

FRONT ELEVATION

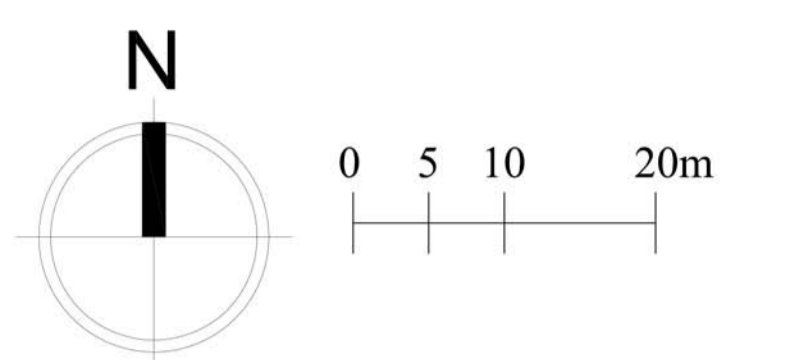
**3 BED HOUSE
TYPE EXAMPLE**

FLOOR PLAN



Notes

Figured dimensions to be used in preference to scaled.
 The Contractor is to check all site dimensions and setting-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
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 Copyright; not to be reproduced without the Architect's permission.
 Subject to survey



14 BUNGALOWS

12 X 3 BED @ 113m² (1200ft²)
 (ground floor accomodation only)

2 x 4 BED @ 204m² (2200ft²)
 (chalet bungalow)

Rev.	Date	Details
Project:		
Land At 47 and 55 Bucknalls Drive Bricket Wood		
Content:		
Call for sites Post Parish Council Meeting Sketch Site Plan		
Scale: 1.500@A1		North:
Date: DEC17	Drawn: TH	Rev:

BD/17/SK10

**Wakelin Associates
Architects**

The Old School House Bridge Road Hunton Bridge
 Kings Langley Hertfordshire WD4 8RQ
 T: 01923 267488/9 E: wakelin-admin@wakelin.co.uk

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	██████████
Company/Organisation	DLA Town Planning
Address	5 The Gavel Centre, Porters Wood, St Albans
Postcode	SL3 6PQ
Telephone	01727 850907
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)	Land off Brinsmead, Frogmore, St Albans				
Site area (in hectares)	1.4ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td></td> <td>Northing</td> <td></td> </tr> </table>	Easting		Northing	
Easting		Northing			
Site Location Plan Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
GIS mapping shapefile attached (in .shp file format)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Landownership (please include contact details if known)	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>				
Current land use	Vacant scrub				
Condition of current use (e.g. vacant, derelict)	Vacant				
Suggested land use	<input type="checkbox"/> Housing <input checked="" type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) <input checked="" type="checkbox"/> Employment <input checked="" type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input checked="" type="checkbox"/> Green Belt Compensatory Land <input checked="" type="checkbox"/> Land for Tree Planting <input checked="" type="checkbox"/> Other (please specify)				
Reasons for suggested development / land use	See accompanying planning report				

Likely timescale for delivery of suggested development / land use	<input type="checkbox"/> 1-5 Years <input checked="" type="checkbox"/> 6-10 Years <input checked="" type="checkbox"/> 11-15 Years <input checked="" type="checkbox"/> 15+ Years
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Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input checked="" type="checkbox"/> Yes <input 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 See accompanying report <input type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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 See accompanying report
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)	



Google

By email to planning.policy@stalbens.gov.uk

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

8 March 2021
[REDACTED]

Dear sir/madam,

**RE: ST ALBANS LOCAL PLAN 2020-38 – CALL FOR SITES
LAND AT BRINSMEAD, PARK STREET (SHLAA-GB-PS-45 & SHLAA-GB-PS-200)**

I write in response to your Call for Sites in association with the new Local Plan covering the period 2020-38.

I am instructed by the owners of the two sites listed above. Both sites were previously submitted through the Call for Sites process and given the separate reference numbers above. However, the two landowners have now come together to promote the sites as a single submission.

As this is technically a new submission, I have completed the pro forma for the new site. The site extent is a combination of the site areas previously shown for sites SHLAA-GB-PS-200 and SHLAA-GB-PS-45. I have illustrated the extent of the site on the attached plan.

You may be aware that both elements of the site were previously rejected through the SHLAA process mainly due to flooding constraints. However, the Flood Maps have recently been updated and this site no longer falls within Flood Zone 3 and very little of the site falls within Flood Zone 2. On this basis, the situation has fundamentally changed from the Council's previous assessments.

We are currently putting together a package of technical work, including an indicative layout, that will address any remaining constraints on the land, including the Tree Preservation Orders on part of the site. This work will be submitted to you in the next couple of weeks.

In the meantime, please do not hesitate to contact me if you have any queries.

Yours faithfully
[REDACTED]

25 January to 5pm 8 March 2021
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Your Details	
Name	██████████
Company/Organisation	DLA Town Planning Ltd
Address	5 The Gavel Centre, Porters Wood, St Albans
Postcode	AL3 6PQ
Telephone	01727 850907
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

