

Sent by email to: [REDACTED]

[REDACTED]
CALA Homes (Chiltern) Limited
Gemini House
Mercury Park
Wooburn Green
Buckinghamshire
HP10 0HH

Our ref: BRD3604-let1

3rd March 2021

Dear [REDACTED]

**GEO-ENVIRONMENTAL INVESTIGATION
CHISWELL GREEN LANE, ST ALBANS**

As you are aware, BRD has produced a desk study report and a site investigation report for the site, referenced as follows:

- 'Phase 1 Environmental Desk Study - Chiswell Green Lane, St Albans', BRD Environmental Ltd, report ref. BRD3604-OR1-A, dated January 2020.
- 'Geo-Environmental Site Investigation - Chiswell Green Lane, St Albans', BRD Environmental Ltd, report ref. BRD3604-OR2-C, dated July 2020.

These reports should be referred to for the detailed scope and assessment, however, it is understood that you require a summary report covering the contamination assessment for the site and this is provided below.

Please note that this summary report does not include any reference to the geotechnical assessment that is provided in the reports.

Summary of General Information

SUBJECT	COMMENTS
CURRENT SITE CONDITION	The site currently comprises mainly open fields. To the south of the site is a small coppice of mature trees. Within the area of trees are several shipping containers, building materials and used containers where a building contractor previously utilised the coppice to store building supplies. In the east of the site is a small fenced off paddock and a dilapidated breezeblock building
PROPOSED DEVELOPMENT	It is proposed that the site will be developed as residential houses with private gardens, access roads and public open spaces.
HISTORICAL SUMMARY	The site has remained largely undeveloped comprising open fields and paddocks. A building was constructed in the early 1990s in the northeast corner of the site and more recently the coppice in the eastern part of the site has been utilised by a building contractor to store materials. An above ground fuel tank was noted in this eastern area.
PUBLISHED GEOLOGY	The north western to northern fringe of the site is shown to be devoid of superficial deposits. The southern extents of the site is shown to be underlain by superficial deposits comprising sand and gravels of the Kesgrave Catchment Subgroup. The shallowest bedrock unit is shown to be Lowes Nodular Chalk Formation and Seaford Chalk Formation (Undifferentiated).
HYDROGEOLOGY	<p>A proportion of the site is situated upon superficial deposits designated a Secondary A Aquifer.</p> <p>The underlying Chalk bedrock is designated as a Principal Aquifer.</p> <p>The site is located within a groundwater Source Protection Zone 2 (Outer Protection Zone).</p>
HYDROLOGY	<p>The closest surface water feature to the site is a pond group of small ponds approximately 50m to 70m west of the site. The River Ver is approximately 1.5km east of the site running north to south.</p> <p>The site is not in an area indicated to be at risk of flooding.</p>
PRELIMINARY CONTAMINATION ASSESSMENT FROM DESK STUDY	<p>From the desk study research it was considered that the vast majority of the site is unlikely to be significantly contaminated.</p> <p>However, some localised contamination may have derived from any spillages from refuelling plant at the above ground storage tanks that have been present on the site. Limited pesticide residue may be present on the site due to the historic use of the site as an orchard and agricultural fields. Additionally, evidence of waste materials are present on the site and may pose a localised contamination risk.</p> <p>A Phase 2 contamination assessment Phase 2 Contamination Assessment was recommended to assess the underlying ground conditions and to target any potential contamination as a result of the previous uses of the site.</p>

Summary of Investigation Works

SUBJECT	COMMENTS																
INVESTIGATION SCOPE	<p>The BRD investigation comprised a total of 41No. trial pits, 32No. boreholes and 10No. dynamic probes undertaken over two phases of site works. The main site works were undertaken between 16th and 19th March 2020. The additional investigation site works were undertaken on 22nd to 25th June and 3rd July 2020.</p> <p>A total of 6No. return gas/groundwater monitoring visits were undertaken over the two months following the main site works.</p>																
ACTUAL GROUND CONDITIONS ENCOUNTERED	<p>The ground conditions encountered in the investigation were generally as expected from the anticipated geology shown on the available BGS geology maps, although superficial deposits were found across the entire site.</p> <p>Generally, a layer of Topsoil or Made Ground Topsoil was generally found overlying the superficial deposits of the Kesgrave Catchment Subgroup, which in turn were found overlying the chalk bedrock.</p> <p>The bedrock was either found as shallow as 1.70m bgl or not proven in some of the windowless sample boreholes (>7.45m depth) across the site with the top of the chalk beneath the superficial deposits having an irregular undulating surface.</p> <p>Groundwater was not encountered whilst forwarding any of the exploratory holes.</p>																
CONTAMINATION TESTING	<p>Soil samples were taken from all trial pits and boreholes and selected samples from across the site and targeting potential contamination sources were forwarded to the UKAS accredited laboratory of DETS Ltd.</p> <p>The testing suite is detailed below.</p> <table border="1" data-bbox="456 1317 1453 1986"> <thead> <tr> <th data-bbox="456 1317 1182 1417">SOIL TEST</th> <th data-bbox="1182 1317 1453 1417">NUMBER OF SAMPLES TESTED</th> </tr> </thead> <tbody> <tr> <td data-bbox="456 1417 1182 1518">Arsenic, Cadmium, Chromium, Chromium VI, Copper, Lead, Mercury, Nickel, Selenium, Zinc</td> <td data-bbox="1182 1417 1453 1518">17</td> </tr> <tr> <td data-bbox="456 1518 1182 1585">Speciated Polycyclic Aromatic Hydrocarbons (PAH)</td> <td data-bbox="1182 1518 1453 1585">17</td> </tr> <tr> <td data-bbox="456 1585 1182 1686">Total Petroleum Hydrocarbons (TPH) with full carbon banding and aliphatic/aromatic split</td> <td data-bbox="1182 1585 1453 1686">11</td> </tr> <tr> <td data-bbox="456 1686 1182 1794">Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) plus Methyl Tert Butyl Ether (MTBE)</td> <td data-bbox="1182 1686 1453 1794">11</td> </tr> <tr> <td data-bbox="456 1794 1182 1861">Asbestos Quantification</td> <td data-bbox="1182 1794 1453 1861">17</td> </tr> <tr> <td data-bbox="456 1861 1182 1928">Asbestos Bulk Identification</td> <td data-bbox="1182 1861 1453 1928">5</td> </tr> <tr> <td data-bbox="456 1928 1182 1986">Semi-Volatile Organic Compounds (SVOCs)</td> <td data-bbox="1182 1928 1453 1986">3</td> </tr> </tbody> </table>	SOIL TEST	NUMBER OF SAMPLES TESTED	Arsenic, Cadmium, Chromium, Chromium VI, Copper, Lead, Mercury, Nickel, Selenium, Zinc	17	Speciated Polycyclic Aromatic Hydrocarbons (PAH)	17	Total Petroleum Hydrocarbons (TPH) with full carbon banding and aliphatic/aromatic split	11	Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) plus Methyl Tert Butyl Ether (MTBE)	11	Asbestos Quantification	17	Asbestos Bulk Identification	5	Semi-Volatile Organic Compounds (SVOCs)	3
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	Volatile Organic Compounds (VOC	3
	Organochlorine Pesticides	6
	Waste Acceptance Criteria (WAC) testing	1

Summary of Contamination Assessment

SUBJECT	COMMENTS
SOIL RISKS TO HUMAN HEALTH	<p>A mound of soil with bonfire residues on the north west site boundary was found to be contaminated.</p> <p>A single fragment of asbestos cement was found in one area of soil and was removed.</p>
LANDFILL GAS	No landfill gas risks have been identified.
RADON GAS	Radon gas protection measures are not required.
RISKS TO THE WATER ENVIRONMENT	No unacceptable contamination risks to water resources have been identified.
RISKS TO BUILDING MATERIALS AND SERVICES	No unacceptable contamination risks to building materials and services have been identified.
REMEDIATION	<p>The remediation of the mound of soil and bonfire arisings would be best achieved by disposing of this discrete pile from site.</p> <p>Whilst no more asbestos cement fragments were found in any of the other trial pits, it would be prudent to have a watching brief by a competent person during the stripping of topsoil at the site so that if any further such fragments are discovered they can be safely removed.</p> <p>A remediation strategy should be developed to formalise the planned removal of the bonfire waste mound, removal of asbestos sheets and watching brief during the topsoil strip.</p>
ASBESTOS	Stacks of suspected corrugated Asbestos Cement sheets have been observed on site. These sheets will need safe removal as part of demolition / site clearance.
WASTE SOIL DISPOSAL	<p>It is considered that the any natural sub-soils disposed of from the site would be classified as ‘inert waste’.</p> <p>The mound of mixed soils and bonfire waste remains should be disposed of from site as ‘non-hazardous’ waste. The asbestos containing materials will need disposal as ‘hazardous waste’.</p>

I trust this summary meets your requirements.

Yours sincerely



Date: 06th February 2020

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ST ALBANS – BIODIVERSITY NET GAIN ASSESSMENT

RPS was commissioned by CALA Homes to undertake an assessment of Biodiversity Net Gain (BNG) within the southern parcel of land of St Albans, Chiswell Green, known herein as the site.

The Local Plan for St Albans City and District Council 2020-2036 requires Biodiversity Net Gain where effects to biodiversity from development are unavoidable. Offsite proposals for a net gain through habitat creation and/ or improvement may also need to be considered. Therefore, it is important that all developments can demonstrate that they can avoid a net loss of biodiversity on site. Details of this assessment are provided herein.

Biodiversity Net Gain Definition and Methods

Biodiversity Net Gain is defined in Baker *et al* (2019)¹ as:

"Development that leaves biodiversity in a better state than before"

The requirement for developments to seek to achieve BNG arises from the National Planning Policy Framework (NPPF), which states in Para. 170 that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity."

A BNG assessment would be undertaken using current guidance from CIEEM, et al (2019). This would involve using a recognised scoring system to assess the habitats on site prior to development and post development. There would be a requirement to show a net gain of approximately 10% and therefore it will be necessary to work with the project team to ensure high value habitats were being created. If biodiversity gains cannot be achieved on-site, off-site opportunities would need to be investigated.

A biodiversity index is derived for the baseline and for the proposed development, and BNG is achieved where an increase in value is delivered (on or offsite), and where habitats of a higher value are not replaced exclusively with habitats of a lower value.

Defra made available its beta test update of its BNG assessment tool in December 2019. This tool has been used for the assessment in this letter report. The tool and associated documents were downloaded from <http://publications.naturalengland.org.uk/publication/5850908674228224>

r, J., Hoskins, R. & Butterworth, T. (2019). *Biodiversity Net Gain – Good Practice Principles for Development*. Ciria, London.

Biodiversity Net Gain Assessment

The baseline for assessment of BNG used the Phase 1 Habitat Survey for the site produced by RPS in January 2020 (Appendix 1). This survey identified that the site comprises a number of habitats but was largely dominated by improved and semi-improved grassland.

The extent, distinctiveness and condition of the baseline habitats present on site is provided in the BNG calculation tool within the excel spreadsheet, attached to this application.

Description of existing habitats on the site.

Site habitat baseline

Of the approximate 6.12 hectares on the site, approximately 0.23 hectares comprises tall ruderal of fairly poor quality, 4.32 hectares of poor quality semi-improved grassland, 1.55 hectares of poor-quality improved grassland and 0.02 hectares of built up developed land such as hardstanding.

Site hedge baseline

Of the boundary hedgerows and scattered trees on site, hedgerow number seven is approximately 0.1 kilometres in length and of poor quality. Hedgerow number eight is approximately 0.1 kilometres long and in moderate condition with low levels of connectivity. Hedgerow number ten is approximately 0.4 kilometres long and in moderate condition with low levels of connectivity. Lines of trees within the site are approximately 0.21 kilometres and in moderate condition and with low ecological connectivity. All pre-development habitat types are summarised below in Tables 1 and 2.

Description of post-development habitat on the site

The generic development proposals have only been reviewed to date (Appendix 2). Due to a lack of detailed plans for the site at this stage, please note that all calculations from this point are approximate and will be updated by a qualified ecologist upon receipt of the final landscape masterplan, from CALA Homes.

Table 1 Pre-development habitat types, quality and areas at St Albans, Chiswell Green

Habitat type	Habitat Quality	Area (h)	Length (km)	Total habitat units
Tall Ruderal	Fairly poor	0.23	n/a	0.69
Semi-improved grassland	Poor	4.32	n/a	12.96
Improved grassland	Poor	1.55	n/a	3.10
Build up developed land	n/a	0.02	n/a	0
Total site baseline				16.75

Table 2 Pre-development linear habitat types at St Albans, Chiswell Green

Habitat type	Habitat Quality	Area (h)	Length (km)	Total habitat units
Hedgerow 7	Poor	n/a	0.1	0.7
Hedgerow 8	Moderate	n/a	0.1	0.4

Our ref: St Albans, Chiswell Green



Habitat type	Habitat Quality	Area (h)	Length (km)	Total habitat units
Hedgerow 10	Moderate	n/a	0.4	0.16
Lines of trees	Moderate	n/a	0.21	0.84
Total site baseline				2.1

Recommendations to achieve Biodiversity Net Gain within St Albans, Chiswell Green, Southern Parcel.

To achieve Biodiversity Net Gain good quality habitats which improve biodiversity are required to be included within the new design for the site. Using the baseline assessment above it is recommended that habitats likely to be impacted by the proposed development are replaced and improved and/or new habitats are created which benefit local and native species. Some examples of habitats and management are provided below, and proposed figures are provided below in Table 3.

Wildflower meadow grassland, wet meadow grassland mix

A simple and effective way of improving the site ecologically would be to retain the existing poor quality tall ruderal habitats on Site and enhance them with wildflower meadow grassland.

The grassland should comprise an appropriate native, neutral meadow grassland seed mix. It should be managed via annual mowing to no less than 15 m height, in late summer, once flowers have set seed. All arisings should be removed offsite. The meadow grassland will provide foraging and sheltering habitat for a range of species, including birds, bats, amphibians, reptiles and invertebrates.

Native shrub planting and ornamental shrub planting

Areas of both native and ornamental shrub planting should be included around the scheme, to provide foraging habitat and nesting material for a range of wildlife species, particularly invertebrates and birds. Also, to create attractive planted areas that adds to and compliments the surrounding development.

Amenity grassland

Residential gardens (amenity grassland) will be provided as part of the housing development. This grassland, although likely to be poor quality can contribute to the overall biodiversity net gain of a site. In this case we have just assumed 0.2ha, to be able to achieve a 10%

Table 3 Post development BNG figures with retention of existing tall herb communities

Habitat type	Ares (h)	Area (km)	Condition	Habitat units
Mixed native scrub	0.5	n/a	Good	4.68
Grassland – other neutral grassland	1.5	n/a	Good	10.55
Introduced shrub	0.5	n/a	Good	2.9
Amenity grassland	0.2	n/a	Poor	0.39
Total baseline post development				18.5

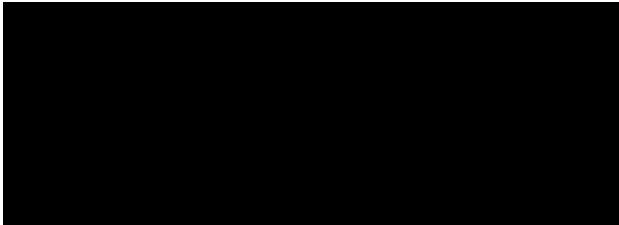
Summary

Overall, it is considered that the provision and management of grassland, native shrubs, tree and hedgerow planting would provide an overall biodiversity benefit of approximately over 10% following the development, particularly for birds and bats, but also for invertebrates and should be included within the scheme.

