

Sustainability

The site is well located to encourage local trips to be undertaken on foot and by bicycle, with a range of key facilities such as primary schools; a doctor's surgery and dental practice; post office and local shops within walking and cycling distance.

The site will be well served by existing pedestrian and cycling routes that provide good connectivity through How Wood and Chiswell Green via an existing foot and cycle bridge over the A405. The site will be well connected to the existing footways along Orchard Drive and footpath 075 and 077 within the site. NCN Route 6 routes along the northern boundary of the site and provides a well signed local cycle route north towards St Albans and south towards Smug Oak.

Existing local bus routes are accessible in the vicinity of the site from Tippendell Lane and Penn Road which provide opportunities for local travel by bus. How Wood also benefits from a rail station which provides a viable travel option on the Abbey Line to St Albans

and Watford, where main line connections are available to London, and for points north including Luton Airport.

The site's proximity to public transport services thus ensures that a wide range of employment, education, health and leisure facilities are easily accessible in the local area and nearby higher order settlements through sustainable modes of transport.

It is also recognised that Mayflower Road Play Area, immediately to the south of the site, provides a valuable community resource, and there is the potential for the proposed development to contribute towards enhancing this public open space, such as through providing open air exercise areas.

Relationship to the Hertfordshire EnviroTech Enterprise Zone

The Hertfordshire Enviro-Tech Enterprise Zone (EZ) covers the Building Research Establishment (BRE) in Bricket Wood; Rothamsted Research in Harpenden; and a strategic multi-site zone within Maylands Business Park, Hemel Hempstead. The purpose of the EZ is to develop the economy in the M1/M25 corridor with a focus on knowledge and creative industries, green technology and tourism. The BRE and Rothamsted Research are already significant local employers, and combined with Centre for Sustainable Communities at the University



of Hertfordshire, form a Green Technology Triangle which is identified in the Hertfordshire Strategic Economic Plan (SEP). The experiences of other successful knowledge-based economies such as Cambridge demonstrate that high quality residential areas and local environment play a key role in attracting and retaining the best talent. Likewise a high quality local environment, and the amount and availability of housing has a strong impact on encouraging business to locate within an area. These links are recognised in the Hertfordshire SEP which identifies the delivery of housing as a 'game-changer' for Hertfordshire to reach its economic potential.

Given its location within the Green Triangle and its proximity to public transport and major road connections to the key institutions, a new housing development at the proposed site would be in a prime position to support the growth strategy. Notably, the BRE in Bricket Wood can be reached in a 5 minute drive (2.5 miles), and Maylands Business Park within 10 minutes (5 miles). The Centre of Sustainable Communities can also be easily reached via the A414 North Orbital, towards Hatfield, within 15 minutes (8 miles) drive.

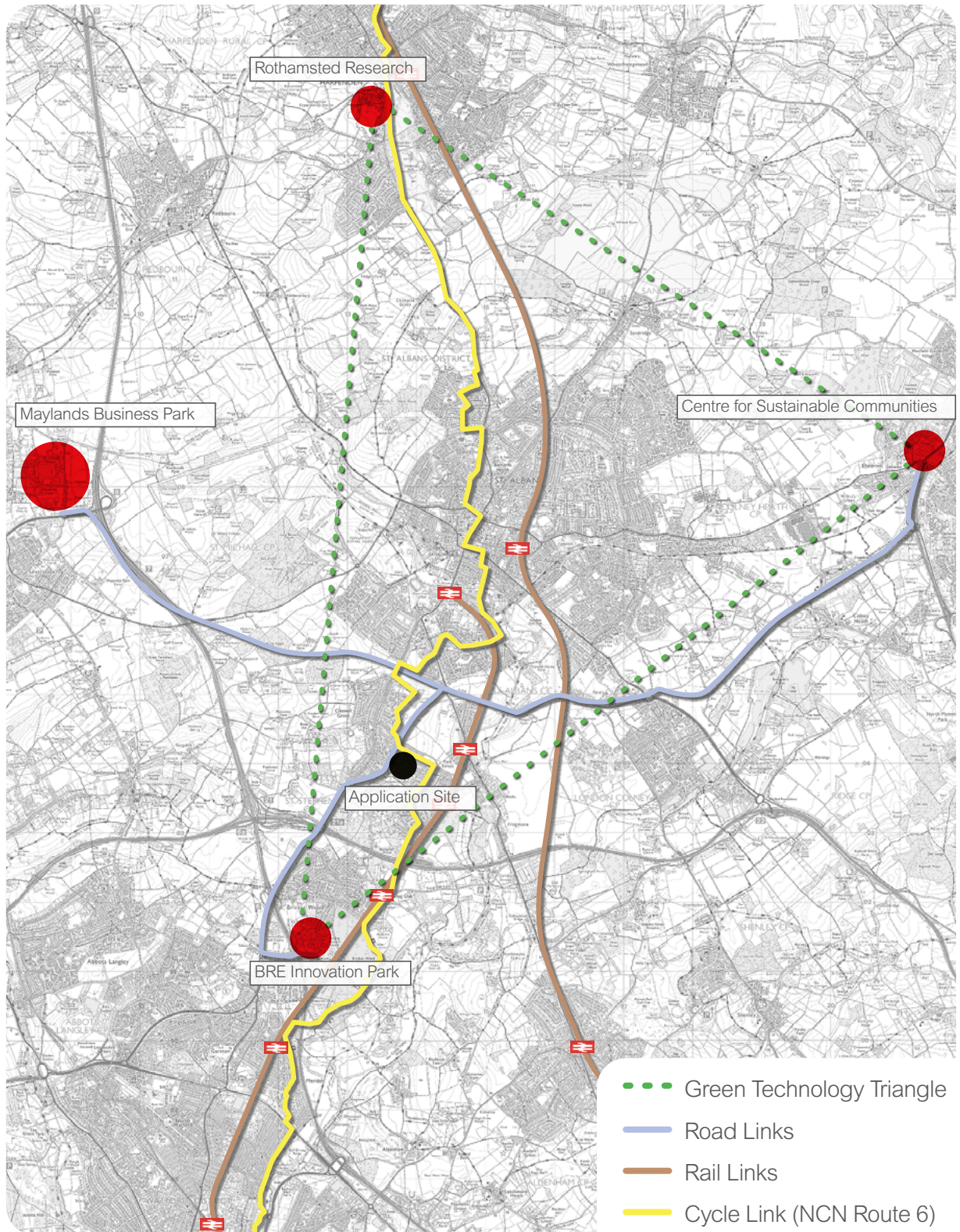
With respect to public transport, Bricket Wood can be reached in 3 minutes from How Wood Station via the southbound service on the Abbey Line, or within 10 minutes via the 321 bus

service accessed from Watford Road. This makes the BRE highly accessible from the site via rail and bus. The BRE can also be easily reached from the site by cycling, with most of the 3 mile route running along NCN Route 6. Existing bus services in the vicinity of the site also offer opportunities for bus travel to all of the other identified institutions and, including walking between destinations and bus stops, all can be reached within an hour.

