

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

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

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

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

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

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

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

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

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

**Please do not submit sites that:**

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

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

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

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

**By online consultation portal:**

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

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

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

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

<b>Your Details</b>	
Name	██████████
Company/Organisation	RPS
Address	20 Western Avenue, Milton Park, Abingdon, Oxfordshire
Postcode	OX14 4SH
Telephone	01235 437142
Email	██
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>			
<b>Requirements:</b>			
<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>			
Site address/location (Please provide a map showing the site boundary)	Land between 84-108 Ragged Hall Lane, Chiswell Green, St Albans, AL2 3NP		
Site area (in hectares)	0.72ha		
Coordinates	<b>Easting</b>	51.730405	<b>Northing</b> -0.36362
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)	C/O agent		
Current land use	Grazing paddock		
Condition of current use (e.g. vacant, derelict)	Maintained grazing paddock		
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 an available, deliverable and achievable greenfield site which is located adjacent to existing residential built form. The site is unconstrained and ideally located to provide much needed market and affordable housing within this existing residential setting.		

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

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No The site is unconstrained with no known reasons why residential development could not be delivered on the site within the 0-3year window.
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 <hr/> Please include details of the above choice below (for example planning reference numbers and site history)  5/2011/1685 – Erection of 5 detached dwellings with associated landscaping and parking. Refused.	

Other comments

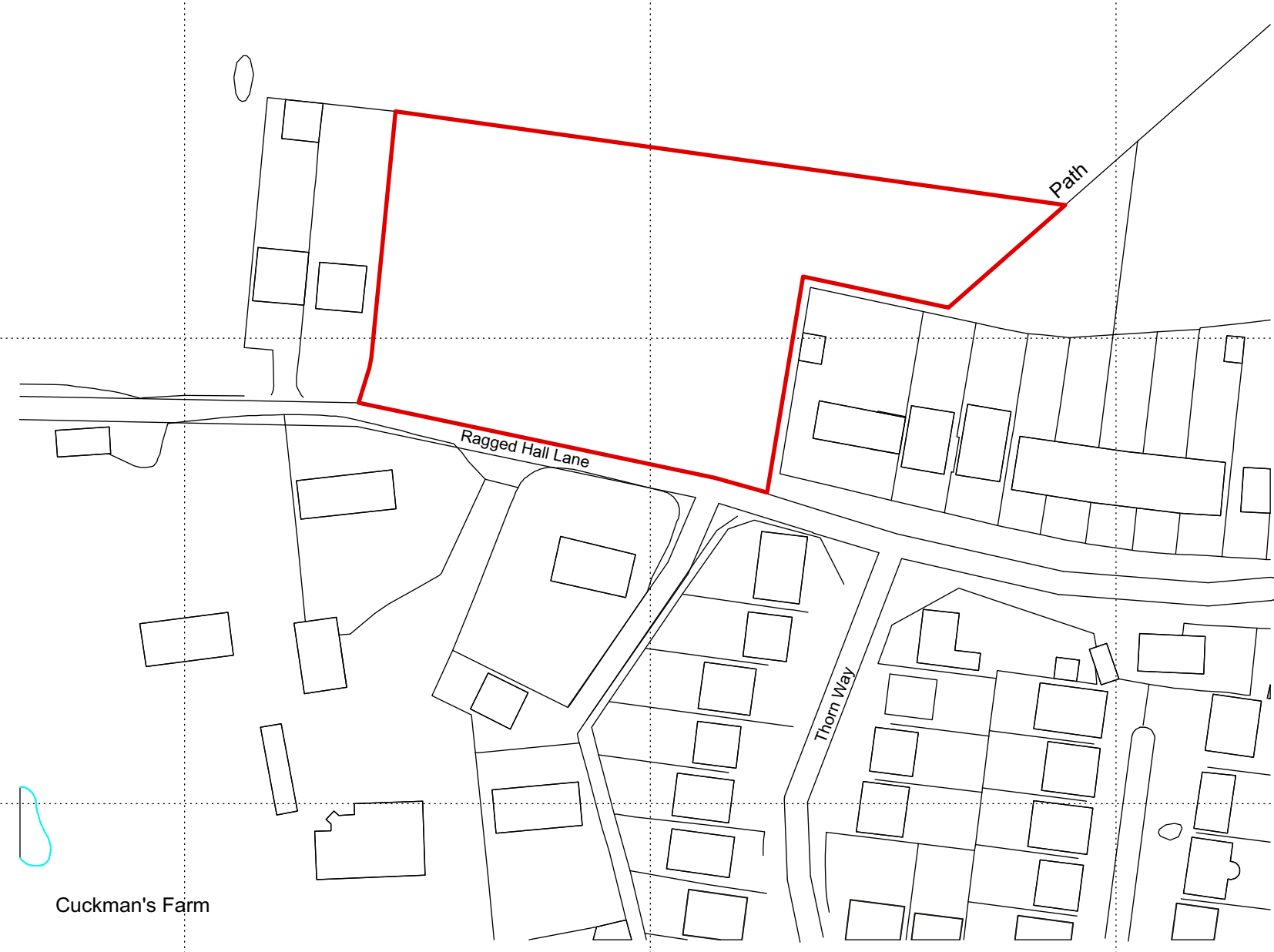
Please see covering letter

Notes

- 1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- 2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.

Legend

 Application boundary



Rev	Description	By	CB	Date



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH  
 T: +44(0)1235 821 888 E: rps@rpsgroup.com

Client 

Project East End of Ragged Hall Lane,  
 Chiswell Green,  
 St Albans, AL2 3NP.