The assessment at this stage is approximate and incomplete due to a lack of the confirmed landscape scheme detailing habitats included within the final design. On completion of such plans, these plans should be issued to the RPS project ecologist to enable the final calculations to be undertaken. The new design should seek to improve existing boundary habitat and create new good quality habitats mentioned above.

Please do not hesitate to get in contact if you require any further information.

Yours sincerely,
for RPS Consulting Services Ltd



Our ref: St Albans, Chiswell Green



Appendix 1

Phase 1 habitat map



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 Notes
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 2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

- Application boundary
- Phase 1 habitat - polygon features
- Habitat_code
- Buildings
- Improved grassland
- Poor semi-improved grassland
- Tall ruderal
- Phase 1 habitat - line features
- Habitat_code
- Broadleaved Parkland/scattered trees
- Dry ditch
- Fence
- Hedge with trees - species-poor
- Intact hedge - species-poor
- Phase 1 habitat - point features
- Habitat_code
- Scattered tree - broadleaved

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Rev	Description	By	CB	Date



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 T: +44(0)1480 466 335 E: rpscm@rpsgroup.com

Client **CALA Homes**
 Project **St Albans Chiswell Green**
 Title **Pre-development habitat map**

Status Draft	Drawn By RN	PM/Checked By FM
Project Number ECO01040	Scale @ A3 1:1,300	Date Created 05/02/20
Figure Number 1		Rev B

rpsgroup.com

Document: Z:\A ECO01040 St Albans Chiswell Green\Tech\Drawings\1040_01_B (pre-development plan).mxd



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Our ref: St Albans, Chiswell Green



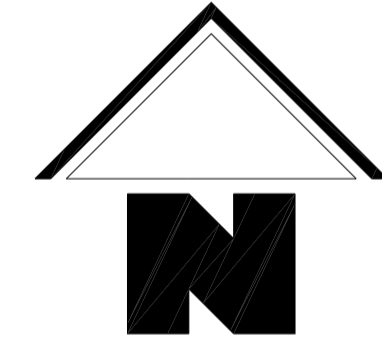
Appendix 2

Development proposals



Legend

- North Parcel
- South Parcel
- School Parcel
- Infrastructure
- Active Frontage
- Rear Gardens
- Public Open Space
- Parking Court
- Vehicular / Pedestrian Access
- Possible Future Access
- Existing Trees
- Proposed Structural Tree Planting
- Landmark Building
- Key Vista Stops
- "The Square"
- LEAP
- Strategic Green Space
- Pedestrian / Cycle Link



REV	DATE	DESCRIPTION

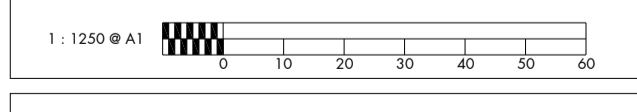


CALA HOMES

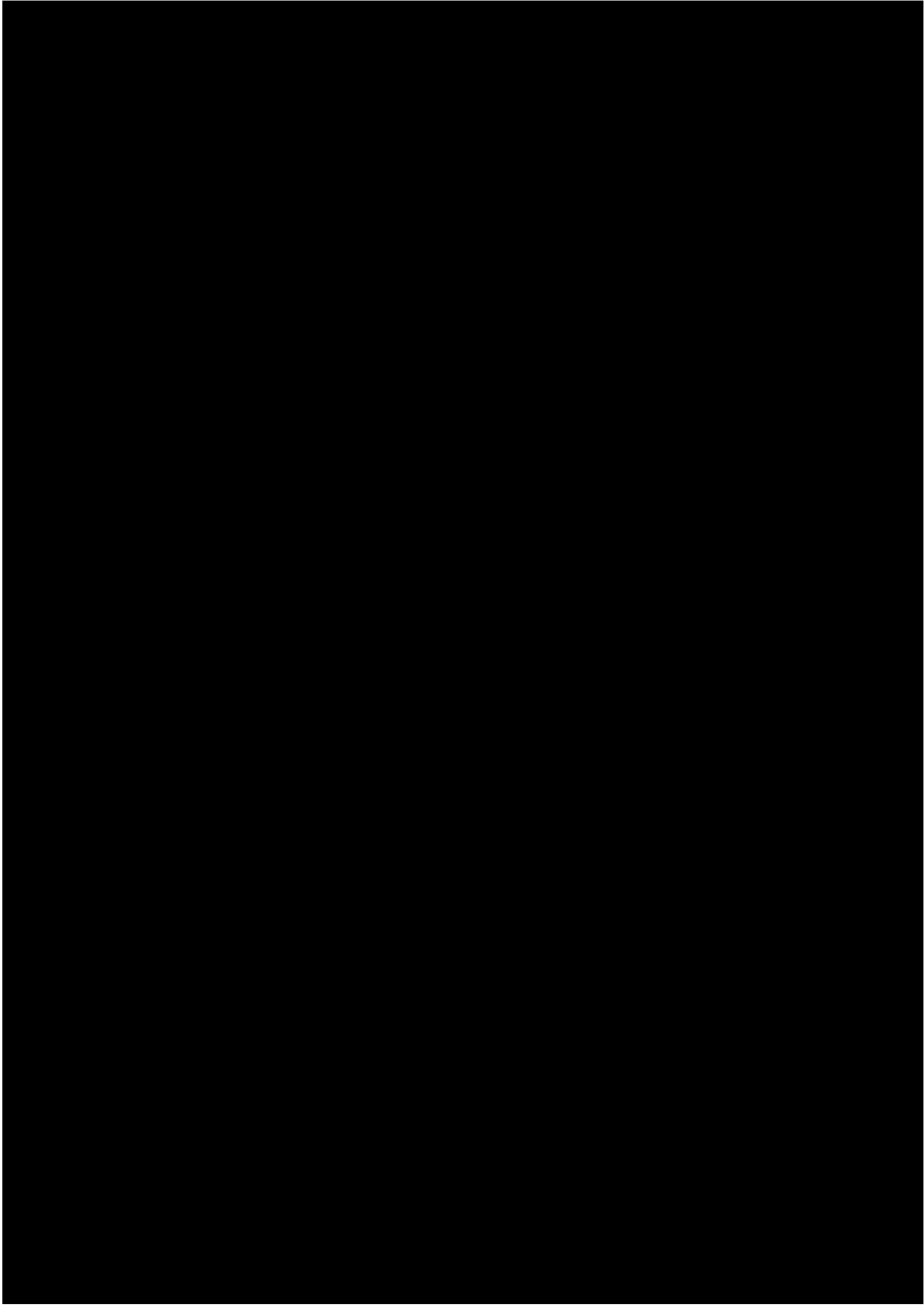
CALA GROUP LIMITED
Riverside House, Holport Lane, Woodburn Green
High Wycombe, Bucks HP12 0JY
Tel: 01628 556200 Fax: 01628 556201
DL: 1234 10 Woodburn Green Email: info@cala.co.uk

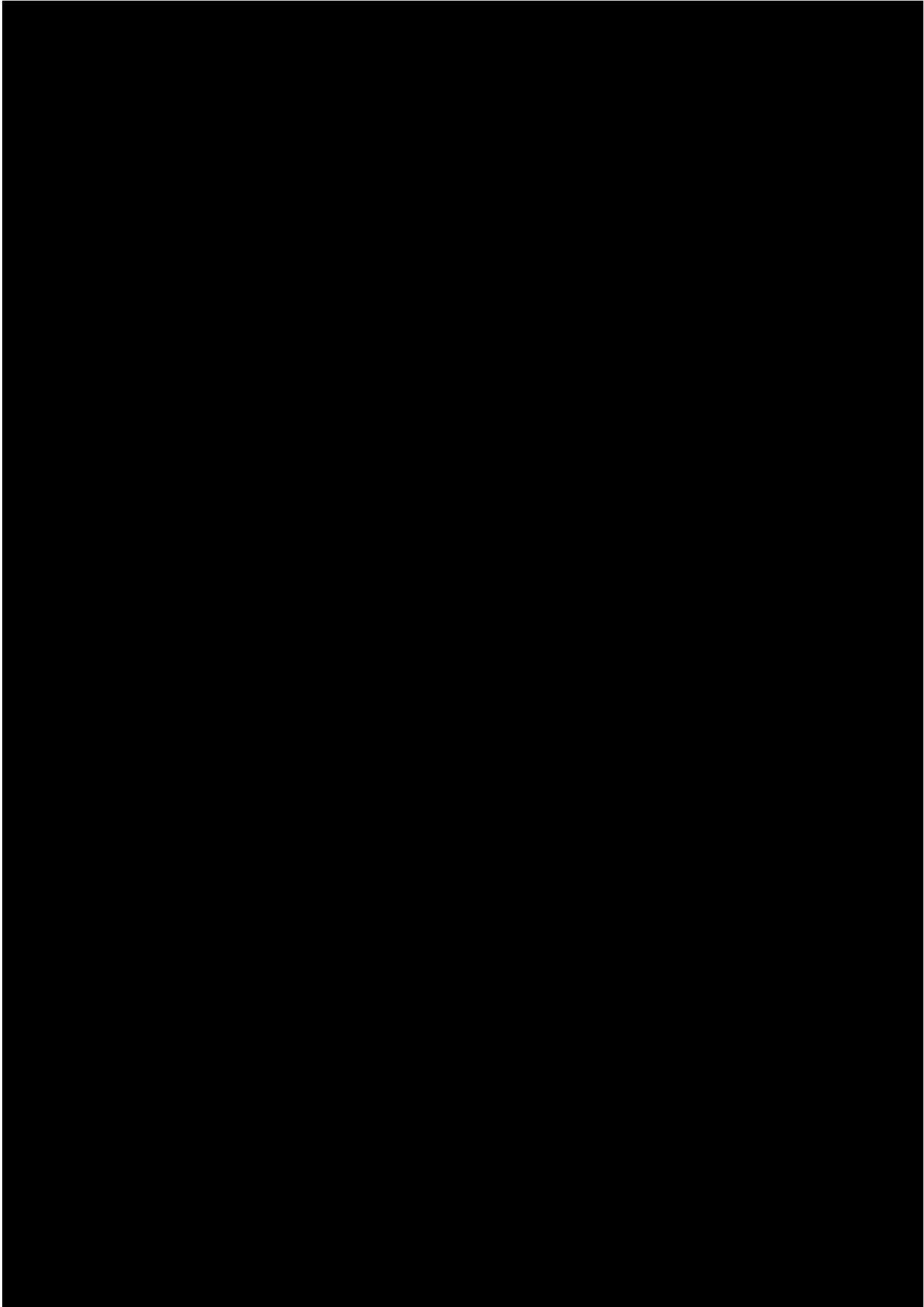
Chiswell Green, St. Albans

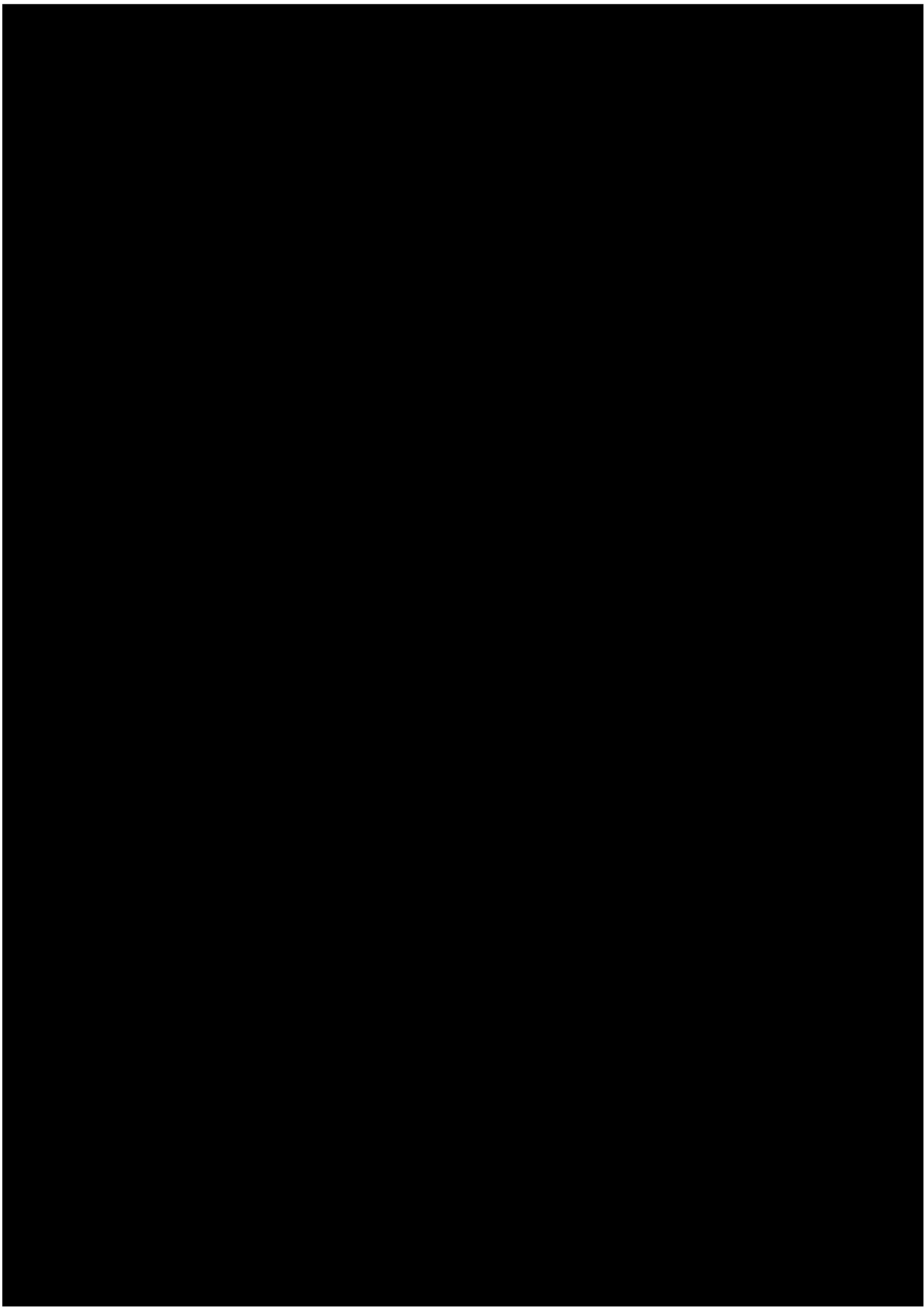
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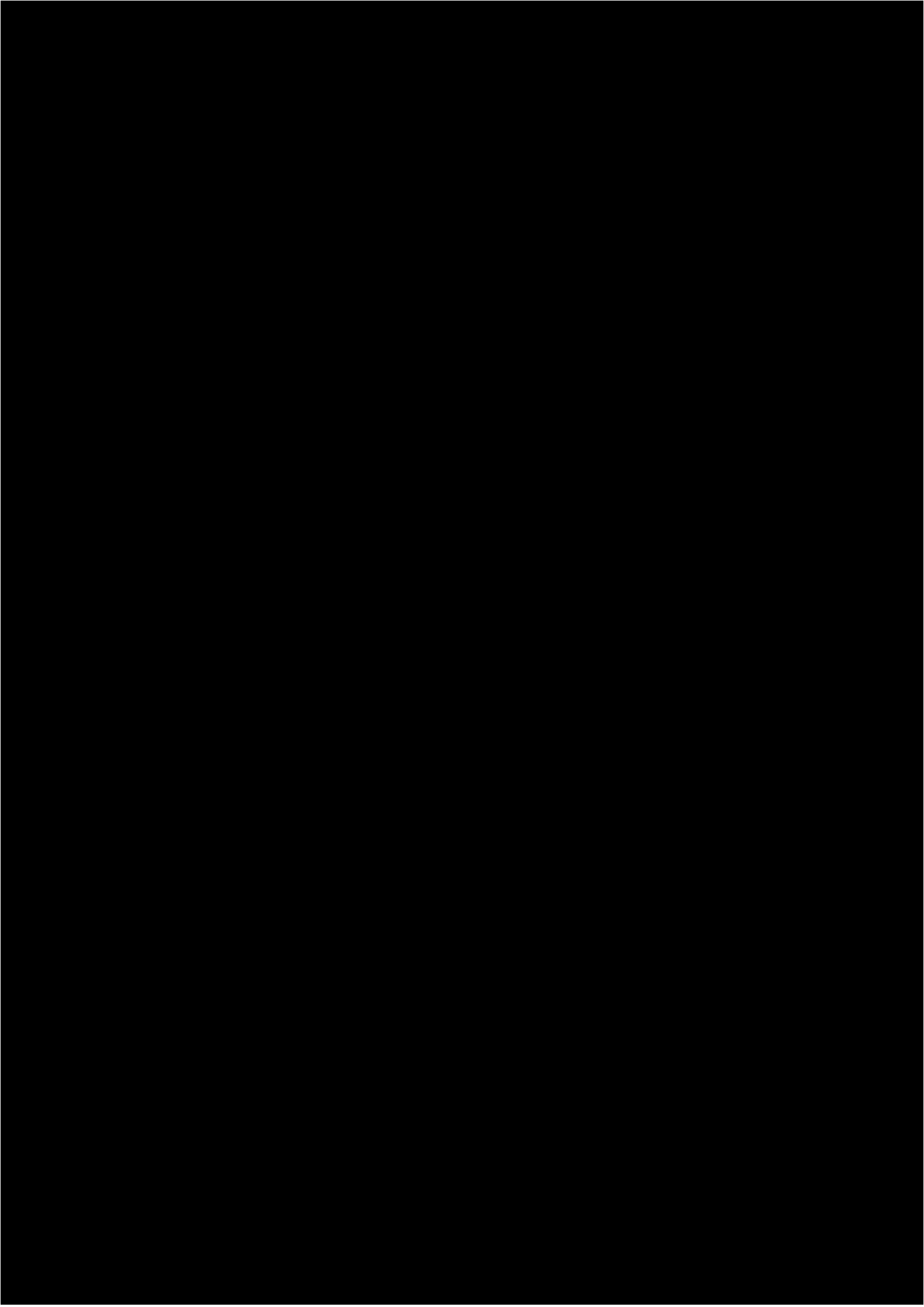