Affordability

Subject to viability considerations, the current Local Plan seeks for 35% of all new homes built in the District to be affordable. Therefore, if the site is brought forward for the development of around 30 homes, approximately 11 of these would be affordable homes to rent and through shared ownership. Whilst further discussions will be required with SACDC's Housing Team with respect to the type and mix of affordable housing provided, Hilton House Properties will seek to work with the Parish Council to ensure that priority is given to local people in How Wood in the first instance.





Drainage

A Flood Risk Assessment and Drainage Strategy has been prepared in consultation with Hertfordshire County Council, acting as Lead Local Flood Authority, and Thames Water.

This confirms that the site is at low or negligible risk of flooding from all sources. To address the drainage requirements of the proposed development, an outline strategy has been prepared to provide source control and attenuation of surface waters. Surface water will be directed to infiltration where possible, with the remainder managed through use of permeable paving and pipes which will convey flows to storage structures before discharging offsite.

Furthermore, a predevelopment enquiry with Thames Water has confirmed that the existing foul water sewer that runs across Meadowside and Orchard Drive has sufficient capacity to accommodate the foul water gravity discharge from 30 proposed residential properties.

Highways and Public Rights of Way

A Transport Statement has been prepared in consultation with the Local Highway Authority. This Statement demonstrates that safe and appropriate vehicular access can be provided to both development parcels, which form the site. The local road network is lightly trafficked and of an appropriate standard to accommodate the additional site generated vehicle movements.

Existing public rights of way bound the site to the north and south, and these will be taken into account when developing the proposals for the site. There is potential to improve these footpaths, for instance through re-surfacing or the provision of new lighting.

Air Quality

In view of the proximity of the A405, an Air Quality Assessment has been undertaken to consider the impacts on future occupants from their exposure to prevailing levels of air pollution. Detailed atmospheric dispersion modelling has been undertaken, and pollutant concentrations are predicted to be within the relevant health-based air quality objectives at the facades of the proposed development. Therefore, air quality is acceptable at the development site.



Illustrative Housing layout



Not to scale

Recreation Ground

Summary

SACDC has determined that there is insufficient land available in existing urban areas to meet long term development needs, and therefore a review of Green Belt boundaries is required in order to provide additional land for sustainable development. In relation to non-strategic housing development in the Green Belt, it is anticipated that development may come forward through Neighbourhood Plans.

Amended Green Belt boundaries should be clearly and logically defined and should take into account the long term needs of the District beyond the end of the forthcoming Local Plan period (i.e. 2038), so as to ensure that they can be robustly defended in the long term without the need for further review.

In this context, it has been demonstrated within this brochure how this site is a logical piece of land to be released from the Green Belt. We have proposed an alternative Green Belt boundary which would be a more logical, robust and defensible boundary which would remain in the long term.

We have also identified how the emerging proposals for the site could deliver significant community benefits including the provision of affordable homes, and improvements to the local environment through noise mitigation, ecological enhancements and the upgrading of Mayflower Road Play Area and the adjacent public footpaths.

The illustrative masterplan and consideration of key development principles set out indicate that the site, which is in a residential area, is entirely suitable for residential development. This assessment reinforces SACDC's conclusions set out in the 2009 SHLAA that the site is suitable for residential development, and that it is available and deliverable. It is also notable that this has been recognised in the draft St Stephen Neighbourhood Plan which has identified the site as a proposed allocation.

In light of the above considerations, this site is a clear and logical location for development to help meet the long term needs of the District. We are therefore keen to continue to work with SACDC and St Stephen Parish Council to see the site allocated and released from the Green Belt.

St Albans Call for Sites March 2021

Land at Park Street Lane, How Wood.

On behalf of the Trustees of the [REDACTED] we submit a site at Park Street Lane shown edged red on the attached plan.

Since this site was last reviewed by the Council greater weight should be given to its removal from the Green Belt and allocated for residential development, due to the fact that in the St Stephen Neighbourhood Plan Consultation this site was identified for development pending the Local Plan. The St Stephen Neighbourhood Plan was the subject of its own independent evidence base and review. The assessment of the site by the Council and subsequent independent assessment for St Stephen by AECOM both indicated in favourable terms the land could come forward subject to certain limitations on the scale of development and the built area. The support of this site in the Neighbourhood Plan Consultation following the evidence base is a material planning consideration.

We attach for historical reference the Councils previous analysis of this site, together with the evidence base supporting the Neighbourhood Plan proposal and the Policy extract from the Neighbourhood Plan relating to this site.

As shown in the Neighbourhood Plan not all the land shown edged red is to be built, only the area shaded pink, this will enable the undeveloped areas to be used for net gain biodiversity offset along with compensatory improvements referred to in para 138 of the NPPF. Areas close to the M25 would be planted with trees providing carbon offset. In addition, our client owns land to the south of the M25 shown edged blue, which adjoin allotments. The Neighbourhood Plan refers to a deficit of allotments and additional provision needed (para 8.20).

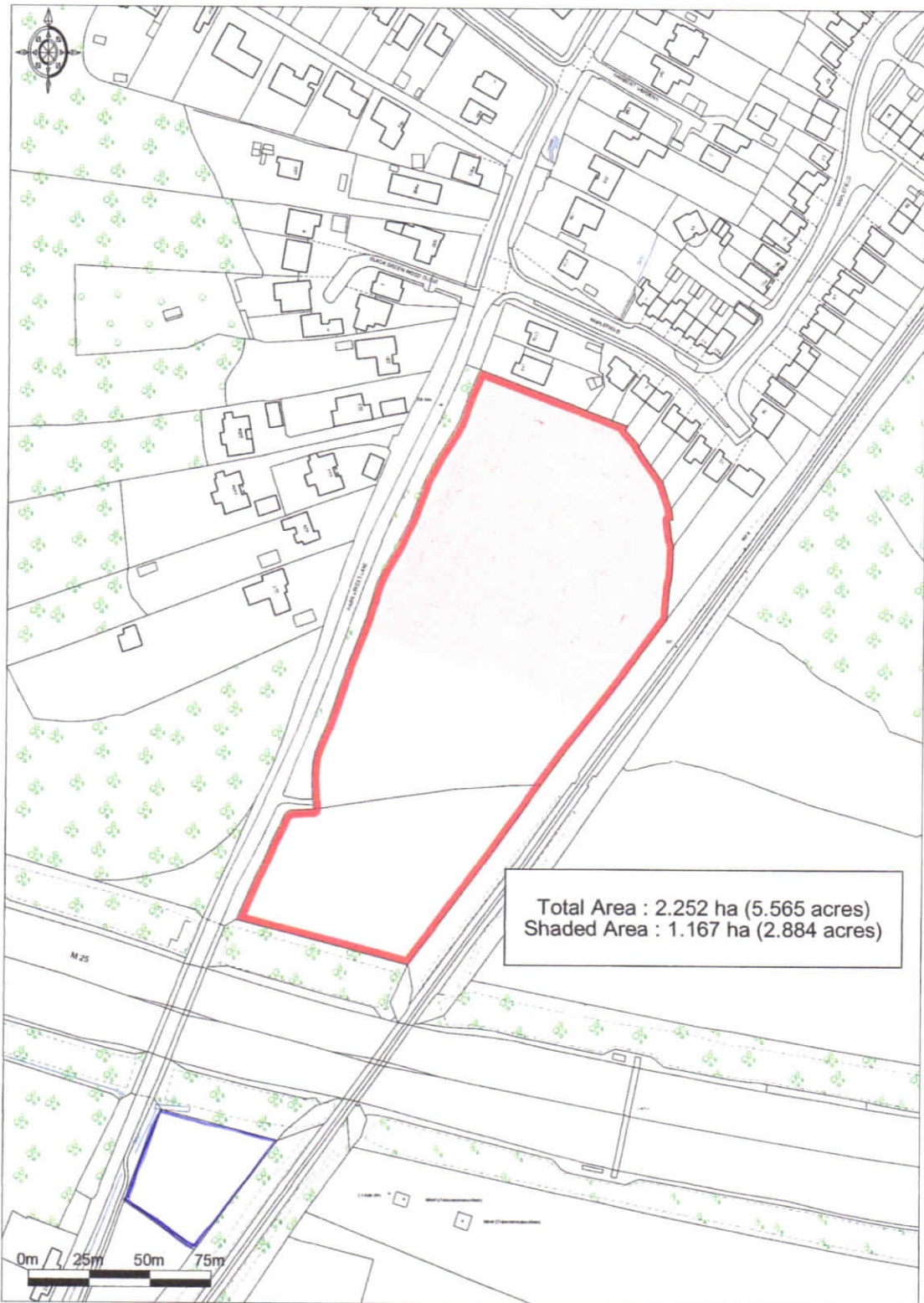
It is considered that this site should be included as a residential site in the new Local Plan, especially as our client is able to provide additional community benefits, net gain bio diversity, compensatory improvements to the Green Belt and carbon off set within the land they control.