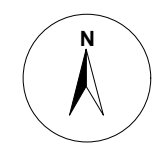
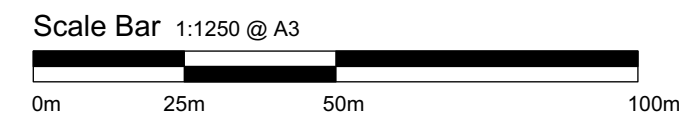
Title Site Location Plan

Status	Drawn By	PM/Checked by
FINAL	AJC	ST

Job Ref	Scale @ A3	Date Created
NPH12018	1:1250	March 2021

RPS Drawing/Figure Number	Rev
12018-0001-01	-

[rpsgroup.com](http://rpsgroup.com)



**Our ref: NPI 108 Ragged Hall Lane**

20 Western Avenue  
Milton Park  
Abingdon, Oxfordshire  
OX14 4SH  
T +44 1235 821 888

Date: 08<sup>th</sup> March 2021

Planning Policy  
St Albans Council Offices  
St Peters Street  
St Albans  
Hertfordshire  
AL1 3JE

Dear sir/madam,

## **Call for sites submission – Land 84-108 Ragged Hall Lane, Chiswell Green**

On behalf of our client, [REDACTED], we hereby submit the above mentioned site to the St Albans call for sites (SHLAA) consultation.

This covering letter should be read in combination with the completed call for sites proforma which provides a technical overview of the site to ensure the site is considered comprehensively as part of the present Housing Land Availability Assessment.

The land is put forward as an immediately available and deliverable site which has the potential to deliver approximately 15no. market and affordable housing as an infill development. The site forms the continuation of the street scene with existing residential development abutting the land to the east and west where it fronts Ragged Hall Lane.

The site has potential to provide a SHMA and affordable housing policy compliant mix of two storey homes within the context of an infill development. As part of the proposal the site has capacity to deliver local amenity land which could include a local area of play.

### **Planning policy**

The current adopted Local Plan is The District Local Plan Review 1994 (Adopted 30 November 1994) Saved and Deleted Policies Version (July 2020). Any policies not on the saved policies list have time expired and no longer form part of the development plan. With St Albans recently withdrawing their new Local Plan from examination, the council has reverted to their old Local Plan thus placing a reliance on outdated policies from the 1990s.

Due to the reliance on out of date policies and assumptions for meeting housing growth and need, this therefore places further doubt on the delivery of adequate housing and forces development decisions to be based on this outdated Local Plan.

### **National Planning Policy Framework (February 2019)**

The NPPF is the Government's statement of planning policy and guidance which provides the basis against which development plan policies and development control decisions should be made. The NPPF confirms



## **Our ref: NPI 108 Ragged Hall Lane**

that the purpose of the planning system is to contribute to the achievement of sustainable development, and at its heart is a presumption in favour of sustainable development.

**Paragraph 8** clarifies that in order to achieve sustainable development the planning system must act to reach overarching aims of social, economic and environmental objectives. Each objective is interdependent and need to be pursued in mutually supportive ways to secure net gains across all three objectives to achieve sustainable development.

**Paragraph 11** advises that Plans and decisions should apply a presumption in favour of sustainable development. Section c) of paragraph 11 states that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay and, where the development plan is out of date, Councils should grant planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits or the application of specific policies suggest otherwise.

**Chapter 5** seeks to address delivering a sufficient supply of homes.

**Paragraph 63** sets out that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site.

**Paragraphs 60 and 61** indicate that housing need assessment must be carried out using the standard method in the national planning guidance and take into account the type, size, tenure and needs of different groups.

**Paragraph 64** requires major development involving the provision of housing is proposed, decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement include where the site or proposed development is exclusively for affordable housing (criterion d).

**Paragraph 67** requires policy making authorities to have a clear understanding of the land available in their area. From this assessment planning policies should identify a sufficient supply and mix of sites taking into account suitability and likely economic viability to identify a supply of deliverable sites for within 1-5 years of the plan period, and developable sites for years 6-10 and 11-15.

**Paragraph 68** recognises the important contribution that small and medium sized sites can make to meeting the housing requirement of an area, and that these are often built-out relatively quickly.

**Paragraph 73** requires local planning authorities to annually identify and update, as a minimum, a five-year supply of housing at specific deliverable sites, which meet the housing requirements set out in the adopted strategic policies. A suitable buffer for the housing supply must also be demonstrated, this being either:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the LPA wishes to demonstrate a five year supply of deliverable sites through an annual position statement; or
- c) 20% where there has been significant under delivery of housing over the previous three years (where delivery below 85% of the housing requirement set out in the Housing Delivery Test)

**Paragraph 77** of the NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

**Paragraph 78** states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

In terms of rural housing, **Paragraph 78** states:

*“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are*

*groups of smaller settlements, development in one village may support services in a village nearby.”*  
It is noted that the site is located adjacent to an area where residential properties already exist, alongside other, non-residential uses within the rural area. Therefore, there is clear potential for the proposal to help maintain and enhance the vitality of the local community through the provision of affordable, market housing on the site.

**Paragraph 103** relates to sustainable transport modes and seeks the promotion of developments that are focused on locations which are or can be made sustainable and offer a genuine choice of transport modes. This aim goes hand in hand with the principles set under Paragraph 118d) which says that planning decision should “*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*”.

**Paragraph 117** promotes the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

**Paragraph 118** criterion D develops this point by stating that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

## **Ensuring Housing Delivery and Land Supply**

The NPPF requires Local Planning Authorities (LPAs) to maintain an up to date supply of housing land to be delivered over a 5-year period, this is known as 5 Year Land Housing Supply (5YHLS). It is apparent from the Council's updated Annual Monitoring Report (AMR) 2019 (March 2020) 5-year land supply requires the supply of **2,021 dwellings** during the period 2019-20 to 2023-24 which the Council is presently failing to meet, and therefore failing their obligations under the NPPF. The Councils 5-year housing supply is based on two separate methodologies, they are as follows:

‘Approach 1 - The Government’s consultation proposals within the ‘Technical consultation on updates to national planning policy and guidance method’ published on 26 October 2018, sets out a standard methodology for the calculation of local housing need. It gives an outcome for the District of an average of 896 new households / dwellings per annum;

Approach 2 - The 2014 based household projection figures were published by the Department for Communities and Local Government (DCLG) on 12 July 2016. They identify for the District a household projection, which can be taken as indicating local housing need of an average of 640 new households / dwellings per annum for the period 2019-2029.’