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Date	10.04.19	Rev	B
Drawn	MJ		









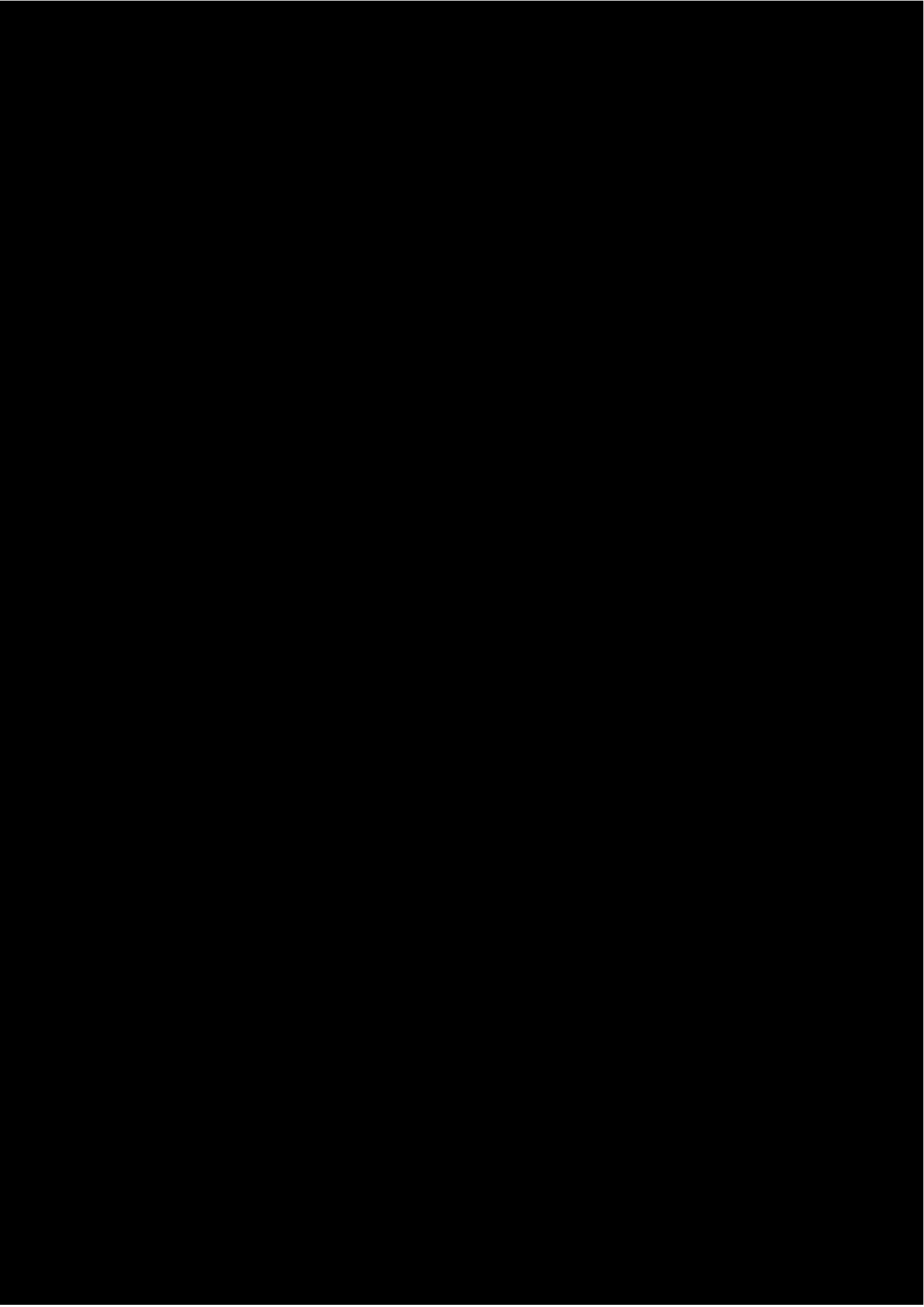


Figure 1: Site Location Plan



Figure 2: Walking Accessibility

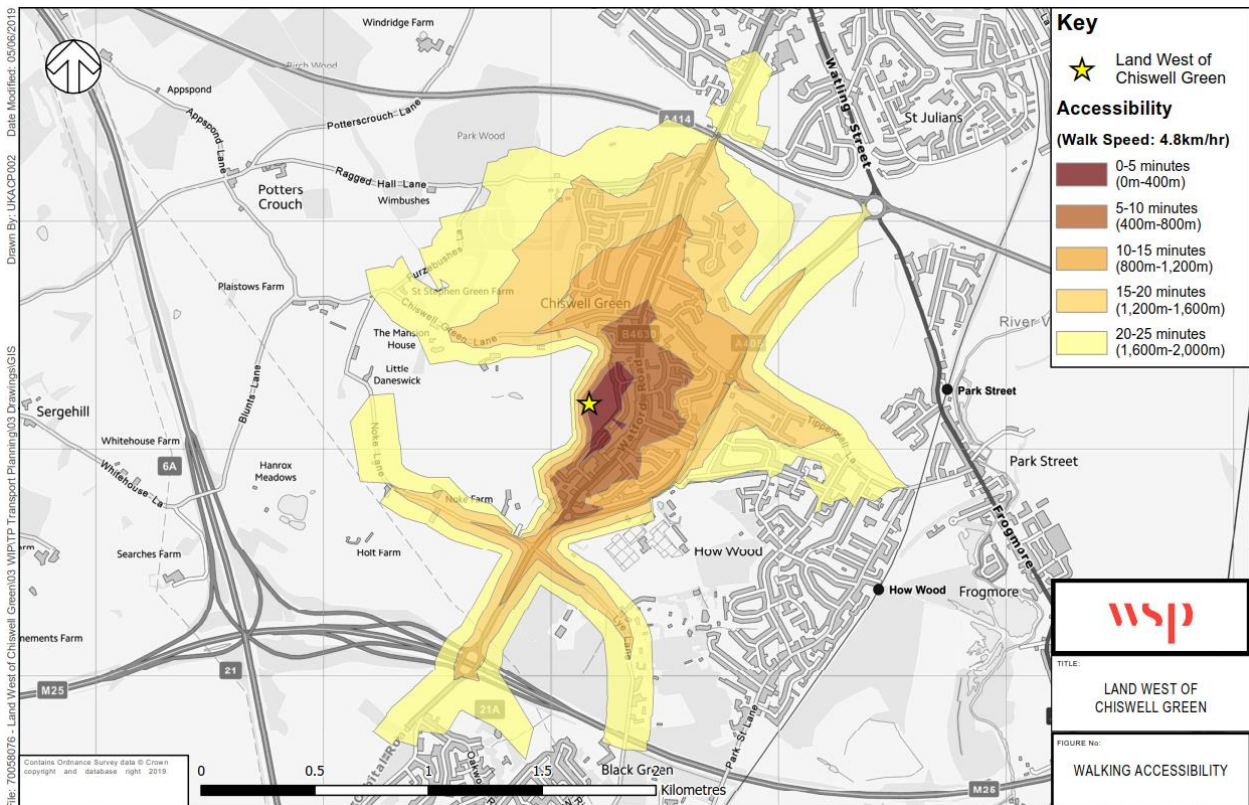


