01/2012)

8. Legal Implications and proposed structure with CDL

- 8.1 The County Council set up its wholly owned company, Herts Living Limited (HLL), and following a compliant competitive procurement process entered into a suite of legal agreements between the County Council, HLL and CDL, including (but not limited to) a partnership agreement between HLL & CDL and an Option Agreement (ISOA Site 3) for the former Ariston Works site in favour of CDL. Therefore, if the County Council wished to proceed with these works via CDL it could. Further legal agreements (such as any deed of variation, overarching development agreement, licences or leases) required between the County Council and CDL will be in a form approved by Legal Services and in accordance with the partnership agreement.
- 8.2 If the County Council considered the option to carry out a competitive procurement, Legal Services along with Corporate Procurement can provide advice on the required procurement approach and necessary legal agreements for such.
- 8.3 The legal agreements between the County Council and the Trustees of the Pioneer Club will also be in a form approved by Legal Services and may include a Deed of Surrender, Agreement for Lease, Management Agreement, Partnership Agreement and an overarching agreement that makes provision for the parties entering into these individual agreements.

9. Alternative options considered

- 9.1 In order to demonstrate that the proposed scheme represents the best and most cost-efficient solution, an appraisal of alternative options has been undertaken; do nothing, the off-site construction of statutory functions and the acquisition of alternative property for statutory functions.
- 9.2 The 'Do Nothing' option would involve the retention of the existing buildings for continued use for the provision of statutory and community services, the redevelopment scheme would apply to the remainder of the land. This option is less favourable than the proposed solution because:
- Community and statutory services would continue to operate out of buildings that do not fully meet requirements; the layout and construction of the building is not well suited to the degree of adaptation required for the provision of shared services
 - The existing building is at end-of-life and require substantial refurbishment. Given the underlying age of the building this would only provide a short/medium term fix and alternative re-provision options would be required in the long term
 - Retaining the building in its current location on site dissects the proposed residential development. The County Council's consultants advise that this would have a detrimental effect on the values and saleability of the residential units.

9.3 The 'off-site construction' option would involve the re-provision of the community functions (including the skate park) at the current site, but the statutory functions (i.e. the YCH SfYP facility) would be constructed on land elsewhere. This option is less favourable than the proposed solution because:

- There are no suitable County Council land assets in St Albans that could accommodate the facility. If a development site for acquisition could be found it would almost certainly have residential potential and therefore £3-£4m per acre of land value. Based on the latest CDL site appraisals this is higher than the land value at Ariston.
- There are substantial benefits to the YCH SfYP service from co-location with the community facility. This is due to the ability to share spaces (e.g. the activity hall), and also from the proposed Partnership Agreement between the County Council and the Trustees of the Pioneer Club which sets out how they will support the work of YCH SfYP in their work with young people
- Without a robust solution for the re-provision of the statutory functions, there is the potential that SADC would consider the scheme to not adequately protect the provision of community services given that this policy has a potentially broad application

9.4 The final option considered would involve re-provision of the community functions (including the skate park) at the current site, but alternative premises would be acquired or leased to provide the statutory functions. This option is less favourable than the proposed solution because:

- The only viable option would be a community/leisure building or site (which has no prospect of residential use) and we are not aware of SADC or any other landowner having anything available
- As noted above, there are substantial benefits to YCH SfYP from co-location with the community facility
- As noted above, without a robust solution, there is the potential that SADC would consider the scheme to not adequately protect the provision of community services

10. Equalities Implications

10.1 When considering proposals placed before Members it is important that they are fully aware of, and have themselves rigorously considered the equalities implications of the decision that they are taking.

10.2 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the County Council's statutory obligations under the Public Sector Equality Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.

10.3 The Equality Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality

of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics under the Equality Act 2010 are age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief, sex and sexual orientation.

- 10.4 An Equalities Impact Assessment is attached at Appendix 3, with the finding that there are no negative implications for any persons with protected characteristics.