Derek Bromley

Bidwells, John Ormond House, 899 Silbury Boulevard, Milton Keynes, MK9 3XJ

Email [REDACTED]

Land at Park Street Lane, How Wood



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Promap
LATCHMARK INFORMATION GROUP

AJP - 22/11/2017

BIDWELLS

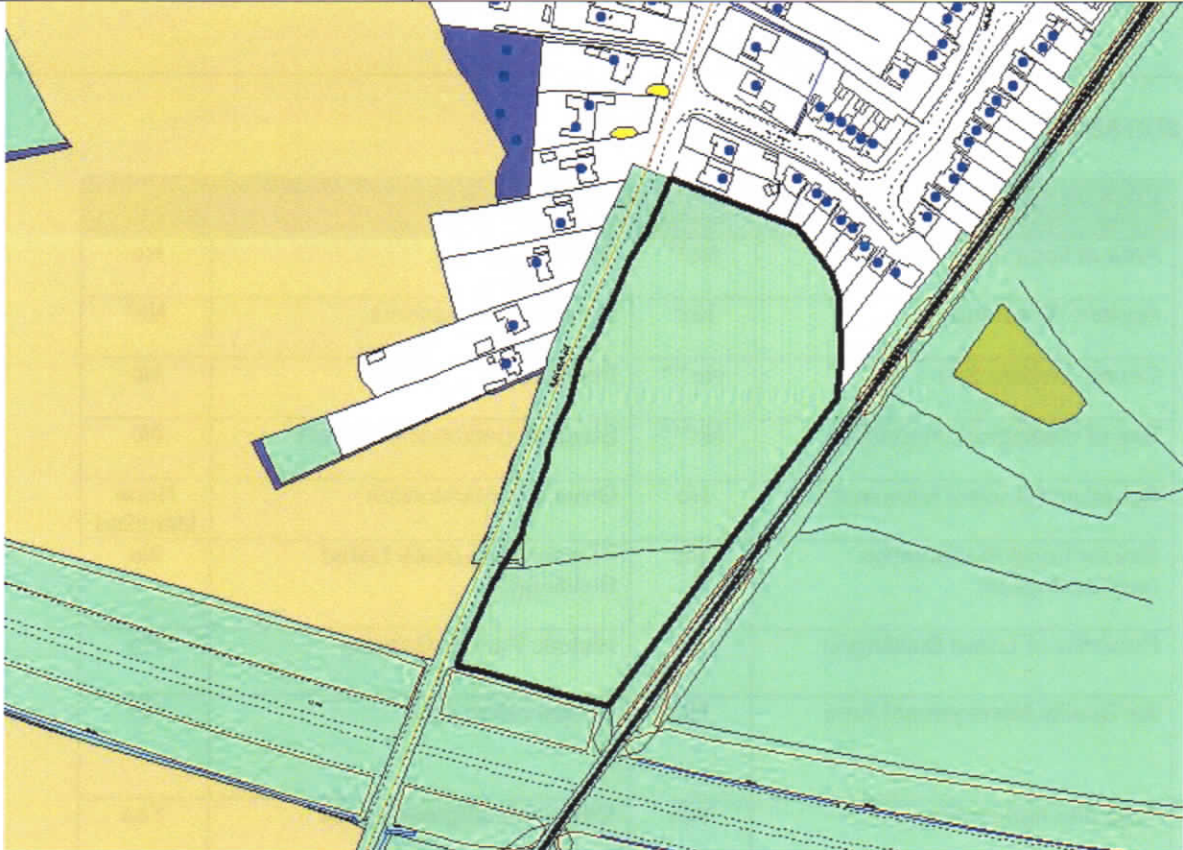
01727 223000 bidwells.co.uk

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-HW-193
Site address (or brief description of broad location)	Land south of How Wood adjacent to Park Street Lane, railway line and M25



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Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley Faulkners
Area of site or broad location (hectares)	2.3 hectares
Category of site (e.g. agricultural etc)	Greenfield
Current use(s)	None – vacant land

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is long and relatively narrow, bordering residential development immediately to the north. The M25 runs to the south of the site, with a railway line to the east and Park Street Lane to the west. The site is overgrown with some scrub/vegetation and has a heavily treed border, particularly towards the north west.
Method of site identification (e.g. proposed by landowner etc)	Looked at as part of the Green Belt Boundary Study 2003 (and representations made on this site as part of the Local Plan Second Review in 1999).
Planning History (including Local Plan Inquiries, LDF etc)	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No**	SSSI	No
Ancient Woodland	No*	Local Nature Reserve	No*
County Wildlife Site	No***	Poor access	No
Site of Geological Importance	No***	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes****
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Possibly	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes

Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps
Development would result in neighbouring towns merging into one another.	Yes	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Marginal
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Site lies adjacent to Blackgreen Wood (Ancient Woodland and Wildlife Site) to the south west.</p> <p>** Site lies adjacent to (but not within) floodplain.</p> <p>*** Site lies adjacent to Moor Mill and Park Street Pits (a protected species site, geological SSSI and County Wildlife Site).</p> <p>**** Southern part of the site abuts the M25 motorway.</p> <p>* Ecology Database site 76/057</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Grade 3	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Development on all of this site would significantly contribute to the visual and (to a lesser extent) physical coalescence of How Wood and Bricket Wood. Development would also result in encroachment into open countryside and would affect land that is rural rather than urban in nature. The southern part of the site is also in close proximity to the M25 and suffers from air and noise pollution.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	Yes. Development on all of this site would significantly contribute to visual and (to a lesser extent) physical coalescence of How Wood and Bricket Wood. Development would also result in encroachment into open countryside and would affect land that is rural rather than urban in nature. The southern part of the site is also in close proximity to the M25 and suffers from air and noise pollution. However, the northern half of the site is bounded by existing residential development to the north and west and its development would not have the same impact as described above.