Figure 3: Cycling Accessibility

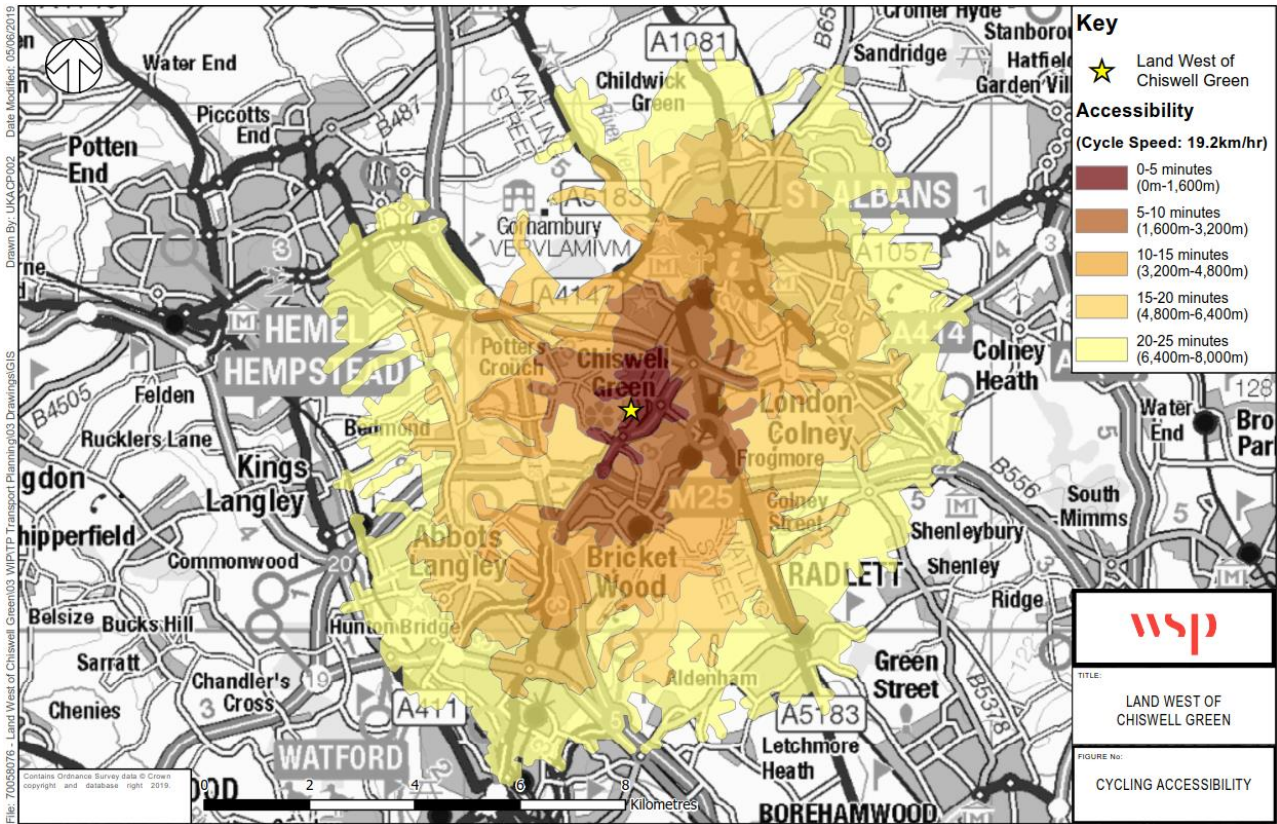
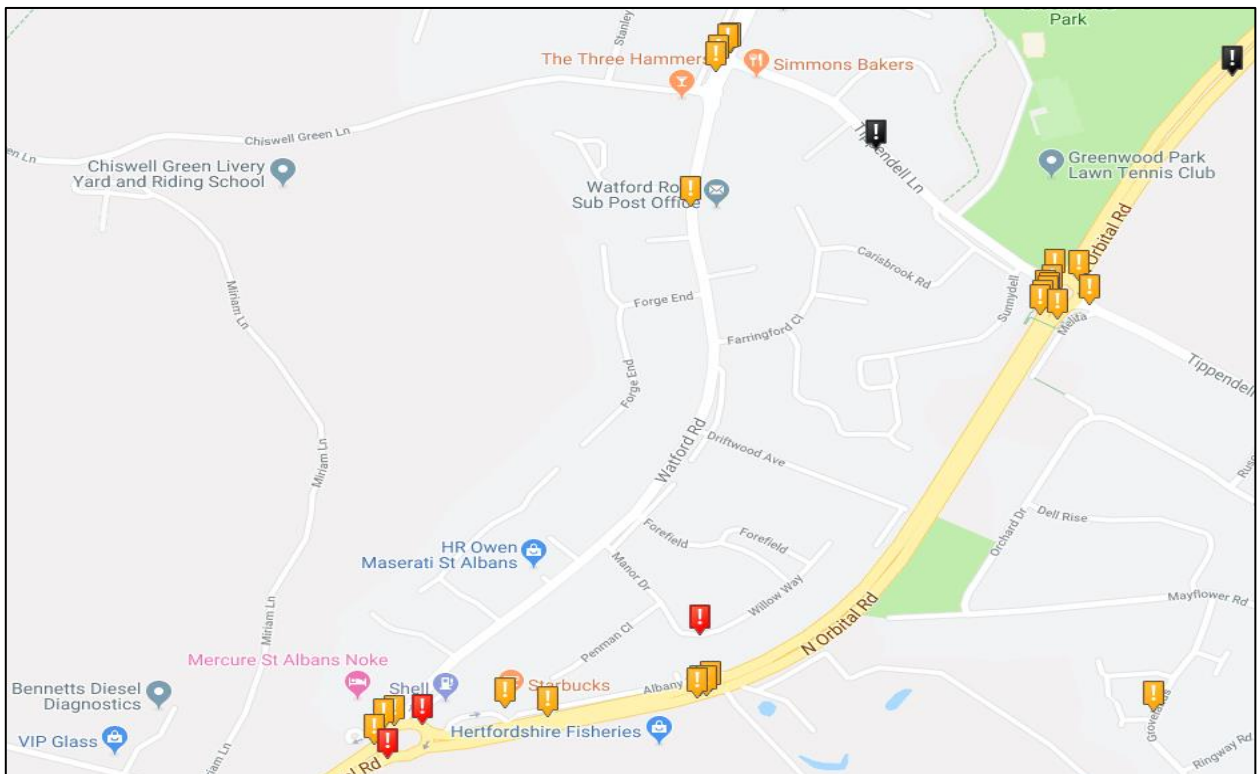
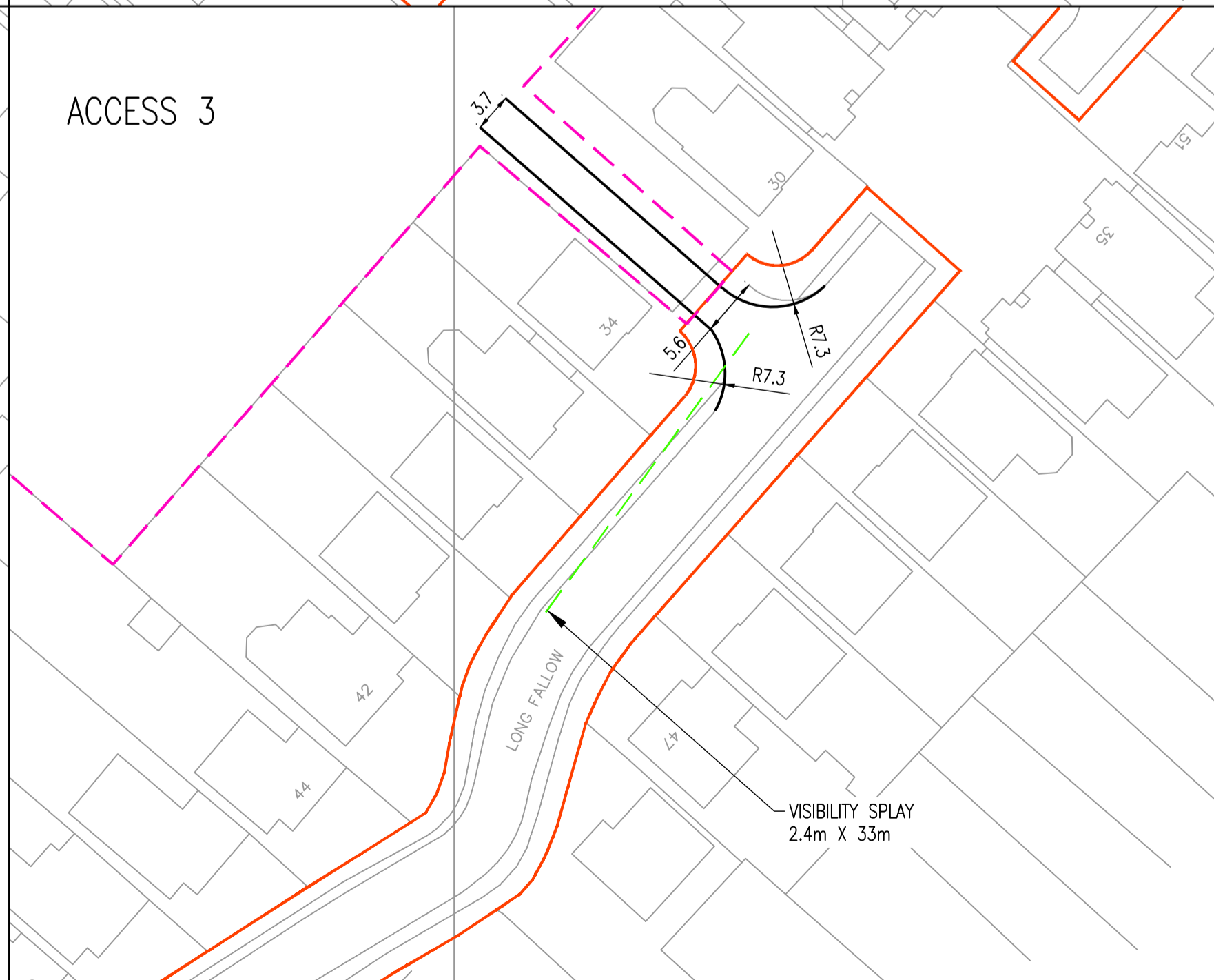
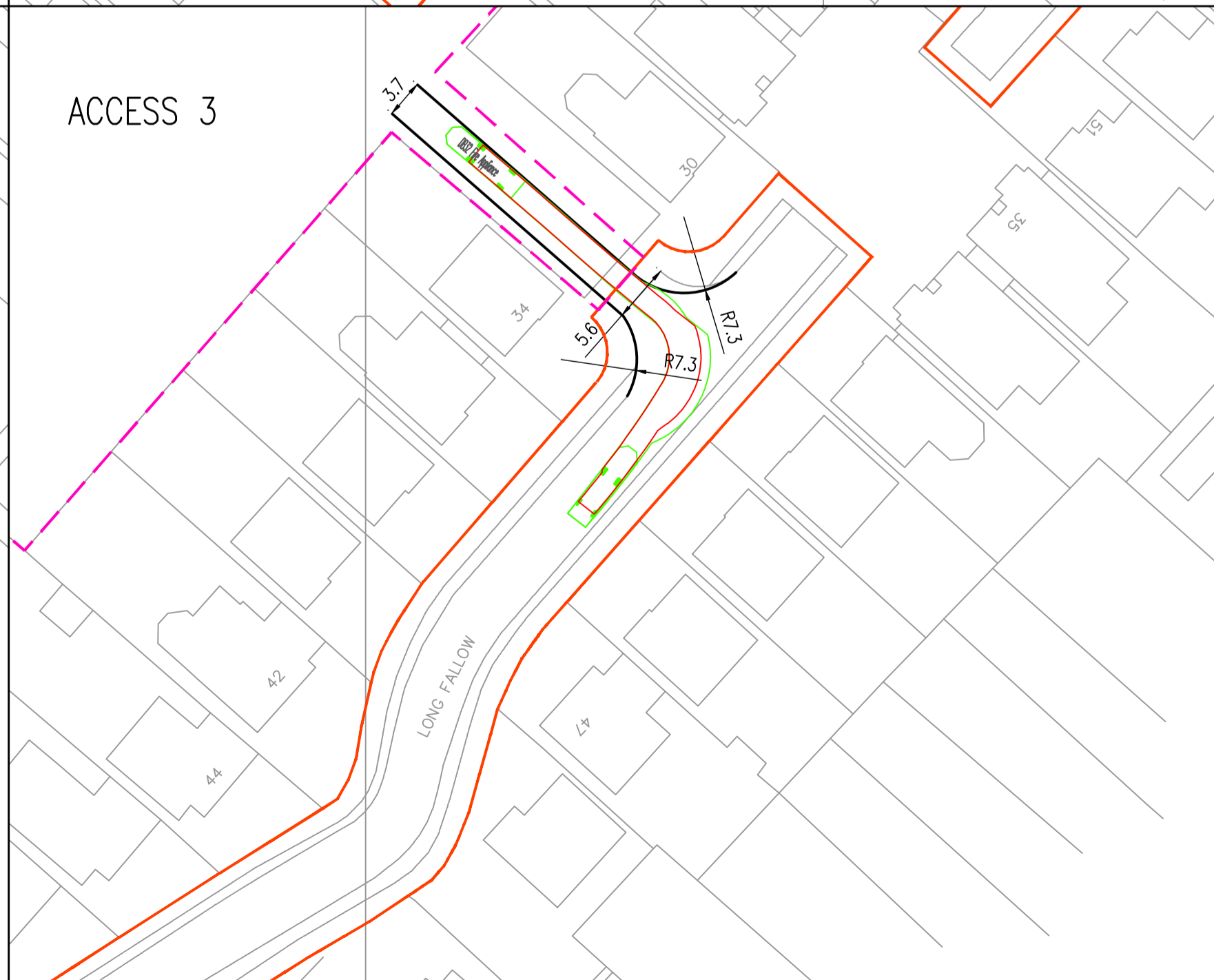
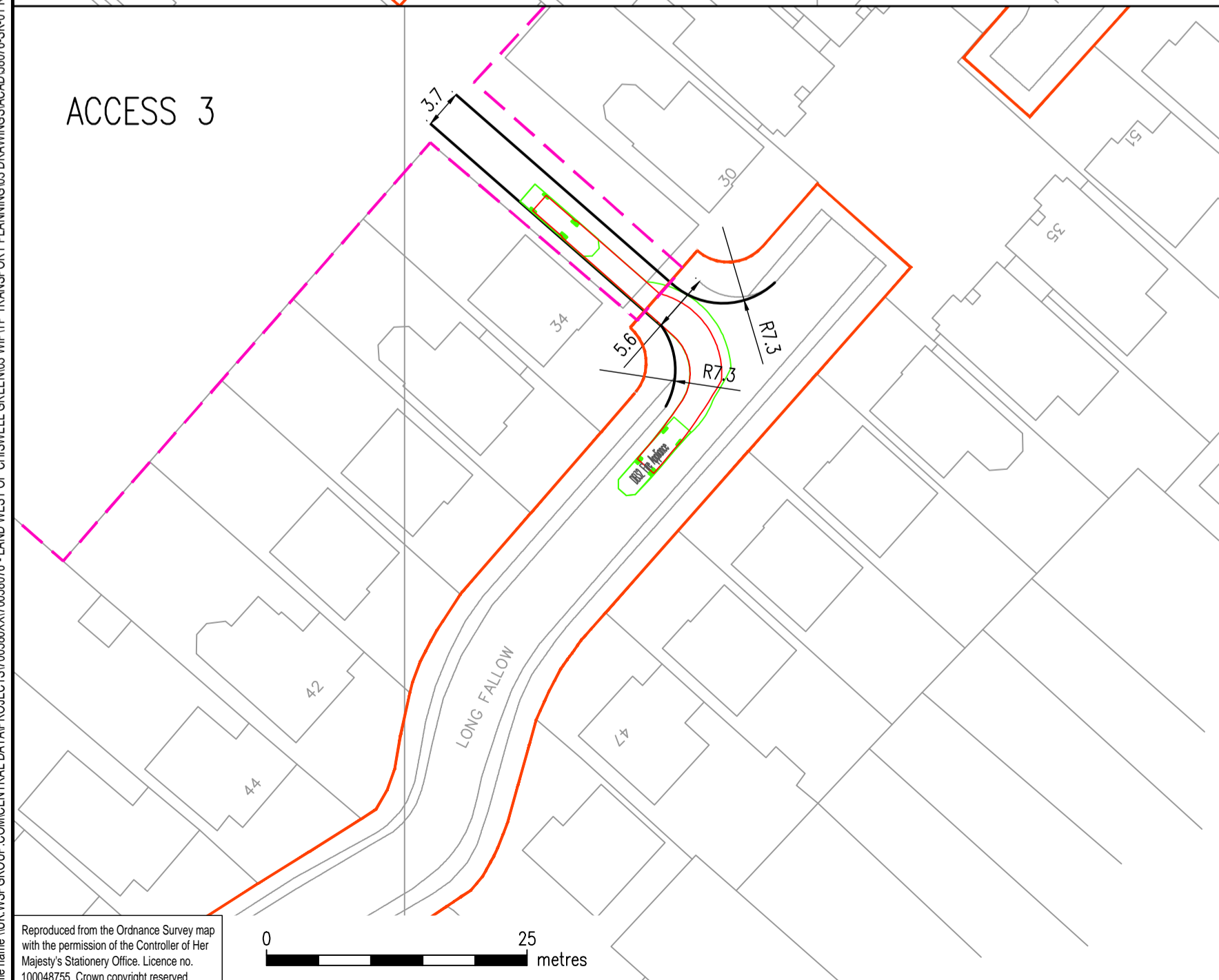
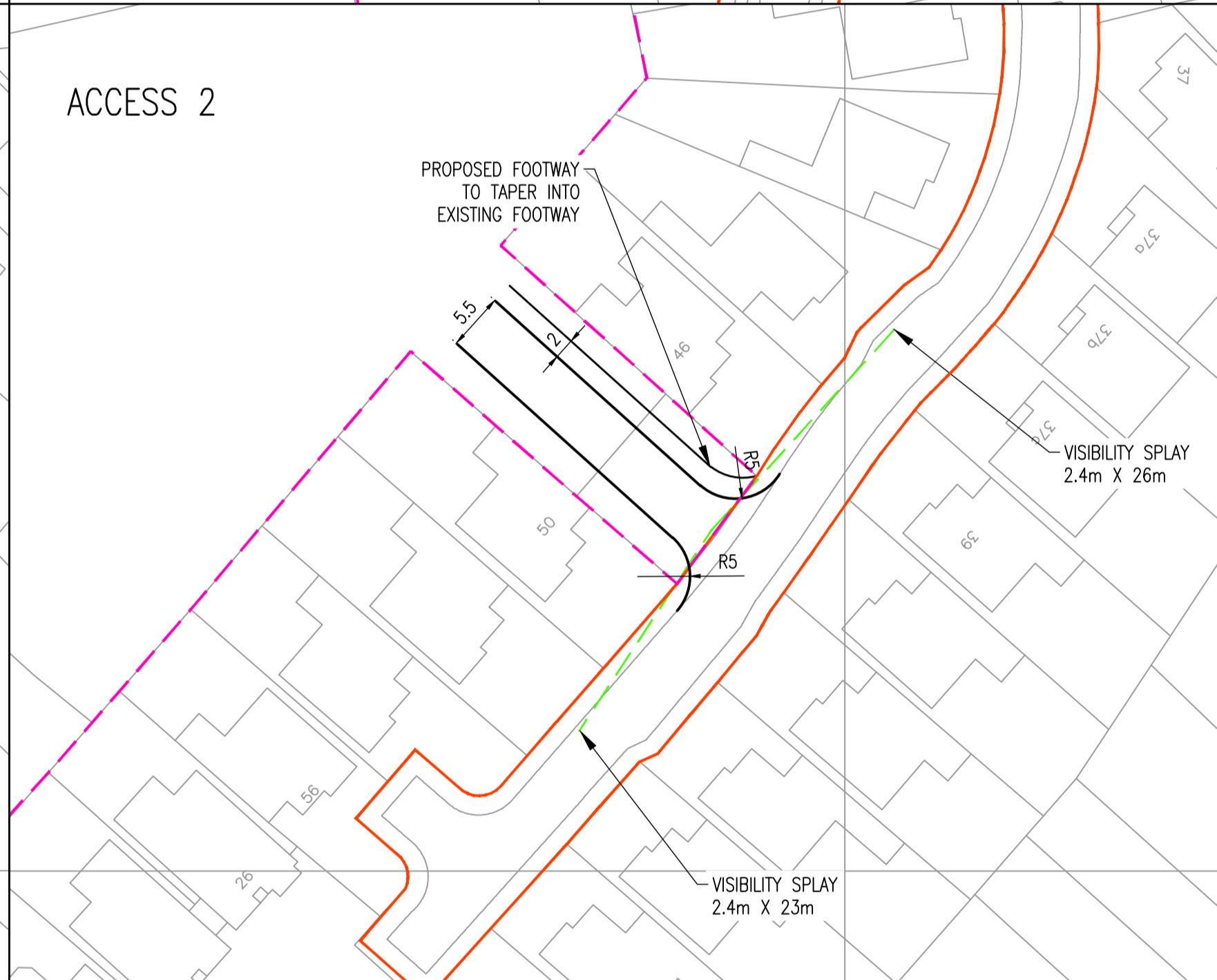