The Council updated its 5-year land supply schedule from using these methods and considered that at a baseline date of 1 April 2019 and including the relevant 20% buffer, there is approximately:

- 1) NPPF Standard Methodology: Five-year land supply at 896 new dwellings per annum + 20% Buffer = **1.9 years**
- 2) 2014-based ONS Household Projections: Five-year land supply at 640 new dwellings per annum + 20% Buffer = **2.6 years**

This housing supply reveals the severity of under delivery of housing within St Albans. The Council are unable to meet the required rate of delivery by a significant amount. Whilst a park home is considered sui generis under the Town and Country Planning Act ‘Use Classes Order’, their delivery can still contribute to the Council’s housing land supply. In our opinion, given that the proposal seeks the provision of housing, within the context of a recently submitted new Local Plan it is submitted that all further contributions to towards meeting the District’s inadequate 5YHLS should be considered beneficial to the Council to meet their housing supply whilst also working to address unmet need in the absence of any new housing allocations.

In addition to this, Housing Delivery Test Results were published by the Secretary of State on 19th February 2019. The Council scored 58% and in response to this, the Council has produced this Housing Delivery Test

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Action Plan, responding positively to the challenge of increasing its housing delivery. This figure is considerably short of the 95% requirement and therefore showcases that there is a specific need to identify areas for housing.

However, the Councils LHNA states that the 'identified need for affordable home ownership properties equates to around 30% of the overall housing need' (4,043 per annum). In examining the cost for low-cost home ownership products, the preferred approach in this report is to set out a series of affordable purchase costs for different sizes of accommodation. These are set out in table 47 of the LHNA as a range with the bottom end being based on equivalising the private rent figures into a house price so that the market sale price will meet the needs of all households in the gap between buying and renting. The upper level is set based on the estimated lower quartile price to buy a market home. Setting higher prices would mean that such housing would not be available to households for whom the Government is seeking to provide an 'affordable' market option.

The LHNA sets out that for market housing, households currently have an element of choice but with worsening affordability, this causes families to buy smaller homes than they might traditionally have been expected to do. To give an example, paragraph 6.100 sets out that 'a middle-income household might previously have sought a 3-bedroom semidetached home. However, worsening affordability and stricter lending practice might now mean that such households will only be in the market for say a 2-bedroom flat'. With a limited amount of supply and a high demand for housing in St Albans this therefore shows the prevalent issue of market affordability and the effect of limited incoming housing supply may restrict residents from moving up the property ladder whilst economically active.

Based upon a review of the Councils own evidence base including the LHNA, there is clearly considerable potential in St Albans amongst existing households to downsize to smaller properties, when new smaller units are delivered thus releasing larger stock for families and other household looking to access a new home.

## **Suitability of the site**

The site is being promoted to this call for sites consultation as an available, achievable and deliverable site for residential development in the form of approximately 15no. homes comprising a mix of market and affordable homes ranging in size to meet unmet housing need alongside associated landscaping and infrastructure. The site is positioned in a gap in the street scene between existing residential homes where it benefits from connectivity with all services and amenities to facilitate development. There are no constraints to delivery of housing on this site.

Although the site is not located within the defined settlement boundary, the site can meet much of the criteria set out in policy 4 (new housing development in towns) due to its location adjacent to the settlement boundary of Chiswell Green and proximity to St Albans.

It is recognised that the site is located outside of the confines of a named settlement in Policy 2 within the St Albans Local Plan; however, it is our view that the proposal for new homes on this sustainable edge of settlement site provides a suitable and deliverable location for the proposed dwellings in accordance with policies within section 3 of the Local Plan relating to housing by virtue of its pedestrian connectivity and access to bus services via nearby bus stops provides access to higher order services in larger towns including Luton, Watford and St Albans. As such, it is our view that this site should be considered favourably as part of this call for sites consultation as an available site to deliver market and affordable housing.

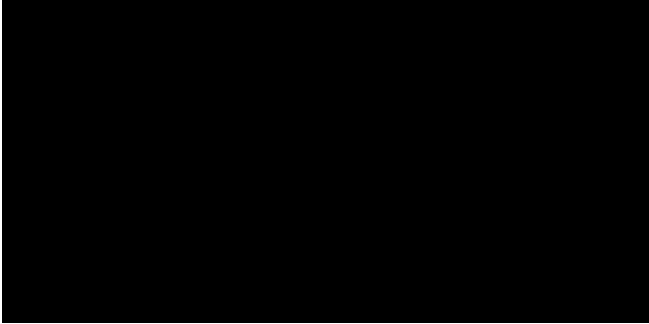
The existing connectivity with services and infrastructure within Chiswell Green offers residents access to multiple modes of sustainable travel, thus reducing their dependency on car journeys. Consequently, whilst being located outside of the settlement boundary, the location does allow access to sustainable modes of transport and pedestrian connectivity to local services within Chiswell Green to meet day to day needs, and further afield for higher order services.

The proposal are considered sustainable in terms of social, economic, and environmental benefits by making the efficient use of this sustainable site by delivering an attractive scheme comprising much needed smaller market affordable homes to meet an identified housing need in this infill site where the benefits of the scheme outweigh any harm to planning policies or the Green Belt.