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes. Site put forward by an agent on behalf of the owner in the past and is believed to still have an active interest in pursuing development on this site.
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ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of How Wood. Opportunities for a carbon-offset scheme through tree planting may be possible.	
Likely timeframe for development (i.e. completion)	2009-2011	
	2011-2016	Yes
	2016-2021	
	2021-2026	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS	
<p>Assuming the southern approximately 'half' of the site is retained as a natural buffer against the M25 and most of the existing screening around the site perimeter is also retained. The rest of the site is assumed to be developed for housing, with a mix of dwelling types appropriate to the area (principally two and three storey semi-detached and townhouses).</p> <p>Approximately 35 dwellings per hectare is a reasonable estimate, on approximately just under 1 hectare of available site (out of 2.3 hectares total site area), in Zone 6.</p>	
Estimated capacity suggested by landowner/agent	

Council's own estimated capacity	30
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IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

Deliverable	Yes
Developable	
Not Currently Developable	

St Stephen Neighbourhood Plan

Site Assessment

Final Report

05 December 2017

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)?	SHLAA Conclusion	Neighbourhood Plan Site Assessment
S43	Land south of How Wood	Green Belt	SHLAA 2009 and 2016 Update	2.3	30	<p>Stables and contractors' yards. It lies on the edge of Area NS6 – Notifiable Sites (Hazardous Installations).</p> <p>Residential development would result in the loss of an approved waste transfer station and would therefore prejudice the use of that land for those purposes, unless a suitable alternative provision was proposed.</p> <p>Development of the entire site would increase coalescence towards Radlett, but there would be little visual intrusion as the site is already well screened by vegetation.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This unallocated site is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p> <p>Site put forward by an agent on behalf of the owner.</p> <p>After due consideration through the LDF process, as a large site of previously developed land in the Green Belt, there a reasonable prospect that housing will be developed on the site.</p> <p>Site should be given further consideration for housing. Development on all of this</p>	<p>have to be balanced against loss of an employment use (a decision which would need to be made by SADC)</p> <p>It would therefore be an appropriate site for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p> <p>This site has been assessed as potentially suitable and available for</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
	adjacent to Park Street Lane, railway line and M25					<p>site would significantly contribute to visual and (to a lesser extent) physical coalescence of How Wood and Bricket Wood. Development would also result in encroachment into open countryside and would affect land that is rural rather than urban in nature. The southern part of the site is also in close proximity to the M25 and suffers from air and noise pollution.</p> <p>However, the northern half of the site is bounded by existing residential development to the north and west and its development would not have the same impact as described above.</p> <p>Site put forward by an agent on behalf of the owner in the past and is believed to still have an active interest in pursuing development on this site.</p> <p>After due consideration through the LDF process, as a large site of previously developed land in the Green Belt, on the edge of the specified settlement of How Wood.</p> <p>Opportunities for a carbon-offset scheme through tree planting may be possible.</p>	<p>development in the 2016 SHLAA.</p> <p>It would therefore be an appropriate site for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p>

Land south of Park Street Lane, Park Street



Figure 10.3: Land south of Park Street Lane (hatching shows approximate area for residential)

- 10.13 This site totals 2.3 ha. The site is long and relatively narrow, bordering residential properties to the north. The M25 runs to the south of the site, with a railway line to the east and Park Street Lane to the west. The site has a substantial tree border, particularly to the northwest.
- 10.14 It is expected that the southern half of the site remain a natural buffer against the M25 and that the majority of the existing screening around the rest of the site remains.
- 10.15 Access onto the site will be from Park Street Lane.
- 10.16 The site is considered to be suitable to accommodate approximately 30 dwellings.

POLICY S27: LAND SOUTH OF PARK STREET LANE, PARK STREET

- 1. 2.3 ha of land off Park Street is allocated for residential development subject to the following criteria:**
 - i. The provision of approximately 30 units, with a mix of dwelling sizes in accordance with Policy S2;**
 - ii. Affordable housing is provided to meet the requirements of the St Albans Local Plan;**
 - iii. The southern half of the site is retained as a buffer, planted with native species trees; a community orchard would be encouraged in accordance with Policy S18;**

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.

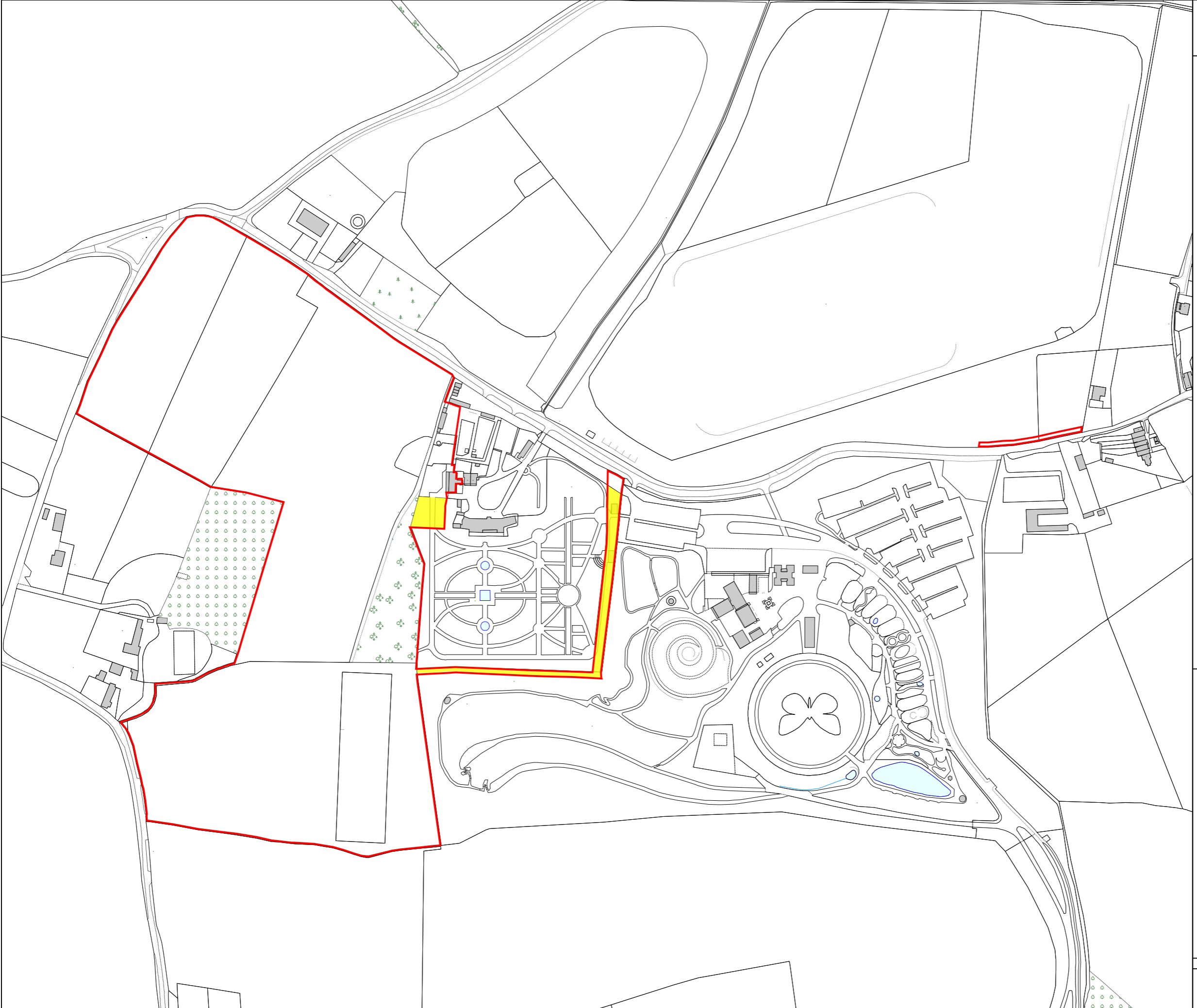
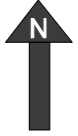
Your Details	
Name	Mark Westcott
Company/Organisation	hgh Consulting
Address	45 Welbeck Street, London
Postcode	W1G 8DZ
Telephone	██████████
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Rose Farm, Chiswell Green Lane, AL2 3NS		
Site area (in hectares)	c. 10 hectares		
Coordinates	Easting	512481	Northing 204481
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)	Single ownership of promoter		
Current land use	Mix of office space and storage		
Condition of current use (e.g. vacant, derelict)	Operational		
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	Please refer to the attached representation.		