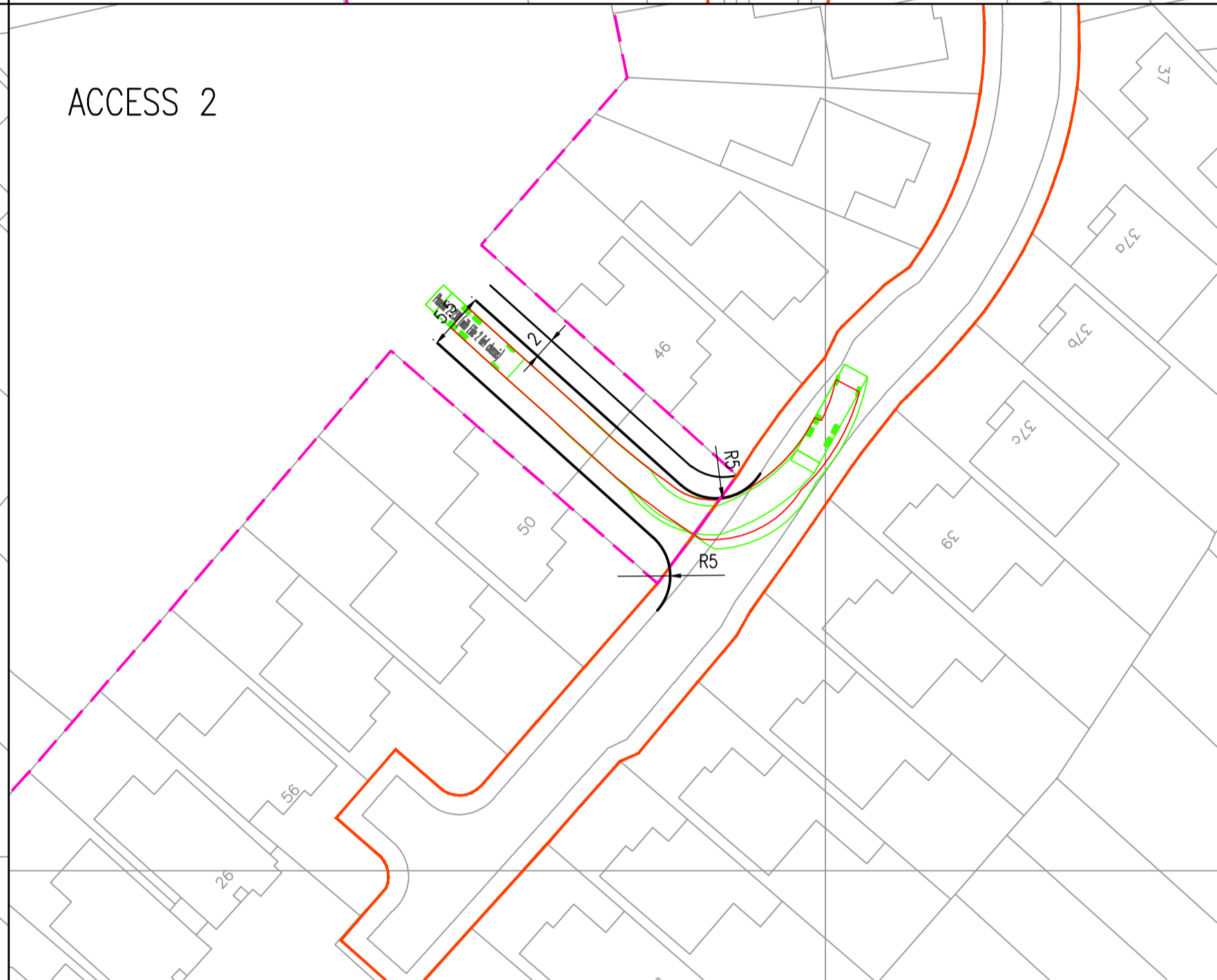
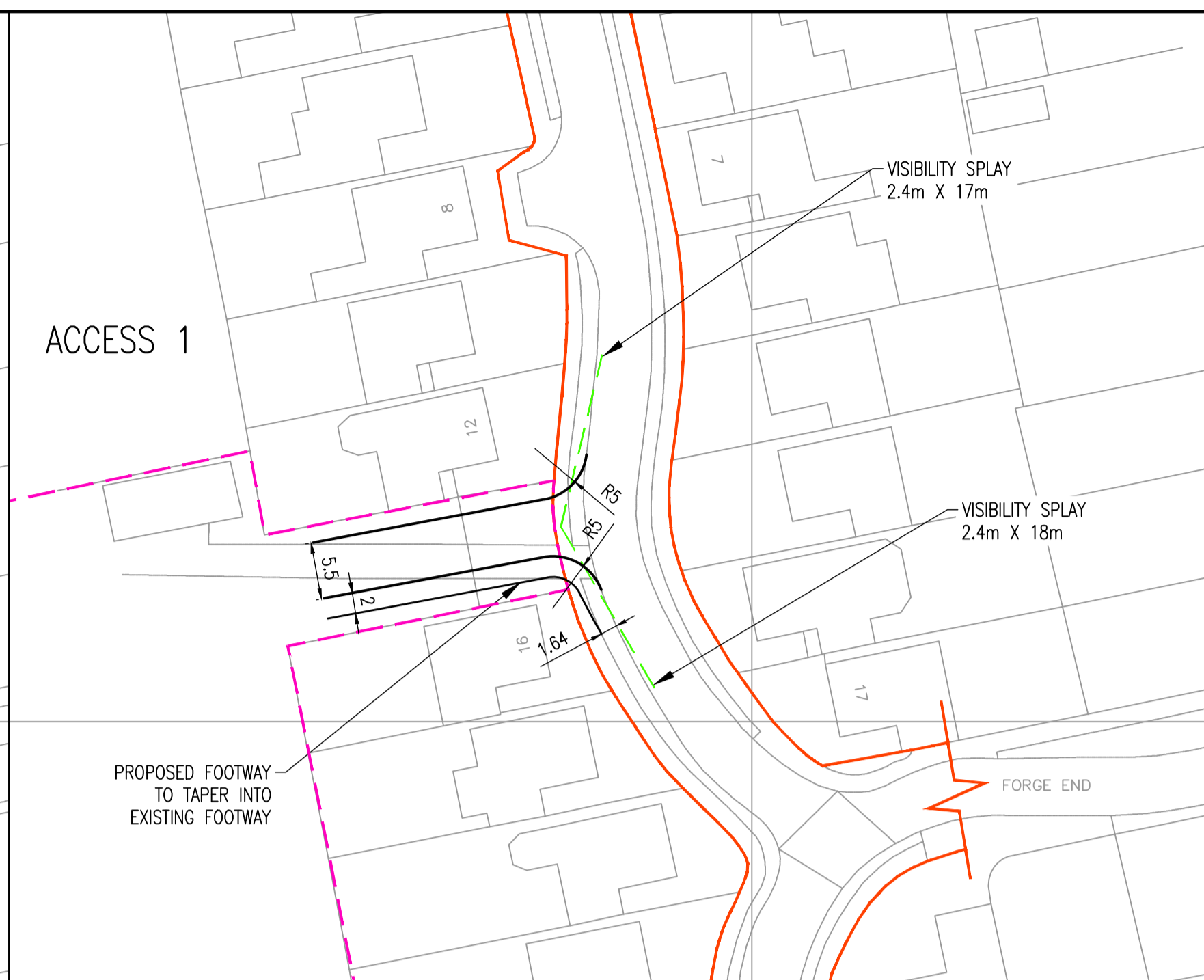
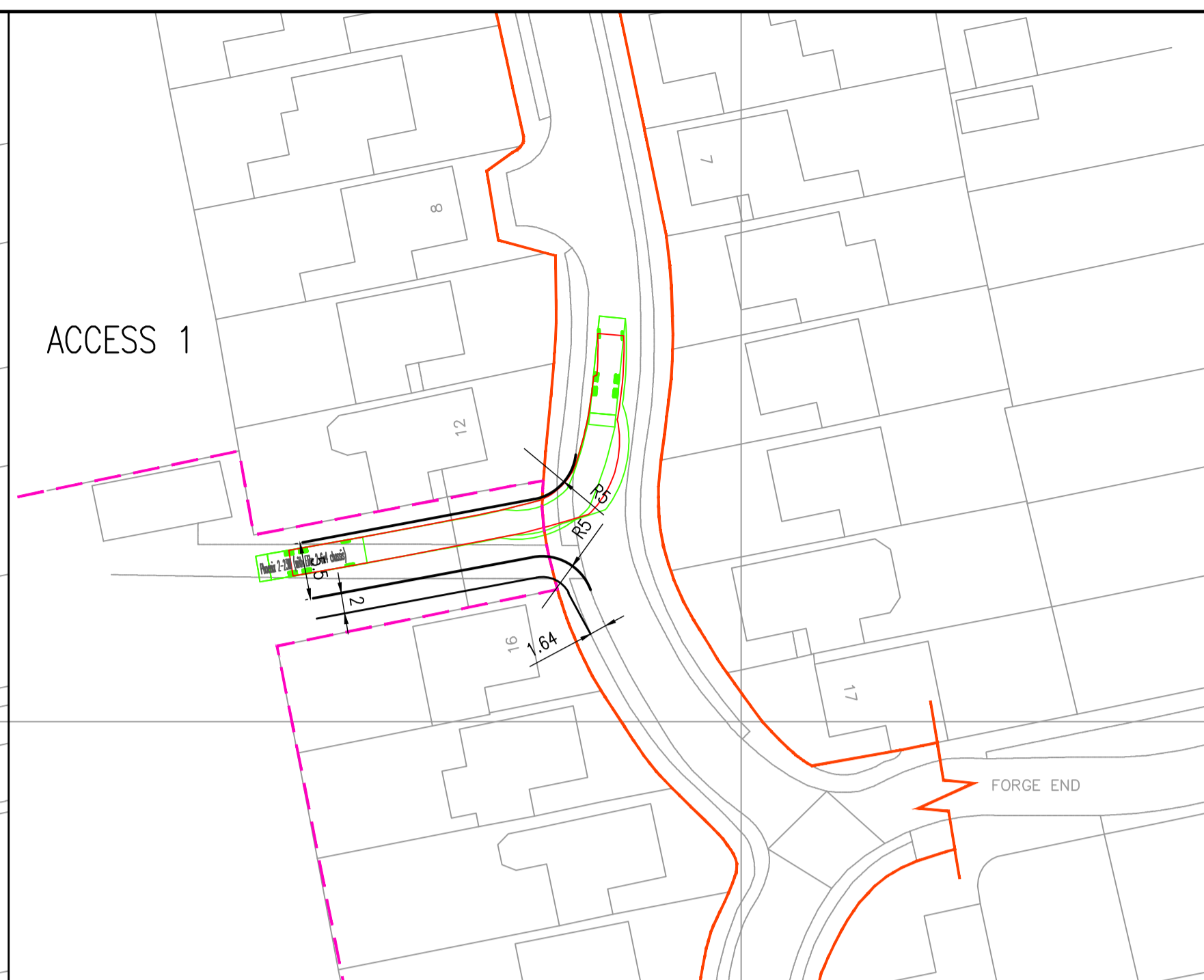
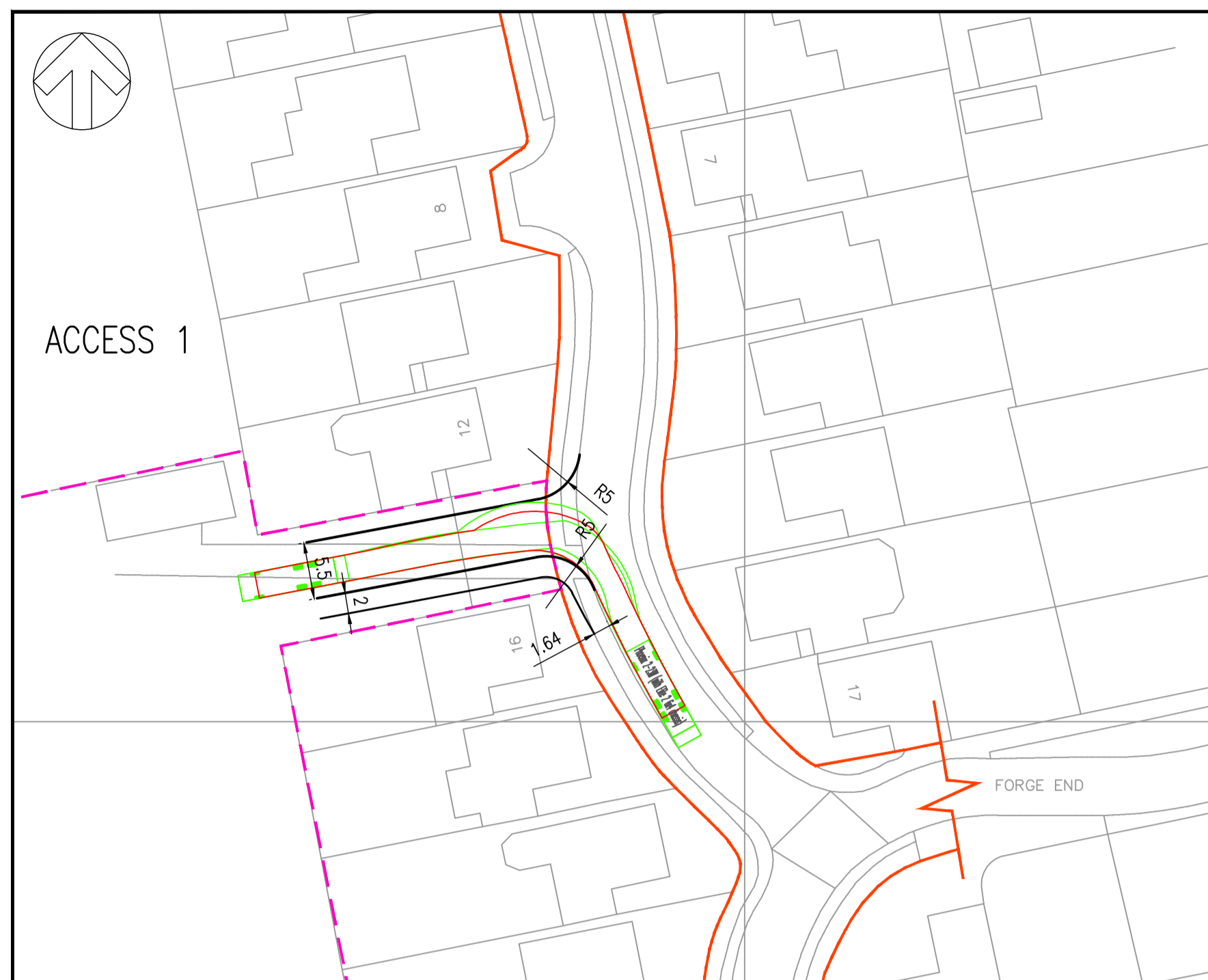
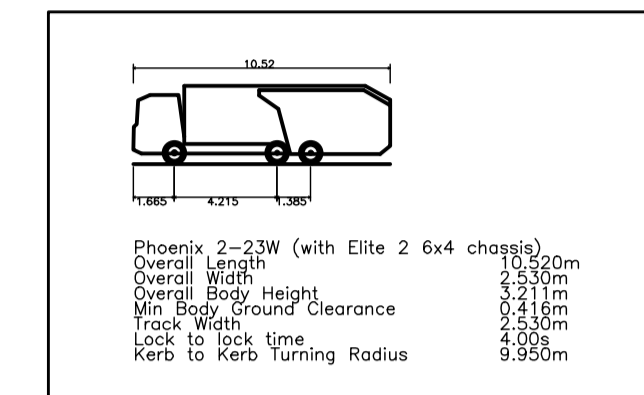
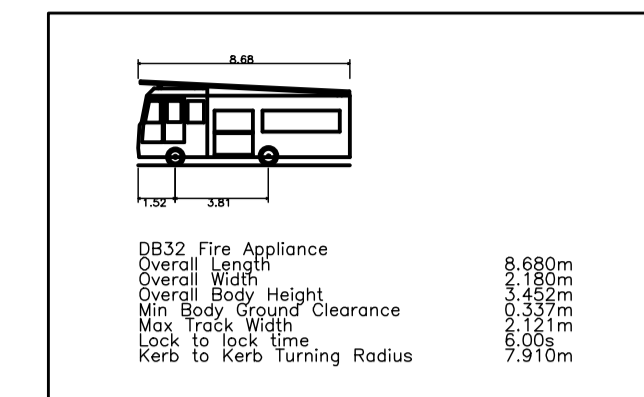