Appendix 1 Site Plan (note alternative text for accessibility below on this page)



Accessibility information: the plan in appendix 1 shows the Land at Harpenden Road site with the existing buildings outlined in black. There is an area outlined in red which will be used for residential development, access, retained woodland and an attenuation basin, there is also an area outlined in blue on a southern portion of the site that will be used for the non-residential development.

Appendix 2: Previous Cabinet Decisions relating to the Land at Harpenden Road:

At the Cabinet on 28 November 2011, Cabinet authorised the land at Harpenden Road as surplus to the County Councils requirements (subject to some re-provision) and disposal. The principal report regarding surplus land disposal and re-provision of statutory and community uses can be seen at this link, at agenda item 10:

<https://www.hertfordshire.gov.uk/statweb/meetingsnov04toapr13/Cabinet/20111128/documents.html>

After the 2011 Cabinet there was a scrutiny of its decisions, and the only outcome of the scrutiny was the Executive Member's commitment to the Accommodation Briefs for the re-provision of community facilities. The final report of the Overview and Scrutiny Committee 25 January 2012 can be seen at this link:

<https://www.hertfordshire.gov.uk/statweb/meetingsnov04toapr13/Overview%20and%20Scrutiny%20Committee/20120125/documents.html>

At the Cabinet on 24 March 2014 a decision was made regarding the terms for surrender of East of England Ambulance Service's user rights, see at agenda items 14 and the Minutes:

<https://democracy.hertfordshire.gov.uk/CeListDocuments.aspx?Committeeld=146&MeetingId=377&DF=24%2f03%2f2014&Ver=2>

Variation of land surplus and to be sold - Cabinet 24 March 2014, see at agenda items 15 and the Minutes:

<https://democracy.hertfordshire.gov.uk/CeListDocuments.aspx?Committeeld=146&MeetingId=377&DF=24%2f03%2f2014&Ver=2>

(this additional land aspect was later cancelled – December 2016 decisions, below)

Decisions regarding the St Albans Judo Club, Cabinet 21 September 2015, see at agenda items 15 and the Minutes:

<https://democracy.hertfordshire.gov.uk/CeListDocuments.aspx?Committeeld=146&MeetingId=394&DF=21%2f09%2f2015&Ver=2>

At the Cabinet on 12 December 2016, Cabinet authorised the exclusion of the former playing field from the land at Harpenden Road, St Albans, which Cabinet has previously agreed be sold and can be seen at this link, at agenda item 12:

<https://democracy.hertfordshire.gov.uk/CeListDocuments.aspx?Committeeld=146&MeetingId=408&DF=12%2f12%2f2016&Ver=2>



March 2021
Site Identification Form

The 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



08 APR 2021

Digital Services

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:

By e-mail to: -----

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

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

Your Details	
Name	██
Company/Organisation	
Address	██
Postcode	████████████████
Telephone	██
Email	██
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input checked="" type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details	
Requirements: <ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 	
Site address/location (Please provide a map showing the site boundary)	GOMBARDS CAR PARK & GARAGES
Site area (in hectares)	CAR PARK AREA 0.14 ha approx GARAGES AREA 0.11 ha approx.
Coordinates	Easting <input type="text"/> Northing <input type="text"/>
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)	SADC ? AND GARAGE OWNERS ?
Current land use	SURFACE PUBLIC PARKING & LOCK UP GARAGES
Condition of current use (e.g. vacant, derelict)	SURFACE CAR PARK GOOD LOCK UP GARAGES UNSIGHTLY
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 MAKE BETTER USE OF THE SITE AND PROVIDE HOUSING FOR THE ELDERLY REPLACE UNSIGHTLY GARAGES WITH NEWS HSG.

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 type="checkbox"/> No NOT KNOWN
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input type="checkbox"/> No NOT KNOWN
	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 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 type="checkbox"/> Other	
Other comments	Please include details of the above choice below (for example planning reference numbers and site history)	