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

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



Call for Sites Representation
**Land at Rose Farm
Chiswell Green**

March 2021



hghconsulting.com



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1.0 Introduction

- 1.1 On behalf of [REDACTED], hgh Consulting submit this Call for Sites representation to St Albans City and District Council ('the Council') to promote the Land at Rose Farm, Chiswell Green ('the site') in response to the Council's Call for Sites exercise. The submission responds to the Council's 'Call for Sites 2021' consultation, the results of which will inform the preparation of the new Local Plan 2020-2038.
- 1.2 The site has the potential to form part of a residential-led sustainable extension to the west of Chiswell Green, in a location which reflects a broad location for development identified in the withdrawn publication draft Local Plan (2018). The site is currently designated as Green Belt in the adopted Local Plan; but it is likely that the Council will be considering Green Belt release in its emerging Local Plan to meet its identified local housing need. We consider the site is a suitable candidate for release and should be put forward to the next stage of the Council's consideration as part of the Housing Economic Land Availability Assessment.
- 1.3 Figure 1 below is a site location plan.

Figure 1: Site location plan

1.4 The remainder of this document is set out in the following sections:

- Section 2.0 - Reviews the site and surrounding area;
- Section 3.0 - Outlines the planning policy context;
- Section 3.0 - Provides an overview of local housing land supply and delivery;
- Section 4.0 - Reviews the potential for Green Belt release and the contribution of the site towards sustainable development objectives; and
- Section 5.0 - Draws our conclusions.

2.0 Site and Surrounding Area

The Site

- 2.1 The site comprises a mix of office and storage buildings in the eastern area, as well as associated land to the west, and has an area of approximately 10 hectares. To the north, the site is bounded by Chiswell Green Lane to the east by the former Butterfly World site, to the west by Noke Lane and land associated with houses on Noke Lane, and to the south by agricultural land. Figure 2 is an aerial image of the site.



Figure 2: Aerial image of the site

2.2 The entire site lies within the Metropolitan Green Belt and within a Landscape Development Area, as shown in Figure 3 below.

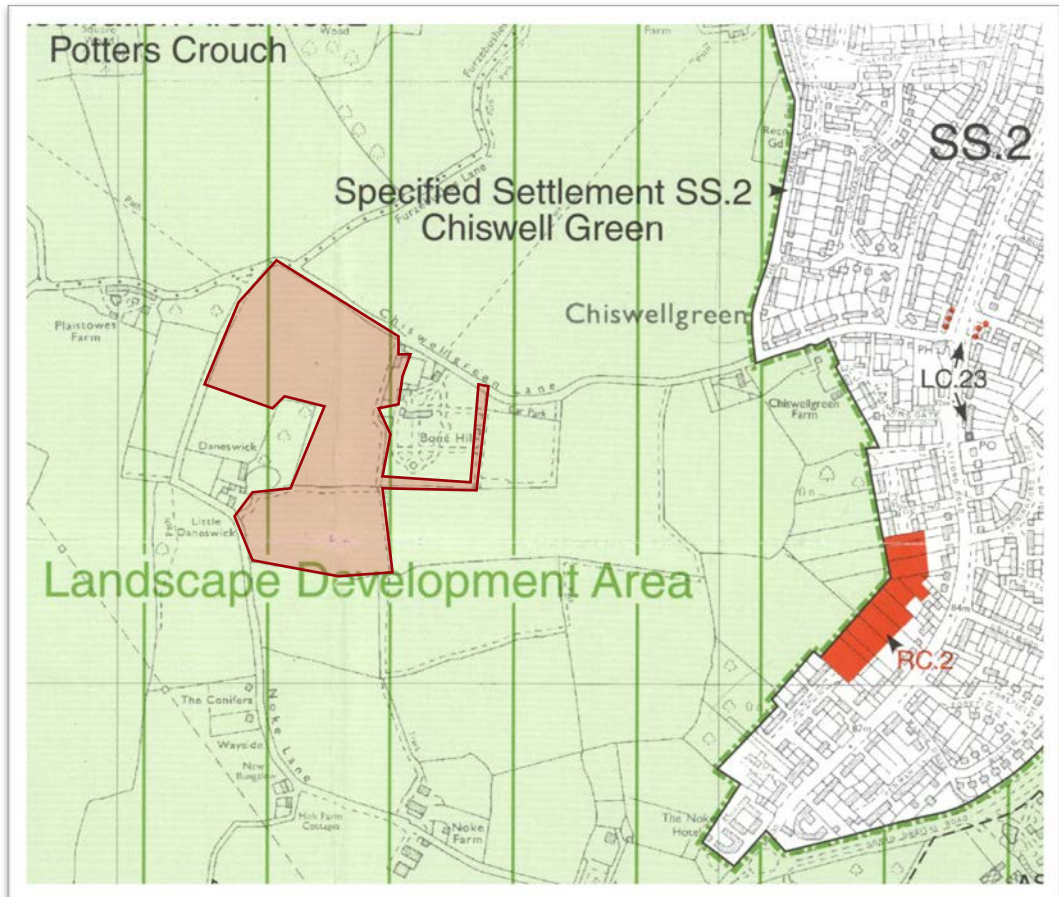


Figure 3: Extract from the adopted Proposals Map

2.3 Apart from the above, the site has no further development plan designations which would inhibit the proposed development of the site.

2.4 The site falls entirely within Flood Zone 1 (Figure 4), which is the lowest risk of flooding (land having a less than 1 in 1,000 annual probability of river or sea flooding) and is identified as an area of 'very low risk' from surface water flooding, meaning it has a chance of flooding of less than 0.1%.