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In conclusion the site is located within a sustainable location adjacent to the settlement boundary with the capability to deliver much needed market affordable housing within the 1 – 5 year period of the Local Plan. The site is under single ownership and is immediately available to deliver much needed market and affordable housing. The site is demonstrable as an achievable and deliverable site for housing to meet the tests set out within the Local Plan.

Yours sincerely,  
for RPS Consulting Services Ltd



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**Please do not submit sites that:**

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

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

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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.

<b>Your Details</b>	
Name	██████████
Company/Organisation	Arrow Planning
Address	Clarks Barn, Bassetsbury Lane, High Wycombe
Postcode	HP11 1QX
Telephone	██████████
Email	██
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>					
<b>Requirements:</b>	<ul style="list-style-type: none"> <li>• <b>Delivers 5 or more dwellings</b> or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>				
Site address/location (Please provide a map showing the site boundary)	Ashdale, Lye Lane, Bricket Wood, AL2 3TP				
Site area (in hectares)	2.92ha (Developable area within the Site is approx. 0.84ha)				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>513391</td> <td>Northing</td> <td>202196</td> </tr> </table>	Easting	513391	Northing	202196
Easting	513391	Northing	202196		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Landownership (please include contact details if known)	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 350px; height: 15px;"></div>				
Current land use	Residential				
Condition of current use (e.g. vacant, derelict)	In active residential 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 Site is available, suitable (currently in residential use on the edge of the settlement of Bricket Wood) and capable of being delivered in the next 1-5 years. The Site is currently in residential use, so there would be no change of use, only intensification of an existing use.				

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 Preservation Orders; SSSIs)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tree Preservation Order on part of site
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input checked="" type="checkbox"/> Yes – Site is currently occupied by a dwelling with full access to utilities. <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).



	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input checked="" type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other – Pending Appeal Decision	

Other comments	<p>The Site is currently in residential use and located on the northern edge of the settlement of Bricket Wood, which contains all the day-to-day amenities one would expect of a sustainable settlement (inc. services, jobs and travel choice). Therefore, the Site is both sustainable and accessible.</p> <p>The developable area on the Site (approx. 0.84ha) is well screened and capable of being intensified without detriment to the visual amenities of the wider countryside.</p> <p>The TPO'd trees on the Site are capable of being avoided and/or the impact mitigated through good arboricultural practice.</p> <p>It is acknowledged that the entire Site would not be developable due to the impact on trees. Approximately 0.84ha is considered developable.</p> <p>Any development allocated to the Site would be capable of contributing to the long-term arboricultural maintenance and upkeep of the woodland area on the Site. In addition, through positive management interventions, a net gain in bio-diversity is capable of being achieved.</p> <p>The site could deliver a number of high-quality homes in a sustainable location, within a pleasant, landscaped setting. This would boost the quality of the development. The presence of existing roads and development around the site would also allow for a new, permanent and defensible Green Belt boundary to be provided following removal of the land from the Green Belt.</p>
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Connecting People

John Ganly Minibus Hire

Stable cottage, Iye lane , AI2 3TL

Bricket Wood Social Club

N Riding

Oak Ave

Park St Ln

Smug Oak Green

S Riding

Station Rd

The Gate

Universal Lawnmowers

St Stephen Parish Council

Bricket Wood Fish and Chips  
Takeaway · Delivery

Costcutter Bricket Wood Stores  
Convenience Store

Black Boy Wood

Russell Ct

Black Boy Wood

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

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

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

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

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

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

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

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

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

**Please do not submit sites that:**

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

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

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

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

**By online consultation portal:**

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

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

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

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

<b>Your Details</b>	
Name	██████████
Company/Organisation	AD Practice
Address	2 Mill Walk, Wheathampstead, Herts
Postcode	AL4 8DT
Telephone	01582 834361 ██████████
Email	██████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>			
<b>Requirements:</b>			
<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>			
Site address/location (Please provide a map showing the site boundary)	Bricket Wood Scout HQ Black Boy Wood Bricket Wood		
Site area (in hectares)	0.16		
Coordinates	Easting	13311	Northing 02143
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)	Trustees of 4 <sup>th</sup> Watford North, 1 <sup>st</sup> Bricket wood Scout Group  c/o Agent		
Current land use	Scout HQ		
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	Proposed re-location of existing Use		

Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> <del>6-10 Years</del> <input type="checkbox"/> <del>11-15 Years</del> <input type="checkbox"/> <del>15+ Years</del>
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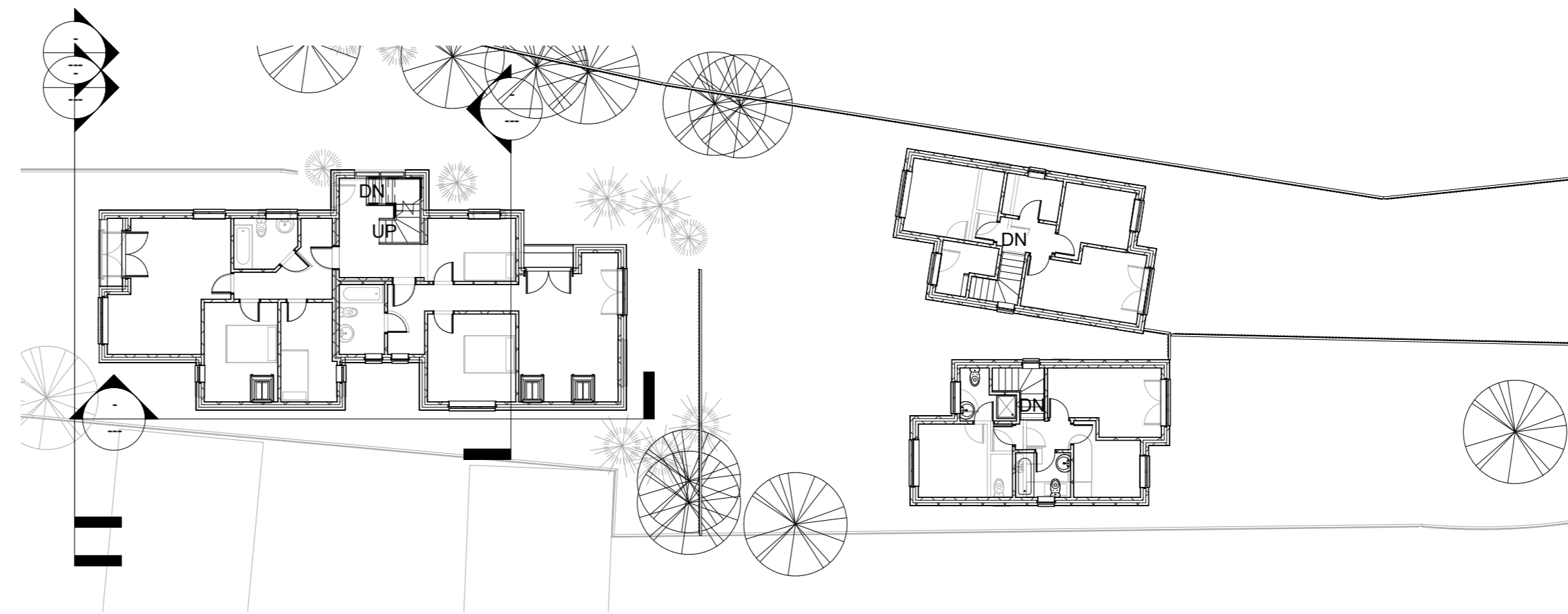
Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Preservation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> <del>No</del> Overhead power lines at entrance to site
	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"/> <del>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).</del>