Figure 4: Personal Injury Accidents (Crashmap)





DO NOT SCALE



- KEY
- SITE BOUNDARY
 - HIGHWAY BOUNDARY

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK.

REV	DATE	BY	DESCRIPTION	CHK	APP
P03	25/07/2019	JEY	VISIBILITY SPLAYS AMENDED.	GM	GM
P02	28/06/2019	PP	CARRIAGEWAY WIDTHS AND RADII CHANGED, VISIBILITY SPLAYS AMENDED.	GM	GM
P01	21/06/2019	PP	FIRST ISSUE	AP	AP

DRAWING STATUS: **S0 - WORK IN PROGRESS**



Unit 9 The Chase, John Tate Road, Foxholes Business Park, Hertford, SG13 7NN, UK
T+ 44 (0) 1992 526 000, F+ 44 (0) 1992 526 001
wsp.com

CLIENT: **ALBAN DEVELOPMENTS LTD**

ARCHITECT:

SITE/PROJECT: **LAND WEST OF CHISWELL GREEN**

TITLE: **VEHICLE TRACKING AND VISIBILITY SPLAYS**

SCALE @ A1: 1:500

CHECKED: AP APPROVED: AP

PROJECT NO: 70058076 DESIGNED: AP DRAWN: PP DATE: June 19

DRAWING NO: 58076-SK-01 REV: P03

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File name: \\UK.WSPGROUP\COMP\CENTRAL\DATA\PROJECTS\70058076-LAND WEST OF CHISWELL GREEN\WP\TP TRANSPORT PLANNING\03 DRAWINGS\AC\DISBURTS\SK-01 REV1.PRD.DWG, printed on 31 July 2019 11:37:54 by Yvonne_LB

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 MULTI-MODAL TOTAL PEOPLE

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	3 days
	HC HAMPSHIRE	3 days
	KC KENT	1 days
	SC SURREY	1 days
	WS WEST SUSSEX	5 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	2 days
	NF NORFOLK	1 days

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

Secondary Filtering selection:

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

Parameter: Number of dwellings
 Actual Range: 9 to 212 (units:)
 Range Selected by User: 7 to 220 (units:)

Parking Spaces Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/11 to 20/11/18

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

Selected survey days:

Monday	3 days
Tuesday	3 days
Wednesday	3 days
Thursday	5 days
Friday	2 days

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

Selected survey types:

Manual count	16 days
Directional ATC Count	0 days

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

Selected Locations:

Suburban Area (PPS6 Out of Centre)	6
Edge of Town	10

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

Selected Location Sub Categories:

Residential Zone	16
------------------	----

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

Secondary Filtering selection:

Use Class:

C3 16 days

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

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	2 days
5,001 to 10,000	2 days
10,001 to 15,000	3 days
15,001 to 20,000	5 days
20,001 to 25,000	3 days

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

Population within 5 miles:

5,001 to 25,000	1 days
25,001 to 50,000	1 days
75,001 to 100,000	4 days
100,001 to 125,000	1 days
125,001 to 250,000	9 days

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

Car ownership within 5 miles:

1.1 to 1.5 16 days

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

Travel Plan:

Yes	9 days
No	7 days

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

PTAL Rating:

No PTAL Present 16 days

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

WSP GROUP STREET NAME TOWN/CITY

Licence No: 100314

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

MULTI-MODAL TOTAL PEOPLE

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	16	90	0.102	16	90	0.475	16	90	0.577
08:00 - 09:00	16	90	0.175	16	90	0.719	16	90	0.894
09:00 - 10:00	16	90	0.232	16	90	0.301	16	90	0.533
10:00 - 11:00	16	90	0.230	16	90	0.302	16	90	0.532
11:00 - 12:00	16	90	0.228	16	90	0.263	16	90	0.491
12:00 - 13:00	16	90	0.265	16	90	0.248	16	90	0.513
13:00 - 14:00	16	90	0.296	16	90	0.267	16	90	0.563
14:00 - 15:00	16	90	0.241	16	90	0.325	16	90	0.566
15:00 - 16:00	16	90	0.538	16	90	0.300	16	90	0.838
16:00 - 17:00	16	90	0.536	16	90	0.295	16	90	0.831
17:00 - 18:00	16	90	0.547	16	90	0.280	16	90	0.827
18:00 - 19:00	16	90	0.478	16	90	0.306	16	90	0.784
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			3.868			4.081			7.949

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

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

St Albans Call for Sites 2021 - Site Identification Form

Your Details	
Name ██████████	
Company/Organisation Bidwells	
Address John Ormond House 899 Silbury Boulevard Central Milton Keynes	
Postcode MK9 3XJ	
Telephone ██████████	
Email ████████████████████	
Your interest	
Site Owner	
Planning Consultant	X
Registered Social Landlord	
Local Resident	
Developer	
Community	
Other	
Site address/location (Please provide a map showing the site boundary) Land at Frogmore Vicarage Frogmore St Albans Hertfordshire AL2 2JU	
Site area (in hectares) 1.062ha	

Coordinates
Easting 515294
Northing

203240

Site Location Plan Attached

Yes ✓

No

GIS mapping shapefile attached (in .shp file format)

Yes

No ✓

Land ownership (please include contact details if known)

The Diocesan Board of Finance

Current land use

The site is predominantly scrub land. In the northern part of the site sits the existing vicarage and within the southern area of the site is a residential caravan and a substation.

Suggested land use

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

Reasons for suggested development / land use

The site offers a sustainable and suitable site that is considered capable of delivering new dwellings in the short-term.

The site integrates well with the existing built form of Frogmore and its development would not result in the coalescence of settlements, which is a key concern for villages in this area. The site would have strong defensible boundaries and would not result in any harm to the purposes of the Green Belt in the area.

The site is in a sustainable location, in close proximity to the existing services and facilities and is unconstrained.

Likely timescale for delivery of suggested development / land use

- 1-5 Years ✓
- 6-10 Years

- 11-15 Years
- 15+ Years

Site Constraints

Contamination/pollution issues (previous hazardous land uses)

Yes
No ✓

Environmental issues (e.g. Tree Presentation Orders; SSSIs)

Yes
No ✓

Flood Risk

Yes
No ✓

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

Yes
No ✓

Utility Services (access to mains electricity, gas, water, drainage ect.)

Yes ✓
No

Legal issues (For example, restrictive covenants or ownership titles affecting the site)

Yes
No

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

Yes ✓
No

Other constraints affecting the site

Yes - (If yes, please specify)
No ✓

Planning Status

- Planning Permission Granted
- Planning Permission Refused
- Pending Decision
- Application Withdrawn
- Planning Permission Lapsed
- Pre-Application Advice
- Planning Permission Not Sought

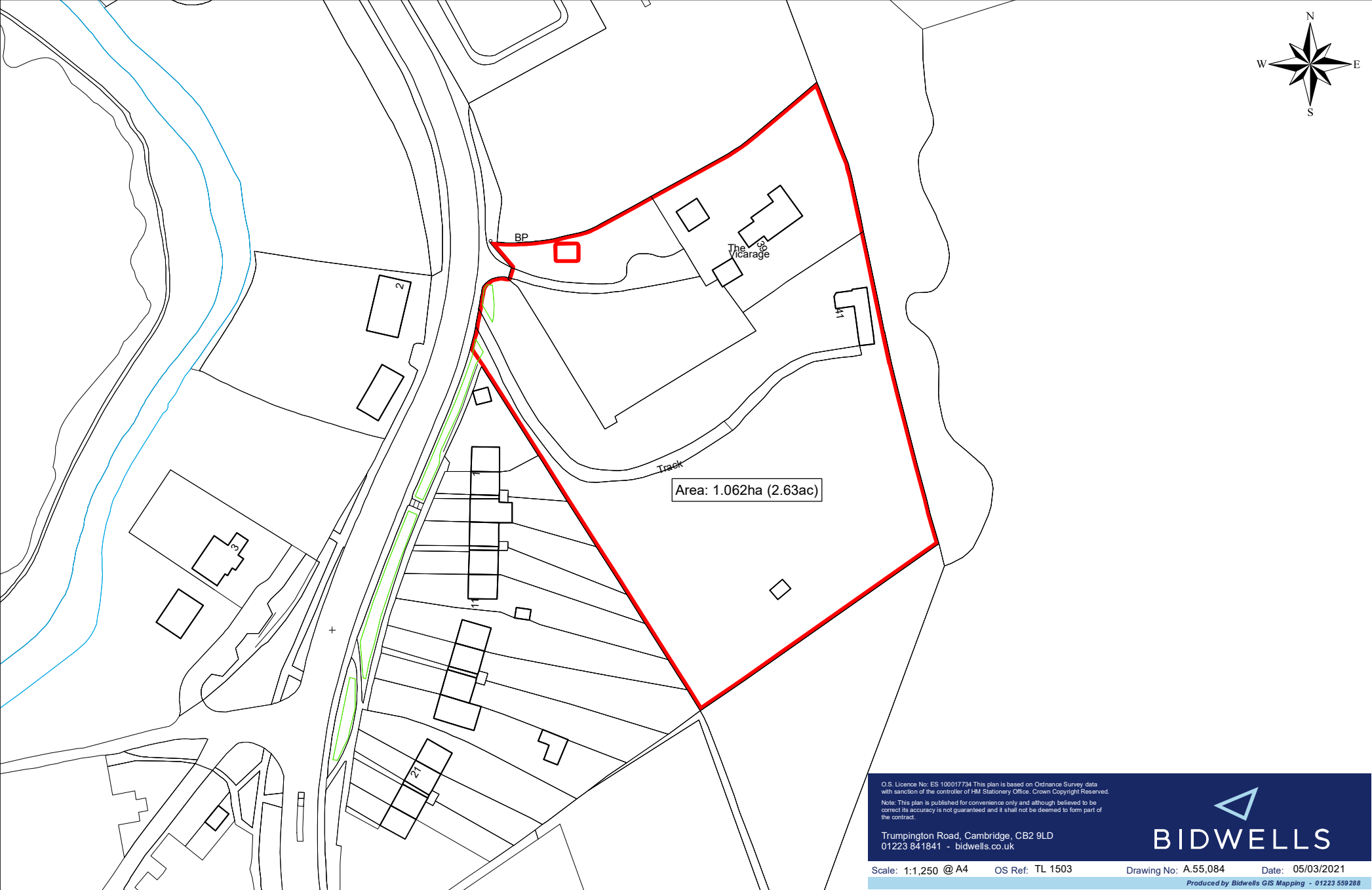
- Other ✓

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

- 5/1397/74
- 5/0795/76
- 5/1977/1329 - Three detached houses (Outline). Existing mobile home use to be discontinued. – Refusal 24/02/1978
- 5/1978/0087 - Extension of permission for two residential caravans. Renewal of 5/1397/74. 5/0795/76) – Conditional permission 05/04/1978
- 5/1983/0207 - Renewal of temporary permission for two residential caravans. – refusal 20/04/1983
- 5/1990/1493 - Section 64 Determination - Replacement of mobile home – planning permission required 28/09/1990
- 5/1993/0867 - Certificate of Lawfulness (existing) Use for residential caravans without compliance with conditions 1 and 2 of permission 5/0087/78 – granted 03/08/1993

Other comments

Land at Frogmore



Your ref:

██████████
██████████
██

Date: 08/03/2021

St Albans City and District Council
Planning Policy
Civic Centre
St Peters Street
St Albans
AL1 3JE

Sent via Email Only:
planning.policy@stalbans.gov.uk

Dear Sir/Madam,

**LAND AT FROGMORE VICARAGE, FROGMORE, ST ALBANS
CALL FOR SITES
SUBMISSION ON BEHALF OF ST ALBANS DIOCESAN BOARD OF FINANCE**

On behalf of my client, the St Albans Diocesan Board of Finance I am delighted to submit this site for the St Albans City and District (SADC) Call for Sites.

As required, a call for sites form has been prepared detailing the basic information requested by the Council to enable consideration of the site. This letter sets out in a little more detail why the site is suitable for development and should form part of the development strategy within the new Local Plan.

The site is suitable for residential development as there are no significant constraints to development. The site is in a sustainable location, in close proximity to the existing services and facilities. The site should be allocated for residential development.

Site Description

The site is located within the village of Frogmore, St Albans. A Site Location Plan is enclosed.

The site is approximately 1.062ha in size. The site is bound by Frogmore Road (A5183) to the west, Holy Trinity Frogmore Church to the north, existing properties to the south and agricultural fields to the east (on the other side of a tree lined boundary). The site therefore has three strong boundaries closely associated with the village and is effectively screened from the wider landscape through the landscaping on the eastern boundary.