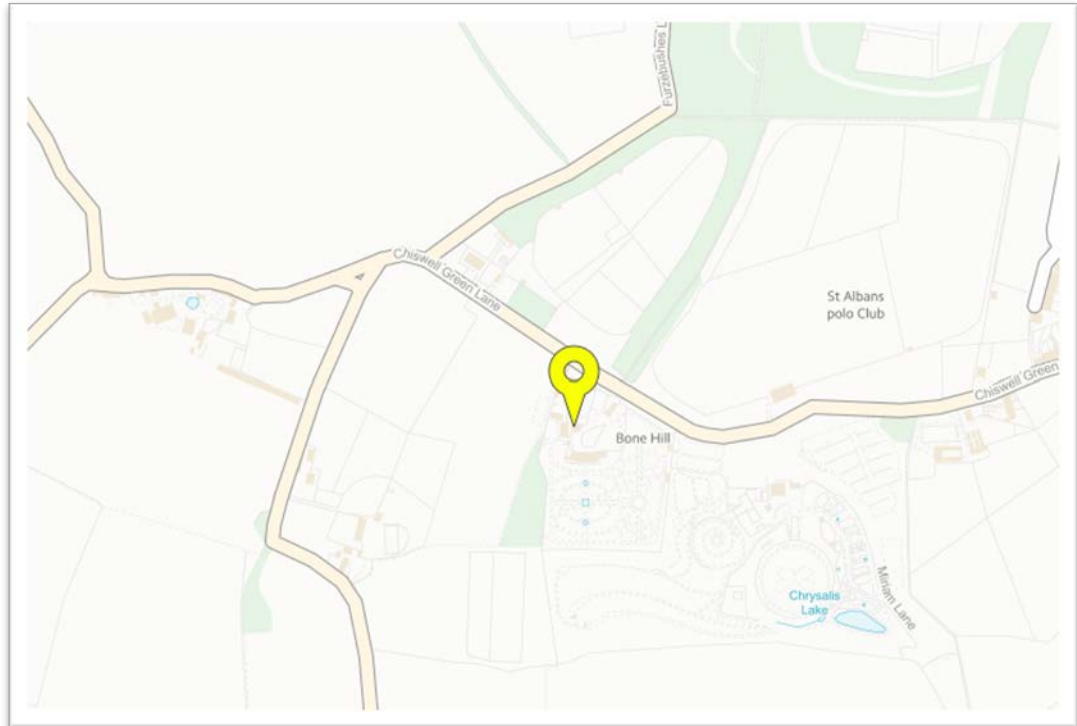


Figure 4: Extract from the Environment Agency Flood Map for Planning

- 2.5 There are no listed buildings within the site or in the vicinity of the site. The site is not within a Conservation Area.

Surrounding Area

- 2.6 The site is located within the civil parish and electoral ward of St Stephen, which lies within St Albans City and District Council's administrative boundary.
- 2.7 The site lies to the west of the village of Chiswell Green. Chiswell Green is defined as a Category 2 'Large Village' under the withdrawn previous publication draft Local Plan (2018). The village is excluded from the Green Belt, with the settlement boundary being just over 500 metres from the site.
- 2.8 Chiswell Green's local centre on Watford Road is approximately half a mile from the site (10-minute walk or 3-minute cycle), accessed via Chiswell Green Lane, and provides a range of facilities including convenience stores, a post office and a pharmacy. The bus stops in the local centre provide frequent services to St Albans, Watford and Luton. Other notable amenities in Chiswell Green that are under a mile from the site include the Midway Surgery, Killigrew Primary and Nursery School, and Greenwood Park.
- 2.9 How Wood Rail Station is 1.8 miles from the site (6-minute drive; 13-minute cycle; or 25-minute walk and bus journey) and is served by regular trains to St Albans and Watford Junction.

- 2.10 The site lies circa 2.5 miles south east of St Albans City Centre. The M1 motorway is circa 0.6 miles to the west of the site and the M25 is circa 0.8 miles to the south of the site. The village of Bricket Wood is approximately a mile to the south of the site on the opposite side of the M25.

3.0 Planning Policy Context

3.1 This section gives an overview of the planning policy context to inform the assessment of the development potential of the site.

Development Plan

3.2 The key Development Plan documents are:

- City and District of St Albans Local Plan Review (saved policies) 1994; and
- Policy Map No. 3.

3.3 The following policies are most applicable to the principle of development at the site:

- Policy 1 (Metropolitan Green Belt); and
- Policy 2 (Settlement Strategy).

3.4 While the proposal to develop the site would not be supported by the above policies, the adopted Local Plan is significantly outdated and is not justified by a recent evidence base.

Withdrawn St Albans City and District Local Plan 2020-2036

3.5 The Council prepared a new Local Plan covering the period 2020 to 2036 to an advanced stage. The publication draft was published in 2018 and the plan was submitted to the Secretary of State on 29th March 2019. However, in November 2020 the plan was withdrawn after the Examining Inspectors found that the plan did not meet the duty to cooperate.

3.6 Despite its ultimate withdrawal from Examination, the draft plan was developed in response to considerably more recent evidence compared to that of the adopted Local Plan. Therefore, the draft plan provides useful context in considering the development potential of the site.

3.7 Key relevant policies from the draft plan are:

- Policy S1 (Spatial Strategy and Settlement Hierarchy);
- Policy S2 (Development Strategy); and
- Policy S6 (Broad Locations for Development).

3.8 Policy S1 of the withdrawn plan is a development concentration policy which allocates Chiswell Green within the second of four tiers for the prioritisation for development, defining it as a large village excluded from the Green Belt. Policy S2 identifies the land to the west of Chiswell Green as a 'broad location' for new development, recognising that 'exceptional circumstances' exist to justify the release of the land from the Green Belt in the terms of the National Planning Policy Framework ('NPPF').

- 3.9 The extract from the draft Proposals Map at Figure 5 shows the proposed broad location for new development extends circa 350 metres outwards from the western edge of Chiswell Green. The edge of Chiswell Green lies adjacent to the east, together with a short section of the North Orbital Road (A405). The southern boundary is formed by a short section of Noke Lane. The western boundary comprises the bunding around the edge of the car park for Butterfly World, together with the associated access road. The northern boundary is formed by Chiswell Green Lane.

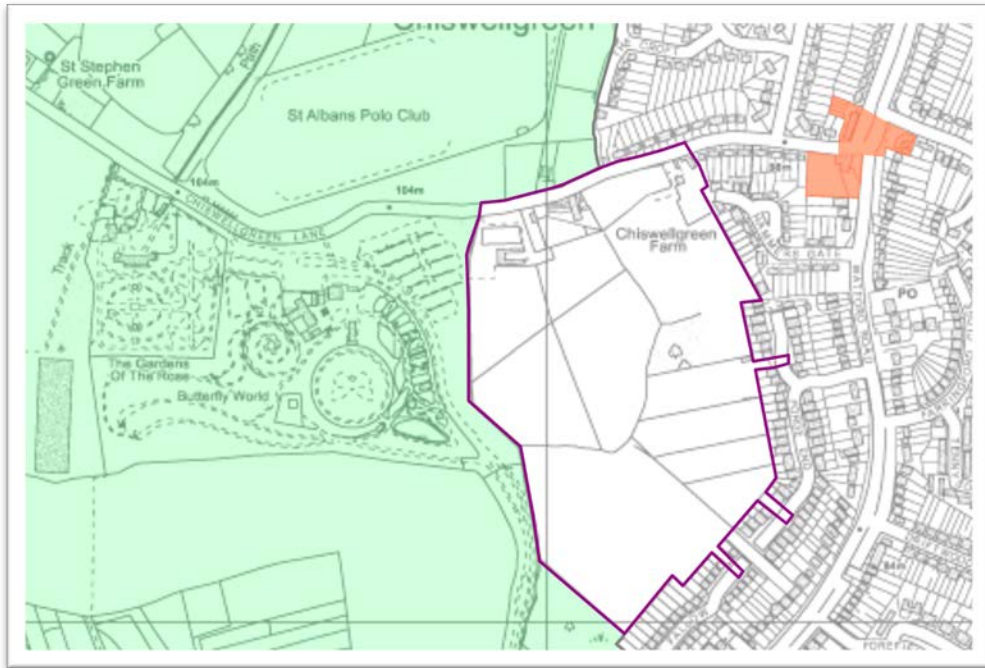


Figure 5: Broad location for development west of Chiswell Green (purple outline)