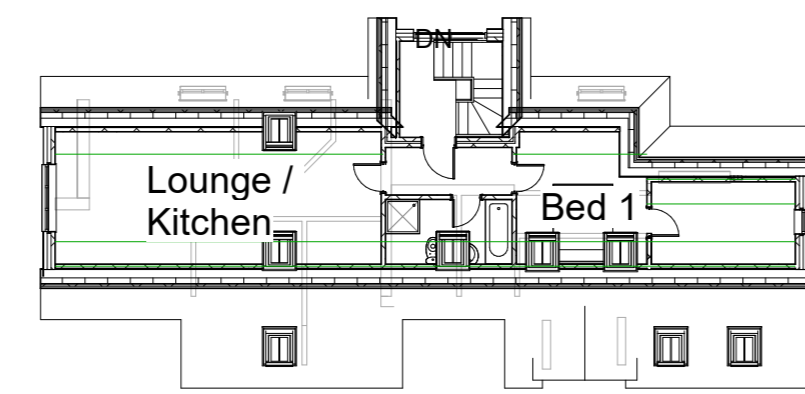




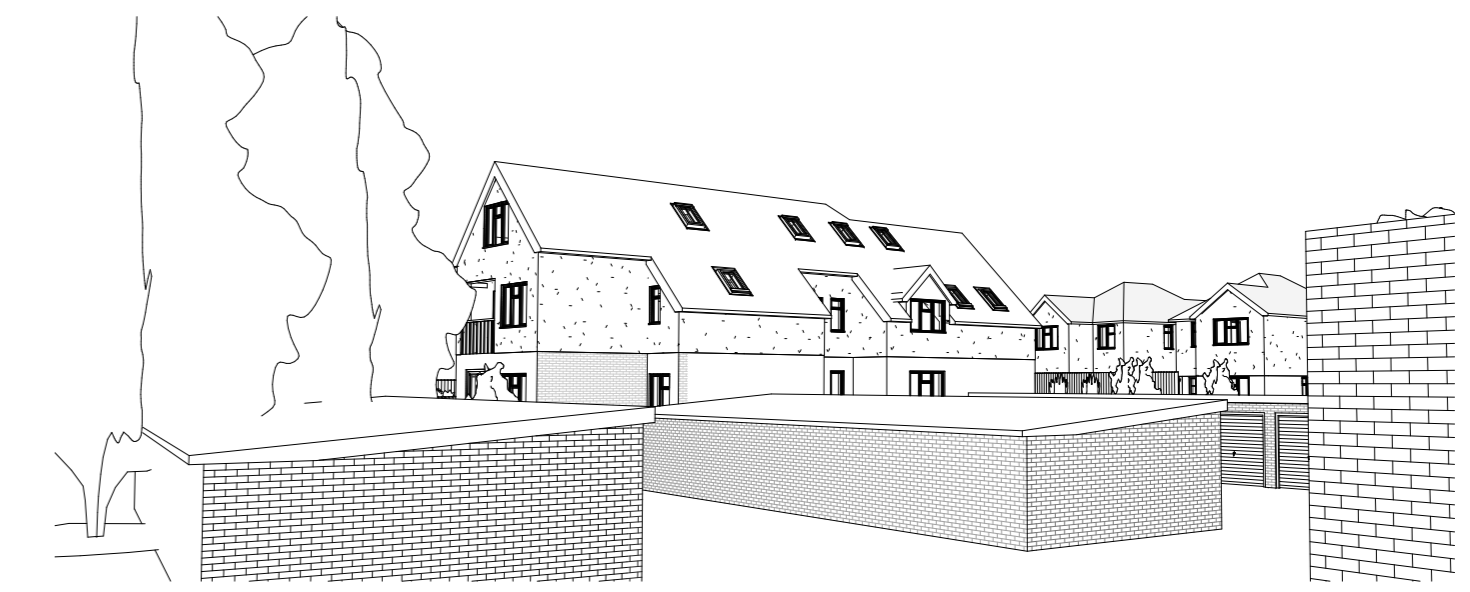
**Ground Floor**  
1 : 200



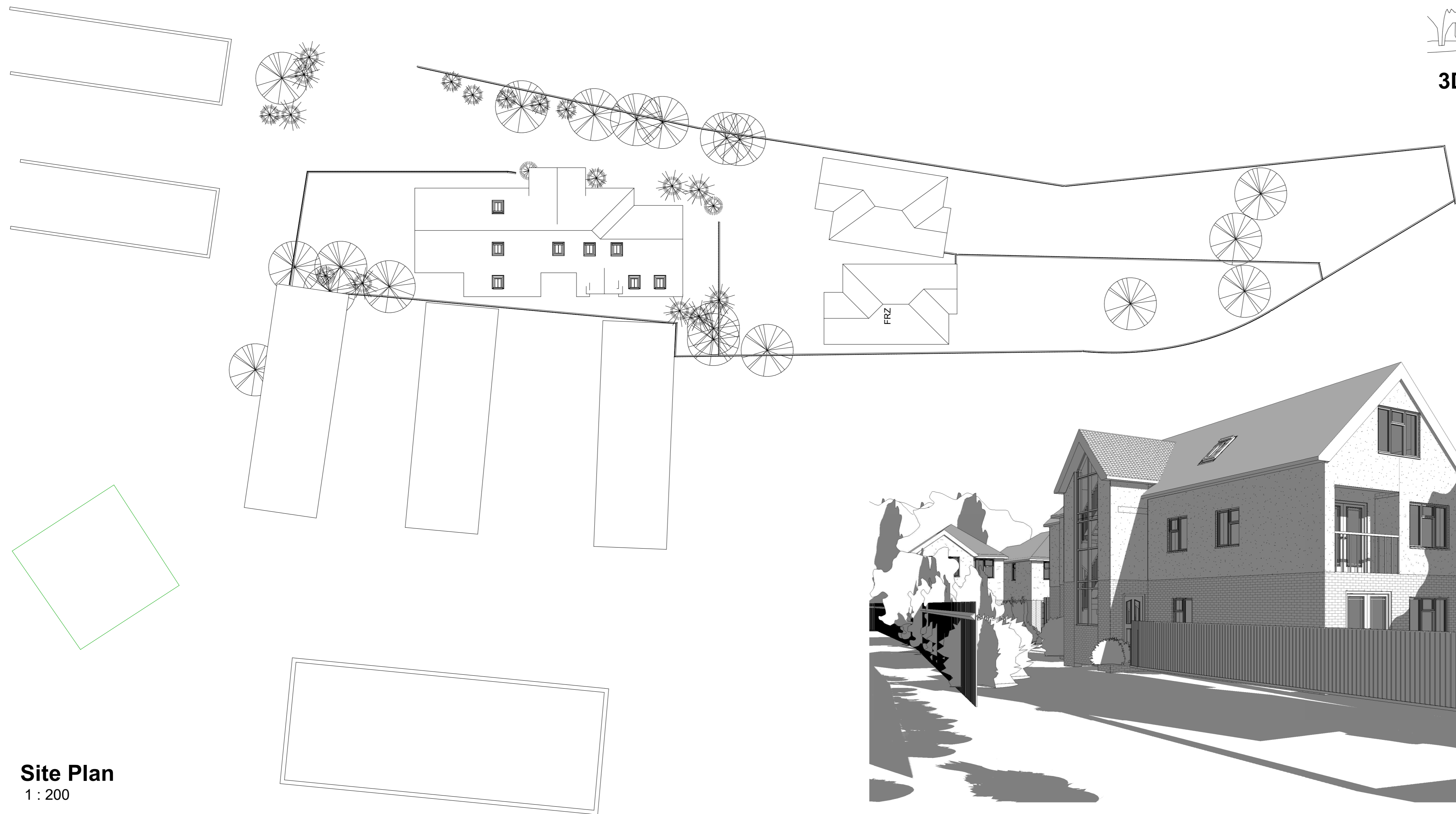
**First Floor**  
1 : 200



**Second Floor**  
1 : 200



**3D From garages**

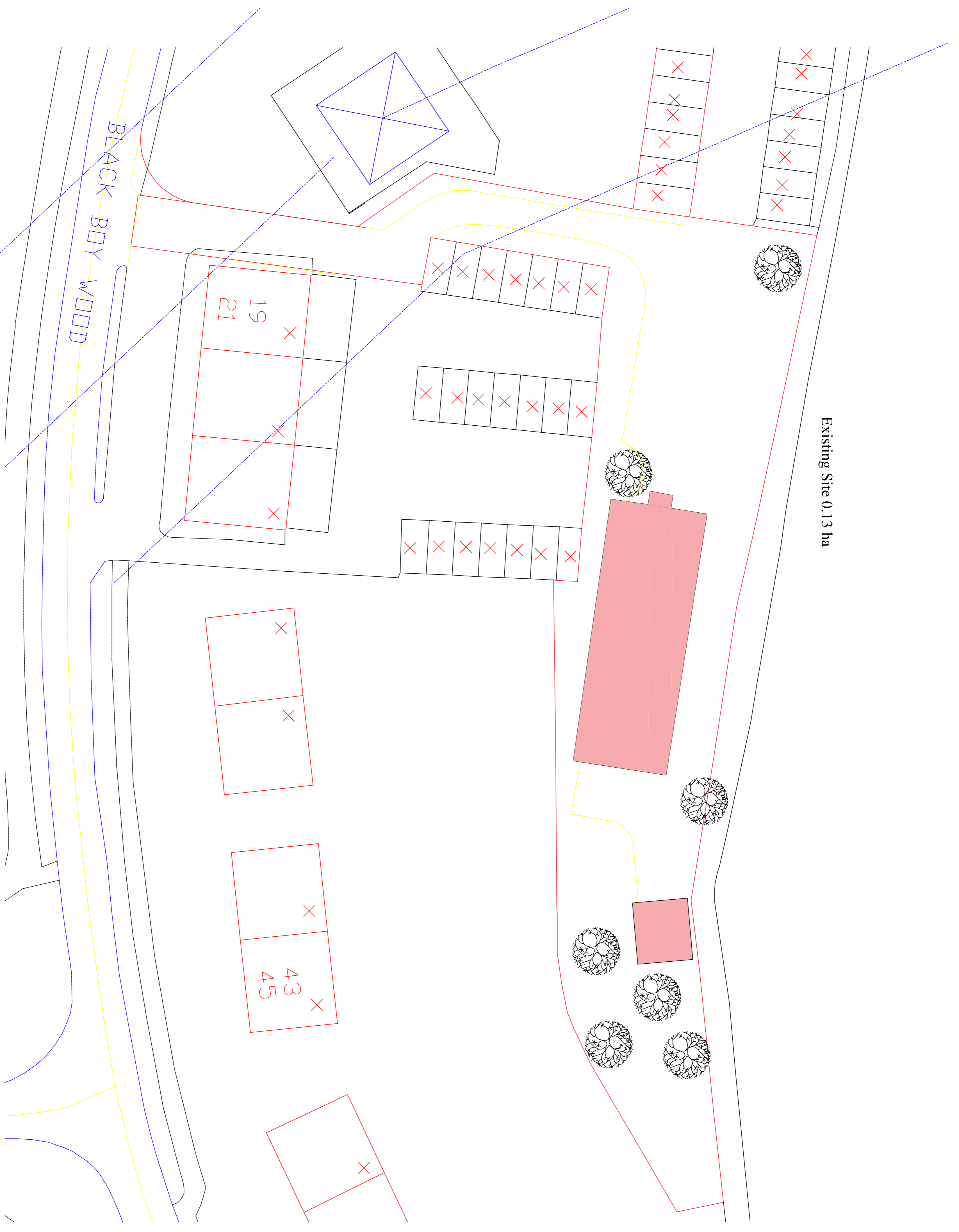


**Site Plan**  
1 : 200



**View from Footpath (omitting Fence)**

<b>adpractice ltd</b>		
<small>2 Mill Walk Wheathampstead Hertfordshire AL4 8BT</small>		
		<small>01582 834361 enq@adpractice.co.uk</small>
Client	Bricket Wood Scouts	
Job	Scout HQ Black Boy Wood Bricket wood	
Detail	7 unit Scheme - Plans	
Scale	Date	Drawn by
1 : 200	Nov 2016	DJP
Drawing No	Revision	
2175-107	-	



# SITE PLAN 1:200

Client:-	Bricket Wood Scout Group		
Job:-	Bricket Wood Scout HQ Black Boy Wood Bricket Wood		
Detail:-	Scout HQ Site		
Scale:-	1:200	Date:-	Mar 2021
Drawing No:-	Scout HQ - 01	Drawn by:-	DJP
		Rev:-	

**March 2021**

## **Response to St Albans District Council “Call for Sites” on behalf of Trustees of 4<sup>th</sup> Watford North, First Bricket Wood Scout Group**

**Existing Scout Headquarters, Land to the rear of 19 – 57 Black Boy Wood, Bricket Wood**

### **Background**

The site comprises an irregular strip of land between garages to the rear of shops in Black Boy Wood and a footpath running from Oak Avenue to Bricket Wood Station known as “The Snicket”. Access to the site is adjacent to the shops. The site is currently occupied by a concrete pre-fabricated “Marley” building and a detached garage/store.



The existing building is coming to the end of its useful life and the Scout Association, being a charitable organisation, does not have the funds for a suitable replacement. The usage of the building is also somewhat limited as the car park is relatively small and access is difficult for events which can, in turn, conflict with local residents. The site is not within the Green Belt but is part of the excluded settlement of Bricket Wood.

### **Proposal**

A potential opportunity has arisen for an alternative, much more suitable site, which retains easy access from the core of the village but avoids many of the existing restraints on the site's existing use for Scouting. Whilst the alternative site is being gifted, the Scouts will need to raise significant funds in order to build a suitable alternative facility for the long term future of Scouting within Bricket Wood.

Bearing in mind that the site is not in Green Belt, the Scouts have looked at alternative uses and looking at the site constraints and guidance within the emerging Neighbourhood Plan, consider a small scale residential development as being the most appropriate alternative use that would also provide sufficient funding for a replacement facility.

The location and the guidance from the emerging Neighbourhood Plan leads us to suggest that a development of 2 bed flats and modest 3 bed dwellings would be the most appropriate for the site.

## **Sustainability**

The site is immediately behind a local parade of shops and within 350m walking distance of Bricket Wood Railway Station which provides services to both Watford and St Albans. It is also only 250m from the nearby Church which houses the local Doctors Surgery and 500m to the more extensive shops in the centre of the village. It is therefore an eminently sustainable location for residential development.

## **Conclusion**

This is an opportunity to provide small scale residential units within the core of Bricket Wood in line with the emerging Neighbourhood Plan. This site should therefore be added to the St Albans Local Plan.