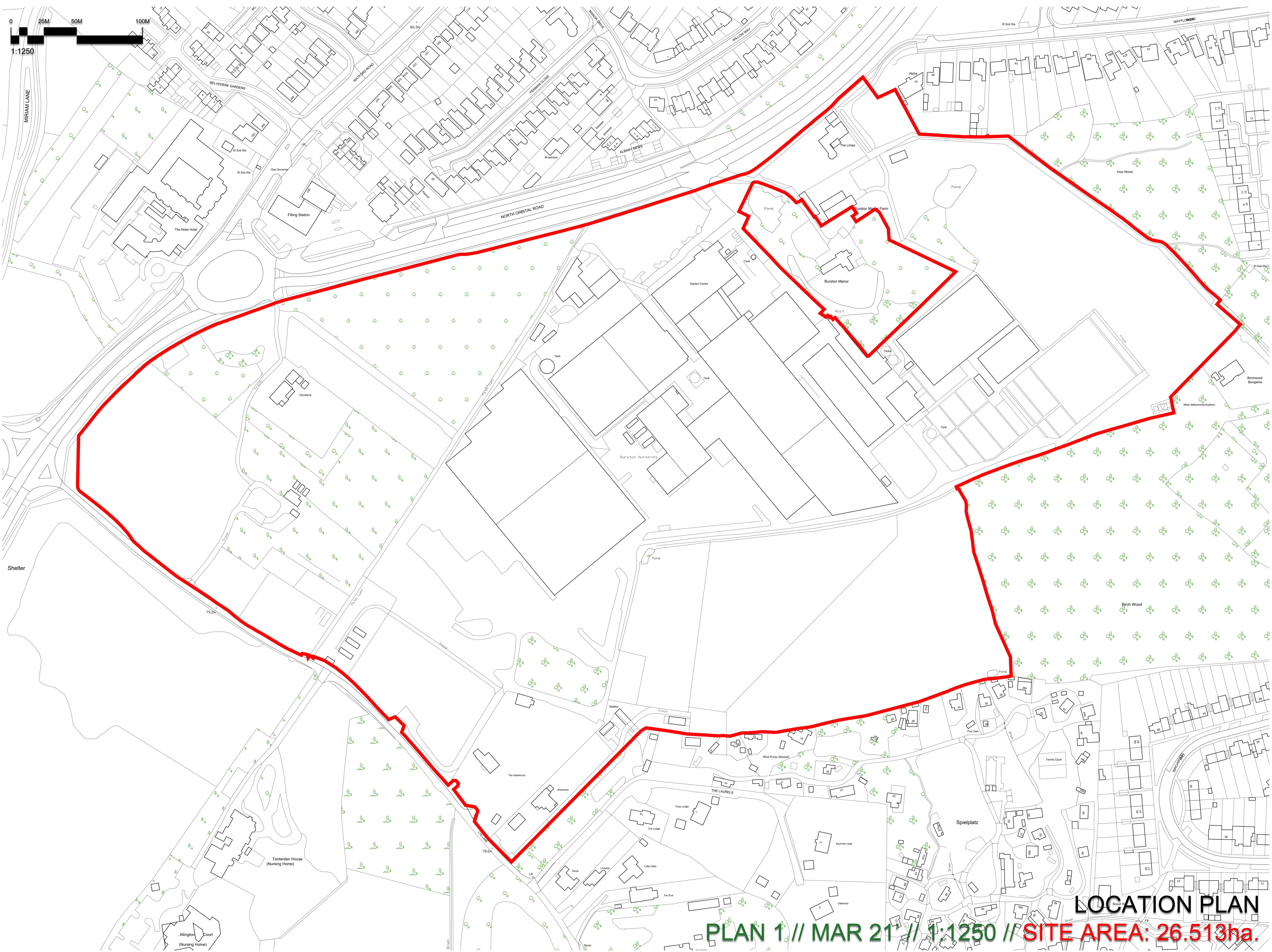
Site Details					
Requirements:					
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Burston Garden Centre, N Orbital Rd, St Albans AL2 2DS				
Site area (in hectares)	20.3 ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>513406</td> <td>Northing</td> <td>203608</td> </tr> </table>	Easting	513406	Northing	203608
Easting	513406	Northing	203608		
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: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div>				
Current land use	Residential, Garden Centre, Open Land				
Condition of current use (e.g. vacant, derelict)	Commercial, Resi and Vacant Land				
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) <input checked="" type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input checked="" type="checkbox"/> Biodiversity Improvement / Offsetting <input checked="" type="checkbox"/> Green Belt Compensatory Land <input checked="" type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)				
Reasons for suggested development / land use	The site is largely made up of previously developed land including the retail garden centre, an aquatics centre, B8 storage and individual dwellings, together with an implemented 150-bed hotel consent. As such, removal of the site would have very limited impact on the Green Belt as recognised in the Council's previous Green Belt review.				

	In addition, as a well-located and previously developed site in the Green Belt, the site should receive "first consideration" ahead of undeveloped sites in the Green Belt. The mixed-use nature of the site reduces the need to travel and key facilities (schools, shops, schools etc) are available within walking distance from the site.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Flood Risk	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input 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
	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	Yes (If yes, please specify) x No
Planning Status	<input checked="" type="checkbox"/> Planning Permission Granted <input checked="" type="checkbox"/> Planning Permission Refused <input checked="" 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	<p>5/2020/3022 - Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking (pending)</p> <p>5/2015/0722 - Hotel with 150 bedrooms, conference and function centre, associated car parking, realignment of roundabout and retention of bungalow (amendments to 5/2012/2055 dated 27/09/2013 and 5/2013/3450 dated 21/03/2014) (Approved)</p>	
	<p>Areas of high risk of surface water flooding would not be developed on and could be managed through a SuDS strategy.</p> <p>Site includes AS.R.32 (Medieval Manor and Deserted Village, Burston Manor), an archaeological site which may be subject to a recording condition.</p> <p>Site abuts two County Wildlife Sites (76/020 – Birch Wood and 76/021 – How Wood)</p> <p>Two listed buildings adjoin the site albeit any future development would provide a soft, landscape buffer to protect their setting.</p>	

BURSTON NURSERIES ST ALBANS



LOCATION PLAN
PLAN 1 // MAR 21 // 1:1250 // SITE AREA: 26.513ha.