A substation is located within the site which is under different ownership, however the proposed development of the site would maintain and improve access to the substation for this landowner. There is an established residential use on the site. There is a residential caravan located within the southern part of the site which has planning permission, in addition to the existing vicarage in the northern half. The existing vicarage building is proposed for removal to facilitate the comprehensive development of the wider site for the proposed new homes. However, land would be made available for an overspill car park for the church (suitably located and designed to be part of a cohesive redevelopment, enhancing the wider setting and improving access to the church).

Bidwells, John Ormond House, 899 Silbury Boulevard, Central Milton Keynes MK9 3XJ
T: 01908 202190 E: info@bidwells.co.uk W: bidwells.co.uk

An existing access for the vicarage exists off Frogmore Road and there is the potential to improve this access should an allocation be made using the wider land in the ownership of my client. This will ensure that a suitable access and sufficient visibility splays can be achieved. Furthermore, the proposed development could accommodate all of the requisite parking to meet the requirements contained within the Revised Parking Policies and Standards policy document (2002).

There are a number of existing trees and hedging located within and along the boundaries of the site which will be retained where possible.

Access to Services and Facilities

Frogmore is a village located to the south of St Albans.

The site is well located to the existing services and facilities within Frogmore and the wider area. Within Frogmore there is a service station, a church, veterinary centre and a number of employment uses. In nearby Park Street and How Wood there are primary schools, local shops, hair salons, social clubs, takeaways, community facilities, etc.

There are bus stops within walking distance of the site. Minster Court bus stop is located approximately 100 meters from the site providing services to Borehamwood, St Albans and Hatfield Business Park.

The site is located in close proximity to train services, c.15 minute walk from How Wood Train Station and a c.15 minute walk from Park Street Station. Both stations have links to the wider train network.

Planning Policy Considerations

The new emerging Local Plan was recently withdrawn following it being found unsound due to the failure over the duty to cooperate. The Development Plan therefore comprises of the saved policies of the 1994 St Albans District Local Plan.

The Authority is currently facing a significant lack of supply of housing with the last published statement claiming a 1.9 years supply. As such, the Council cannot demonstrate a robust five-year housing land supply. It is therefore vital that smaller, more deliverable sites are identified to deliver much needed homes in the short-term.

Additional supplementary planning guidance of relevance comprise the following:

- Revised Parking Policies and Standards (2002)
- Roads in Hertfordshire Design Guide 3rd Edition
- Affordable Housing Supplementary Planning Guidance (2004)
- Design Advice Leaflet No. 1 'Design and Layout of New Housing'

The Saved Policies of the St Albans Local Plan does not have any development plan policies that relate to limited infilling in villages.

Given the lack of local planning policy, it therefore falls to the NPPF. The tests would be if it is appropriate development in the Green Belt and if the adverse impacts of the development would significantly and demonstrably outweigh the benefits.

Paragraph 145 of the NPPF explores the exemption criteria for Green Belt policy. The criteria of relevance to this site is '*the limited infilling of villages*'.

The Court of Appeal judgement in the matter of Wood v Secretary of State for Communities and Local Government [2015] EWCA Civ 195 is relevant to this site. This judgement identified that 'limited infilling' is a standalone development exception and that the consideration for decision makers should be whether, as a matter of fact on the ground, a site appears to be in a village rather than being determined by the inclusion or otherwise of a site within a defined infilling boundary. This judgement is essential in determining how one should apply the test of what constitutes limited infilling e.g. an assessment of the context of the immediate surrounding development within the built-up fabric of the settlement.

Frogmore forms part of a specified settlement in the 1994 Plan Review, however it is notable this boundary does not include a significant amount of the built form lining Frogmore Road which many would consider to form part of the village. My client's site constitutes a gap in the existing built form based on an on the ground assessment and therefore development of the site would constitute infill development as per the Wood judgement.

My client's site does not meet the necessary tests of the Green Belt. The site does not contribute to the openness of the Green Belt nor would development result in the encroachment of the countryside or harm the historic character of the settlement; the site is significantly screened by vegetation from the wider landscape and is enclosed on two sides by existing, built form and by a road on another. The site is not accessible or visible to the public and is predominantly an area of scrub land, meaning that the site makes little contribution to the general countryside. Also, whilst Frogmore is located amongst a cluster of other villages i.e. Park Street, How Wood and Chiswell Green and significant concern in this location is that new development will result in the merging of settlements, due to the location of my client's site this is not an issue. The site should be allocated for residential development as this will provide certainty as to the suitability of the site and an opportunity for the Local Authority to guide development through a site specific policy

Neighbourhood Plan

There is no designated Neighbourhood Plan area for Frogmore and subsequently there is no made Neighbourhood Plan for Frogmore.

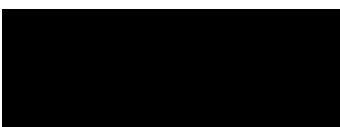
Conclusion

My client's site should be allocated for residential development. The site offers a sustainable and suitable site that is considered capable of delivering new dwellings in the short-term. The site integrates well with the existing built form of Frogmore and will not result in the coalescence of settlements which is a key concern for villages in this area.

The site is capable of meeting the required policy standards and can be developed in a way which will not result in any harm by way of highway safety, neighbour amenity, impact on services and facilities, landscaping, etc.

My client welcomes the opportunity to promote this site through the Call for Sites. Should you have any questions or comments, please do not hesitate to contact myself or my colleague Alex Porter.

Kind regards





Enclosures Site Location Plan
 Call for Sites Form

Copy  – Bidwells

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	[REDACTED]
Company/Organisation	Pegasus Group
Address	Pegasus House, Querns Business Centre, Whitworth Road, Cirencester,
Postcode	GL7 1RT
Telephone	01285 641717
Email	[REDACTED]
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 - Harper Green, update

Requirements:

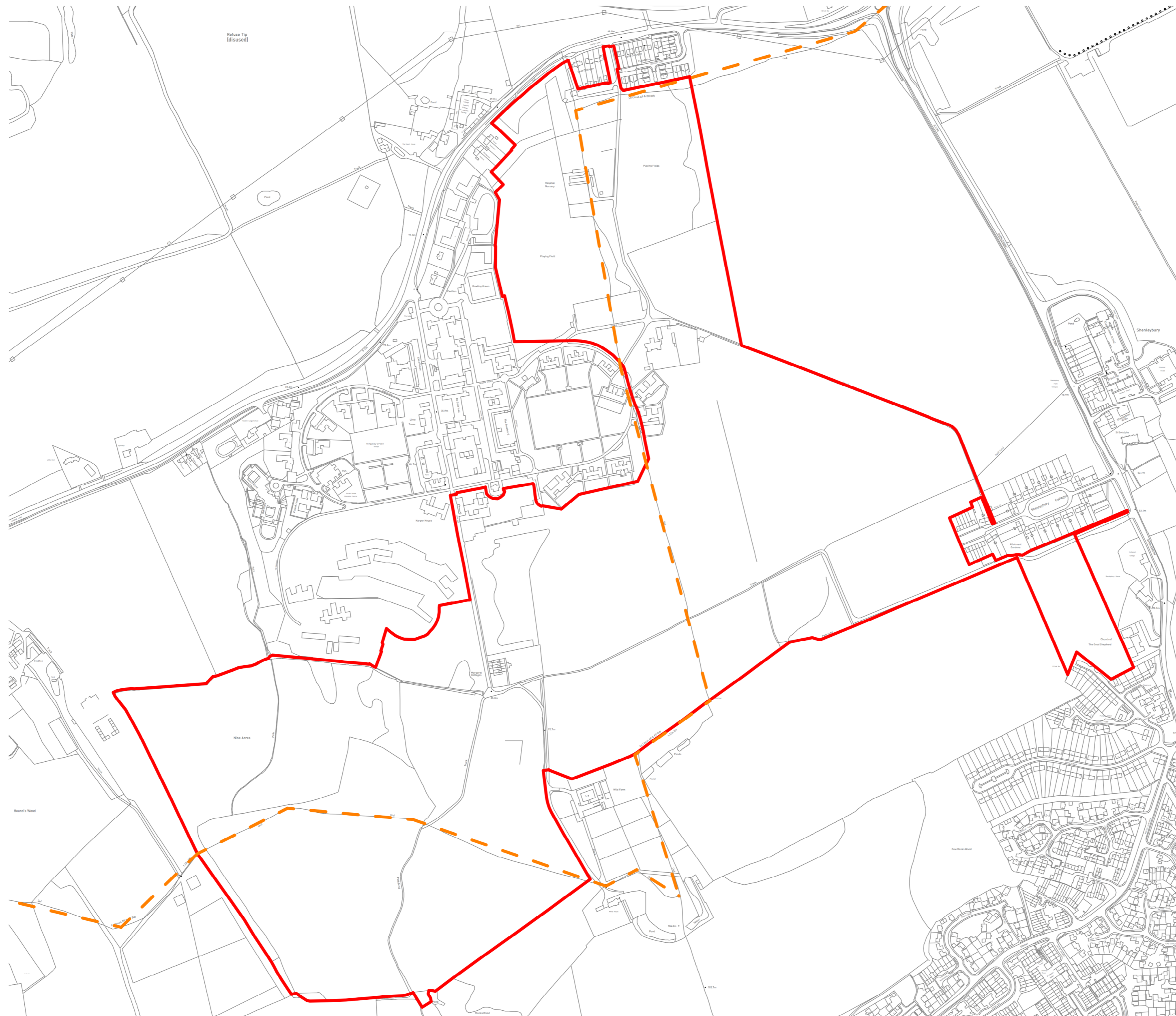
- Delivers 5 or more dwellings or;
- Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)

Site address/location (Please provide a map showing the site boundary)	Land at Harperbury Hospital, Harper Lane, Shenley, Radlett		
Site area (in hectares)	The cross boundary site comprises 83.3 hectares, approximately 39 hectares in St Albans and 44.3 hectares in Hertsmere.		
Coordinates	Easting	517635	Northing 201961
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes – see attached <input type="checkbox"/> No		
GIS mapping shapefile attached (in .shp file format)	<input checked="" type="checkbox"/> Yes - see attached <input type="checkbox"/> No		
Landownership (please include contact details if known)	<p>The land is owned by Bloor Homes Ltd. It was acquired from the Department of Health and Social Care who have a financial interest in any future development.</p> <p>[REDACTED]</p> <p>Bloor Homes South Midlands Primus House, Cygnet Drive, Swan Valley, Northampton, Northamptonshire, NN4 9BS</p>		
Current land use	Remaining area of redundant hospital site plus additional land currently part of hospital grounds, sportsground some of the area is currently farmed used for arable farming, some wooded area to the east, south and west.		
Condition of current use (e.g. vacant, derelict)	As above		
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" 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 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	Expanding existing community to meet some of St Albans needs, providing a range of facilities and services, including a new primary school, local centre, including a medical centre (if required) in this area of the Green Belt would not be inconsistent with the character of the area as demonstrated by the existing settlement pattern.		

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 Natural England Licence has been granted due to bats on parts of the site of the old hospital.
	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).

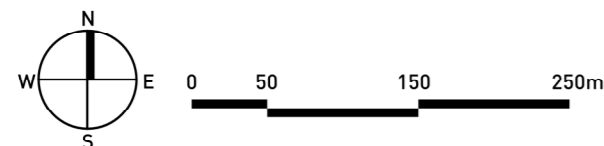
	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> 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 Please include details of the above choice below (for example planning reference numbers and site history)	
Other comments	<p>The site is located in the Green Belt, however, planning permission has been granted (5/15/0990) for 206 dwellings (SHLAA ref 254). The area of land promoted here expands upon the site for 206 dwellings and can deliver a new Garden Village supporting existing facilities and also providing additional facilities and services commensurate with a Garden Village.</p> <p>We have promoted 2 options:-</p> <p>i) a new Garden Village of approximately 1,400 dwellings in addition to the 206 dwellings at the Harperbury Hospital site.</p> <p>ii) 400 dwellings sustainable community - this is in addition to the 206 currently being built on the former Harperbury Hospital site.</p> <p>The number of dwellings is not fixed and as such the proposal could accommodate a scheme of between 400 and 1,400 dwellings.</p> <p>Hertfordshire County Council as adjoining landowner will make land available to support the scheme.</p> <p>An updated Vision document promoting Harper Green is attached (February 2021)</p>	



KEY

- SITE BOUNDARY**
- LOCAL AUTHORITY BOUNDARY**
(ST ALBANS C & DC)
(HERTSMERE DC)

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FORMER HARPERBURY HOSPITAL, RADLETT - SITE LOCATION PLAN



SHF/P17-2907

By email only to: planning.policy@stalbans.gov.uk

5th March 2021

Mr C Briggs
Spatial Planning Manager
Planning & Building Control
St Albans Council Offices,
St Peters Street,
St Albans,
Hertfordshire,
AL1 3JE

Dear Chris,

St Albans City & District Local Plan – Call for Sites 2021

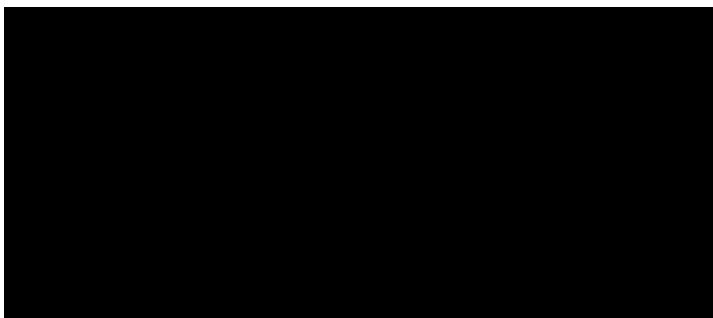
Pegasus Group has been instructed on behalf of Bloor Homes and the Department of Health and Social Care to provide an update to the previous SHLAA submission of 2018 for land at Harper Green.

As requested I enclose the following:

- 'Call for Sites 2021' Site Identification Form
- Site Location Plan
- Shapefile format
- Updated Vision for Harper Green

I trust that the submission is in order, if you have any queries, please do not hesitate to contact me.

Yours sincerely



Cc



Bloor Homes
PPML Consulting Ltd (for Department of Health and Social Care)

Enc.



THE VISION

PROMOTION OF LAND AT HARPER GREEN

This document has been prepared by Pegasus Group
on behalf of Bloor Homes

P18-2314_04B | February 2021





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BLOOR HOMES

Pegasus
Group

Pegasus Design
Pegasus House
Querns Business Centre
Whitworth Road
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GL7 1RT
www.pegasusgroup.co.uk | T 01285 641717

Prepared by Pegasus Group
on behalf of Bloor Homes

February 2021 Project code P18-2314

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01 | Introduction

REVIEW OF THE HERTSMERE LOCAL PLAN

- 1.1 This document summaries the comprehensive evidence base that has been prepared to promote the expansion of a village centred on the Harperbury Hospital complex.
- 1.2 The review of the Core Strategy (Jan 2013) and the Site Allocations & Development Management Policies Plan (Nov 2016) commenced in winter 2016 with a consultation on the future growth of Hertsmere, including village town expansion in the Green Belt.
- 1.3 Previously in preparing the Sites Allocations and Development Management Plan it had already been recognised that not all needs could be met without proposing to remove land from the Green Belt.
- 1.4 3 Options were considered in the consultation in winter 2016:
 1. Brownfield development and increased density
 2. Village/Town expansion
 3. New Settlement
- 1.5 “A Village / Town extension can vary in size (circa 200 to 2,000 new homes). The larger the development, the easier it is to deliver new affordable housing, schools, GPs, jobs and plan in new parks, gardens and landscaping. As any extension would be near to an existing village or town, the community would benefit from existing transport links and local services, and those services could be improved. Given the nature of this option, and the fact that almost all land outside of existing settlements in the borough is in the Green Belt, any village / town extensions will have to involve building in areas currently in the Green Belt. The scale and complexity involved in the planning and delivery of these extensions also means that they will take longer to deliver. This means they may not be able to provide for the short term need for more housing and employment in the local area.”