- 3.10 Policy S6x) sets out the objective for an urban extension to the West of Chiswell Green in the location shown on Figure 5. The minimum capacity of the broad location for development is identified as 365 dwellings, to be provided at a minimum net density of 40 dwellings per hectare. The draft allocation also included a primary school, recreation space and public open space.

St Albans City and District Local Plan 2020-2038

- 3.11 Following the withdrawal of the previous plan, the Council have begun the preparation of a new Local Plan covering an 18-year period between 2020-2038. The current Call for Sites consultation is the first stage in the programme for the new Local Plan. It is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years to inform the preparation of the new Local Plan.

4.0 Housing Need and Land Supply

- 4.1 This section considers the context for the emerging draft Local Plan in terms of past housing delivery, future housing need and land supply in St Albans District.
- 4.2 Paragraph 59 of the NPPF sets out the Government’s objective of significantly boosting the supply of homes by ensuring that a sufficient amount and variety of land can come forward where it is needed. Paragraph 17 of the NPPF advises that a development plan must include strategic policies to address priorities for the development and use of land in a local authority area. Paragraph 20 adds that strategic policies should set out an overall strategy for the pattern and scale of development, including making sufficient provision for housing development. Paragraph 65 advises that strategic policy-making authorities, such as St Albans City and District Council, must establish a housing requirement figure for their area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. It is in this policy context that the Council must ensure the District’s objectively assessed housing needs are identified and fully met by the emerging draft Local Plan.

Housing Delivery

- 4.3 In terms of past housing delivery, the most recent Housing Delivery Test (HDT) figures indicate that housing delivery in St Albans has fallen significantly short of the District’s housing requirement over recent years. The results, published in January 2021, confirm the following record of delivery:

Total Number of Homes Required 2017 - 2020	Total Number of Homes Delivered 2017 - 2020	2020 Measurement	2020 Consequence
2,372	1,493	63%	Presumption in favour of sustainable development

Table 1: St Albans Housing Delivery Test results

- 4.4 The HDT figures show that only 63% of the District’s annual housing requirement was delivered over the past 3 years, meaning that the presumption in favour of sustainable development applies. Furthermore, the District’s failure of the HDT is persistent, with the 2019 figures showing a 63% housing delivery rate, and the 2018 results reporting a 58% of delivery rate.

Future Housing Need

- 4.5 Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. Where adopted strategic policies are more than five years old, the housing requirement should be calculated by the standard method set out by national government. The current standard method annual target for St Albans is 893 dwellings. Paragraph 73c) of the NPPF says that, where there has been significant under delivery of housing over the previous three years, a buffer of 20% should be applied to the identified supply of deliverable sites.
- 4.6 As noted previously, the new draft Local Plan is at an early stage and the Council has not identified an objectively assessed housing need figure for the District. The Government's 2020 standard method figure for the District is 893 dwellings per annum.
- 4.7 The most recent Authority Monitoring Report (2020) sets out the District's five year housing land supply against the standard method target, as well as taking account the 20% buffer, to show a supply of 2.4 years. This falls far short of the required five year supply.
- 4.8 The standard method figure indicates a total housing target over the 18 year plan period of over 16,000 dwellings. While the standard method annual figure (893 dwellings per annum) is slightly lower than that planned for under the withdrawn draft Local Plan (913 dwellings per annum), because the forthcoming plan period is 2 years longer than that of the withdrawn plan, the Council will need to identify additional housing capacity as part of the emerging draft Local Plan. In addition, in the context of persistent under delivery, the Council must identify deliverable sites to meet the 20% buffer required by Paragraph 73c) of the NPPF. As such, in preparing the current draft Local Plan, the Council should identify housing land capacity for over 19,200 dwellings. This is around 5,000 more dwellings than planned for in the recently withdrawn draft Local Plan (14,608 dwellings).

5.0 Green Belt Release and Development Potential

- 5.1 As set out in Paragraph 136 of the NPPF, the release of Green Belt land can only occur through the preparation or updating of Local Plans. It is proposed that the previously identified broad location for development to the West of Chiswell Green (Policy S6x of the withdrawn plan) should be extended to include the land indicated in Figure 5 for release from the Green Belt and allocation for development.



Figure 5: Proposed extended broad location for development (yellow)

- 5.2 A significant proportion of the District is designated as Metropolitan Green Belt. In addition, much of the District is subject to statutory environmental and heritage constraints. In relation to the preparation of the previous draft Local Plan, the Update Report for the January 2018 Planning Policy Committee recognises that, “it is likely to meet development requirements consideration will need to be given to releasing land from the Green Belt.” This statement is reflective of the vast majority of available capacity on urban land having already come forward for development and the few remaining opportunities for redevelopment or intensification. As a result, the District is subject to significant constraints on land availability.
- 5.3 In preparing the previous draft Local Plan, the Council acknowledged that the release of land from the Green Belt would be necessary to meet development needs and that exceptional circumstances existed for doing so. Following an iterative process of Green Belt review, the previous draft Local Plan proposed revisions to the Green Belt boundaries to allow for currently Green Belt land to be allocated for development. One such boundary revision was to allow for the allocation of the broad location for development to the West of Chiswell Green (Policy S6x) (Figure 5) in the withdrawn plan.

- 5.4 The site, and the land West of Chiswell Green, fall within the same Green Belt parcel (GB25) (Figure 6) in the Green Belt Review (2013); a strategic-level study of Green Belt functions across the authorities of St Albans, Welwyn Hatfield and Dacorum. This study informed the previous draft St Albans Local Plan.