**25 January to 5pm 8 March 2021**  
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**By online consultation portal:**

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

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

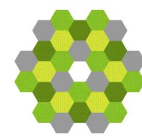
**By post to:** St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

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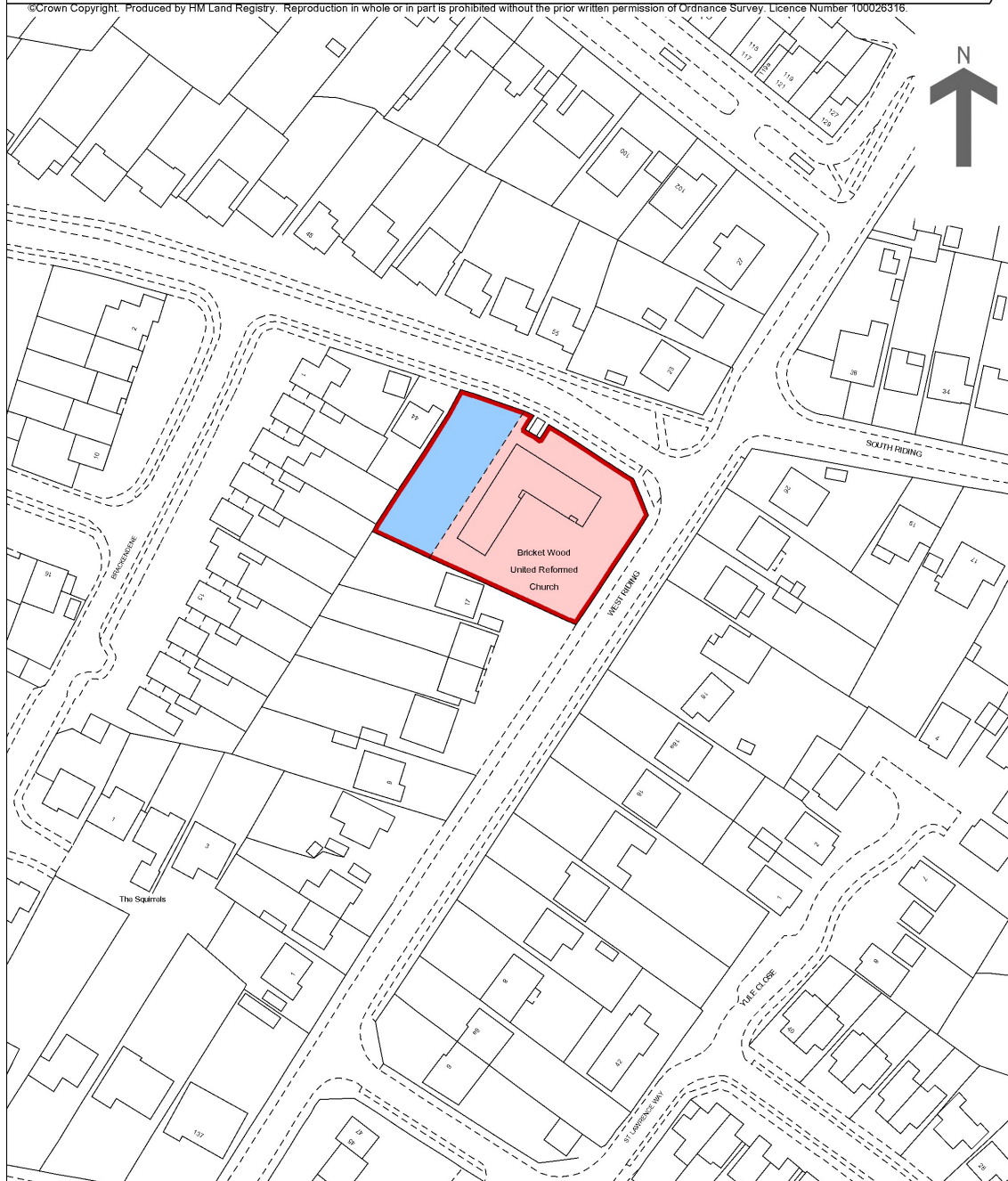
<b>Your Details</b>	
Name	██████████
Company/Organisation	Greenwood URC
Address	Watford Road
Postcode	AL2 3HG
Telephone	██████████
Email	██
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input checked="" type="checkbox"/> Other - (Agent)

<b>Site Details</b>			
<b>Requirements:</b>			
<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>			
Site address/location (Please provide a map showing the site boundary)	Former Bricket Wood United Reformed Church West Riding, Bricket Wood, St Albans, Herts AL2 3QR		
Site area (in hectares)	Approx. 0.21ha		
Coordinates	<b>Easting</b>	-0.367122	<b>Northing</b> 51.707262
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)	URC THAMES NORTH TRUST (Company Registration Number 00075432) St. Paul's Bayswater, Newton Road, Bayswater, London W2 5LS		
Current land use	D1 Non-residential institution Former place of worship and church hall		
Condition of current use (e.g. vacant, derelict)	Vacant Unused		
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	No longer required following merger of two churches onto one site. High demand for housing in area, supported by neighbourhood plan. Will fund significant increase in D1 on sister site in Chiswell Green.		
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Some minor covenants that will not affect proposals.
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).
	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input checked="" 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)  5/1999/1808 - Erection of two 5-bedroom dwellings 5/1999/1811 - Erection of community worship centre 5/1998/2038 - Erection of three 5-bedroom dwellings 5/1998/2036 - Erection of community worship centre	
Other comments		



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**This title is dealt with by HM Land Registry, Leicester Office.**



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- Land for Tree Planting
- Other

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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.

<b>Your Details</b>	
Name	██████████
Company/Organisation	DLA Town Planning Ltd
Address	5 The Gavel Centre, Porters Wood, St Albans
Postcode	AL3 6PQ
Telephone	01727 85907
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

<b>Site Details</b>			
<b>Requirements:</b>			
<ul style="list-style-type: none"> <li>• Delivers 5 or more dwellings or;</li> <li>• Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)</li> </ul>			
Site address/location (Please provide a map showing the site boundary)	Former Butterfly World Site at Miriam Lane, Chiswell Green, St Albans.		
Site area (in hectares)	11ha		
Coordinates	Easting	512787	Northing 203715
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)	Convене Construction Ltd Foxy Lodge The Laurels Bricketwood AL2 3RR		
Current land use	Mixed		
Condition of current use (e.g. vacant, derelict)	Part in use, part vacant		
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		
Reasons for suggested development / land use	Previously Developed Land		

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 Preservation 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input 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)	
Other comments		