REVIEW OF ST ALBANS LOCAL PLAN

- 1.6 St Albans City and District Council is about to start to prepare a new Local Plan having withdrawn the previous Local Plan following letters from the Inspectors. The review will consider smaller sites, this was one of the issues raised by the Inspectors; that because of the narrow focus placed on only strategic sites, this had ruled out a number of smaller sites that had been found to have least impact on the purposes of the Green Belt.

The Inspectors stated:

“ a range of sites including smaller sites could also provide benefits. For example, they could be delivered more quickly without requiring additional infrastructure, provide choice and flexibility in the housing market and secure affordable housing more immediately.”

Paragraph 44 of the Inspector’s letter

- 1.7 Furthermore they concluded that smaller sites had been disregarded as part of the plan making process.

“It is our view that this approach has ruled out an important potential source of housing that may have been found to have a lesser impact on the purposes of the Green Belt than the sites selected without sufficient justification.”

Paragraph 45

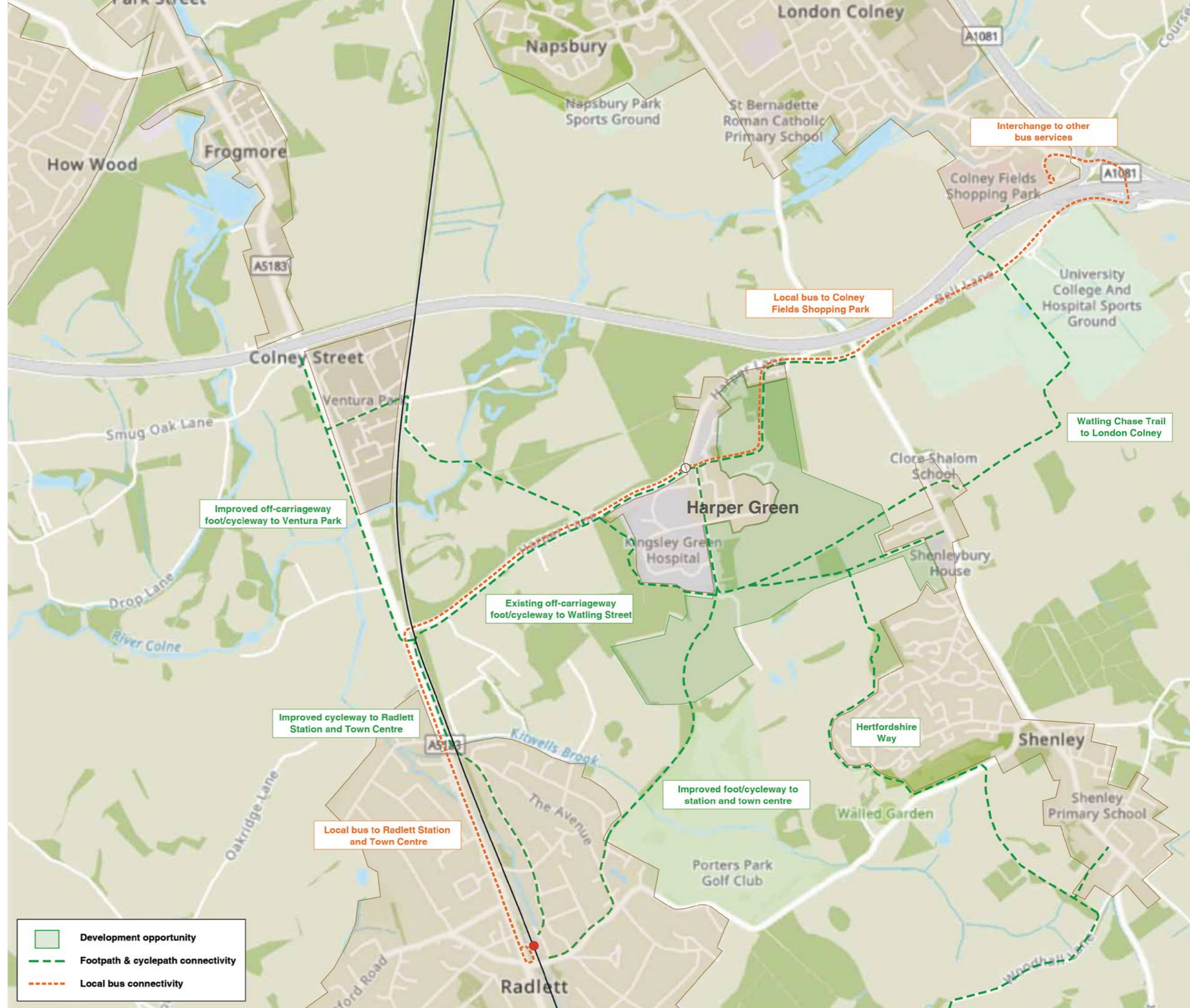
- 1.8 Elsewhere the Inspector for the Welwyn Hatfield Local Plan has concluded that there is a clear justification for the removal of some sites from the Green Belt on the basis of overall housing need. (paragraph 48 EX212) However, this does not justify the removal of individual sites.

“That should be based on a comparative assessment of all of the suitable and deliverable sites, considered to be available in the GB, as to their contribution to the purposes and openness of the GB and their relative sustainability in the context of the development strategy being promoted through the plan.”

Paragraph 49

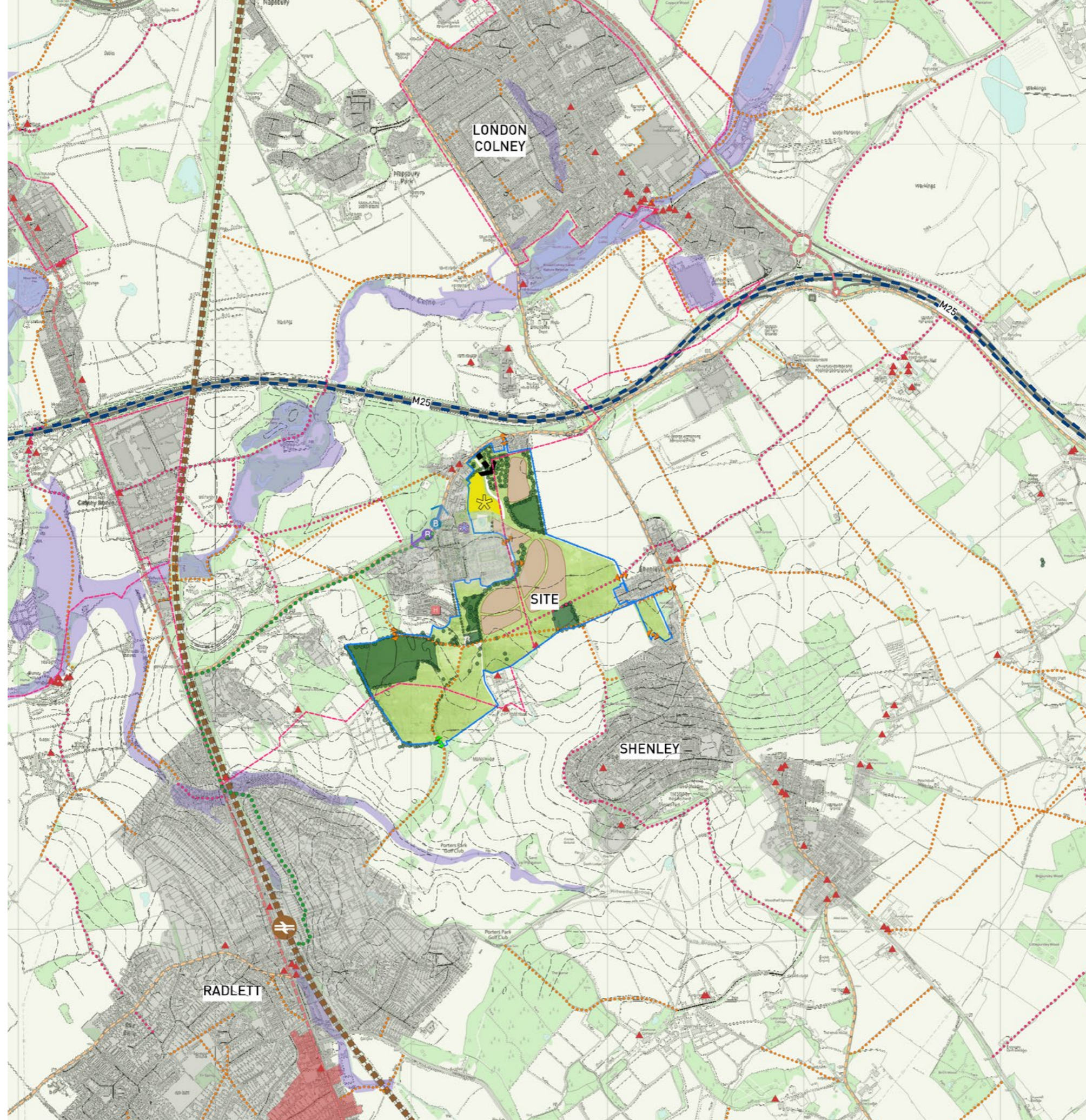
NEED TO CONSIDER HOW FUTURE GROWTH WILL BE ACCOMMODATED IN THE BOROUGH

- 1.9 Both St Albans and Hertsmere districts are characterised by settlements located in the Green Belt which also extends across a number of districts in the county. From discussions at the St Albans local plan examination and from evidence base work undertaken to date to support the reviews of both local plans, it is inevitable that some of the future needs will lead to a review of the Green Belt and some small scale releases being included in Local Plans. Through the preparation of Local Plans, local planning authorities are under a duty to co-operate with each other (and other prescribed bodies) on strategic matters that cross administrative boundaries.
- 1.10 In both Hertsmere and St Albans the housing need as derived by the Government’s Standard Method indicates a significant increase on currently adopted local plan housing figures.
- 1.11 Hertsmere is a largely rural borough with the county of Hertfordshire with 79% of the land in the district is Green Belt (approximately 38 square miles). The majority of the Borough’s residents live in these four main urban areas of Borehamwood, Bushey, Potters Bar and Radlett, whilst the rest live in settlements washed over by the Green Belt.
- 1.12 Clearly land within the Green Belt will be required in the Local Plan reviews if the housing needs are to be met and a joined approach will clearly be required. As stated in national guidance when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account.








LAND AT HARPER GREEN CAN BE PART OF THAT SOLUTION

- 1.13** Land adjacent to Harperbury Hospital, off Harper Lane is being promoted by Bloor Homes and the Department of Health and Social Care.
- 1.14** Bloor Homes have indicated in their response to the Hertsmere consultation that the nature of their arrangements with the former owners (Department of Health and Social Care) means that the proceeds would be reinvested in the National Health Service.
- 1.15** Development in this location would provide the opportunity to build on recently permitted development of the Harperbury Hospital.
- 1.16** The Harperbury Hospital site has permission for 206 dwellings which are currently under construction. The hospital complex includes a range of health and community services. There is also the National Autistic Society Radlett Lodge School near to the site. The Harper Green site provides an opportunity to build and consolidate on existing and committed development. The cross boundary site comprises 83.3 hectares, approximately 39 hectares in St Albans and 44.3 hectares in Hertsmere.
- 1.17** Having reviewed the Council's evidence we have shown in our previous submissions to the Council, that bringing forward a development adjacent to the Harperbury Hospital site is a sustainable development and provides many opportunities and advantages.
- 1.18** As part of our response to the Hertsmere Local Plan – Planning for Growth - Potential Sites for Housing and Employment in December 2018, the submission was supported by a Sustainability Appraisal of the site, which applied the Hertsmere Sustainability Appraisal objectives to the site.
- 1.19** The purpose of the SA is to promote sustainable by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.



KEY







GENERAL:

-  SITE LOCATION
-  LPA BOUNDARY
-  M25 MOTORWAY
-  A ROAD
-  B ROAD
-  RAILWAY







OPPORTUNITIES:

-  POTENTIAL SITE ACCESS
-  PROW - FOOTPATH
-  PROW - BRIDLEWAY
-  POTENTIAL FOOT/CYCLE LINKS
-  PEDESTRIAN LINK TO RAILWAY STATION
-  NEW CYCLEPATH TO RADLETT / RAILWAY STATION

CONSTRAINTS:

-  RADLETT CONSERVATION AREA
-  LISTED BUILDING
-  FLOODZONE 3
-  EXISTING SETTLEMENT
-  EXISTING WATERBODY
-  EXISTING WOODLAND

OPPORTUNITIES:

-  NEW BUS SERVICE TO RADLETT
-  NEW BUS SERVICE TO COLNEY FIELDS SHOPPING PARK
-  RAILWAY STATION
-  PROPOSED 2FE PRIMARY SCHOOL / LOCAL CENTRE
-  KINGSLEY GREEN HOSPITAL
-  OPPORTUNITY TO RETAIN/ENHANCE EXISTING ON-SITE WOODLAND

CONSTRAINTS & OPPORTUNITIES PLAN

02 Harper Green

OPPORTUNITIES

- 2.1 The nature of this area of the Borough and also St Albans is settlements separated from each other by Green Belt.
- 2.2 A new village expanding the existing community providing a range of facilities and services, including a new primary school, local centre, including a medical centre (if required) in this area of the Green Belt would not be inconsistent with the character of the area as demonstrated by the existing settlement pattern. There may be other sites within the locality which would also benefit from and support the facilities and services provided at Harper Green.
- 2.3 A considerable amount of technical work has been undertaken across the site within the landownership, which can support a sustainable community and reinforcing the settlement pattern of the area.
- 2.4 We have promoted 2 options:-
 - i) a new Garden Village of approximately 1,400 dwellings in addition to the 206 dwellings at the Harperbury Hospital site.
 - ii) 400 dwellings sustainable community - this is in addition to the 206 currently being built on the former Harperbury Hospital site.
- 2.5 The number of dwellings is not fixed and as such the proposal could accommodate a scheme of between 400 and 1,400 dwellings.
- 2.6 The development of Harper Green (adjacent to the former Harperbury Hospital site) provides the opportunity to consolidate the existing development pattern to establish a balanced community.
- 2.7 We have focussed more recently on the smaller option as described over the page.
- 2.8 The site is located in the Green Belt, but the extensive landownership provides the opportunity to create a new definitive boundary for the Green Belt and preserves the gap between existing settlements.
- 2.9 The proposed development will be set within large areas of green infrastructure, for informal and formal recreation and will provide benefits for the wider community, with enhanced facilities and services.