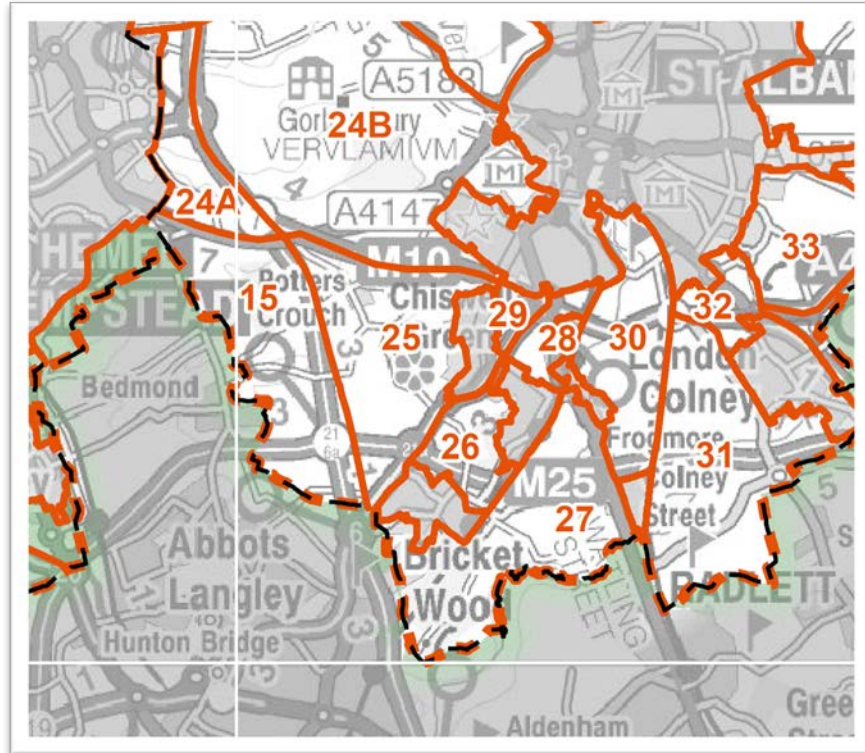


Figure 6: Map extract from the Green Belt Review (2013)

- 5.5 The Green Belt Review assesses the parcels against the first four of the five Green Belt purposes outlined in Paragraph 80 of the original NPPF (2012), and now found at Paragraph 134 of the NPPF (2019) (purposes 1-4 below). The fifth national Green Belt purpose is not assessed. However, the review assesses the land against a fifth local purpose of ‘maintaining the existing settlement pattern’. The review concludes the overall contribution of parcel GB25 to the Green Belt purposes is:

1. *To check the unrestricted sprawl of large built-up areas* - limited or no contribution;
2. *To prevent neighbouring towns from merging* - partial contribution;
3. *To assist in safeguarding the countryside from encroachment* - significant contribution;
4. *To preserve the setting and special character of historic towns* - partial contribution; and
5. *To maintain the existing settlement pattern* (local purpose) – significant contribution.

- 5.6 The review notes that the parcel contributes to the strategic gap between St Albans and Watford and local gap between Chiswell Green and Bricket Wood. While the parcel is relatively free of development, it contains the M25 and the M1 motorways which represent key urban influences. The study recognises that Butterfly World represents built development in the Green Belt which interrupts the connection of land at the urban edge of Chiswell Green with the surrounding countryside.
- 5.7 In noting the urban fringe characteristics and relative landscape enclosure of the land to the West of Chiswell Green, the Green Belt Review recommends that the removal of the parcel (as shown at Figure 5) would not significantly compromise the role of the Green Belt and separation of the settlements. Hence, and in recognising the level of sustainability offered by the proximity of the land to Chiswell Green, the land was taken forward as a suitable location for development under Policy S6x) of the withdrawn draft Local Plan.
- 5.8 As established in Section 4, in preparing the new draft Local Plan, the Council must address significant shortages in housing delivery and supply, and identify additional housing capacity over and above that provided for by the withdrawn plan to the order of 5,000 additional dwellings. The extension of previously identified broad locations for development is an obvious opportunity to contribute towards increased housing land requirements. In the case of the site, the adjoining former Butterfly World site to the east was promoted as an extension to the West of Chiswell Green allocation for the previous draft Local Plan (SHLAA ref. 503). In conjunction with the Butterfly World site, the land at Rose Farm represents a significant opportunity to extend the West of Chiswell Green broad location for development for the following key reasons:
- The limited contribution of the site to the national Green Belt purposes;
 - The deliverability of the site in the short term;
 - The site's sustainable location;
 - The site's previously developed status; and
 - The benefits that would arise from extending the broad location of development.
- 5.9 Each of these matters is considered in turn in the following subsections.

Green Belt Purposes

5.10 Firstly, an extension of the broad location for development to include the site would not compromise the national purposes of the Green Belt, as set out in Paragraph 134 of the NPPF. The performance of the site against each of the purposes is assessed in Table 2 below:

Purpose	Assessment
<i>1. To check the unrestricted sprawl of large built-up areas</i>	The Green Belt Review (2013) concludes that parcel GB25 provides limited or no contribution and we agree that these conclusions also apply to the individual site. The previously developed nature of the eastern part of the site and adjacent Butterfly World development ensure that the built extent of forthcoming development could be confined to previously developed land and would not result in unrestricted sprawl. To the west, there are strong boundaries to the site that would restrict development including the physical barrier of Noke Lane to the west, the hedgerow boundary to the south (which could be reinforced) and the orchard located to the southwest.
<i>2. To prevent neighbouring towns from merging</i>	The Green Belt Review (2013) concludes that parcel GB25 provides a partial contribution to this purpose. With respect to the site itself, an extension to the broad location for development would not cumulatively impact upon the purpose of preventing neighbouring towns from merging. With the exception of Chiswell Green, to which the site would form an extension, the site is located a considerable distance from other settlements, which lie beyond the permanent barriers of the M1 and M25.
<i>3. To assist in safeguarding the countryside from encroachment</i>	Although at the strategic level, the Green Belt Review (2013) finds that parcel GB25 makes a significant contribution to this purpose, the eastern part of the site cannot be considered open countryside as it is previously developed land which is bound on the eastern and southern sides by built development. There is established residential development present to the southwest of the site. Overall, the land displays urban fringe characteristics and any future development would be fundamentally constrained by the defined boundaries of Noke Lane to the west and reinforced landscape boundaries to the south.
<i>4. To preserve the setting and special character of historic towns</i>	The Green Belt Review (2013) finds that parcel GB25 makes a partial contribution to this purpose. While it is acknowledged the wider parcel plays a role in the setting of St Albans, the site itself makes a limited contribution to this purpose as it is not in proximity to the historic town and is separated from it by intervening settlements.
<i>5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</i>	The allocation of the site for residential development would contribute towards this purpose by encouraging the reuse of previously developed land to meet local housing needs.

Table 2: Assessment against Green Belt Purposes

Site Deliverability

- 5.11 The site is eminently deliverable. It is suitable for development with no overriding constraints to development in terms of environmental or heritage designations. The land is available, being in the sole ownership of the promoter who is committed to delivering the site at the earliest timescale within the defined plan period. The promoter would be eager to engage with neighbouring landowners to bring forward the land as a wider site allocation.

Site Sustainability

- 5.12 The site is in a sustainable location and would form part of a natural extension to Chiswell Green. As established by Paragraphs 2.8-11 of this representation, the site has good accessibility to services and facilities in Chiswell Green and reasonable accessibility to a variety of public transport options. Services within walking distance include:

- Bus stops;
- Convenience stores;
- Post office;
- Pharmacy
- Surgery;
- Primary school;
- Nursery;
- Park;
- Food takeaway; and
- Pub and restaurants.

- 5.13 If brought forward for an allocation in conjunction with the sites to the east, opportunities would exist to enhance pedestrian and cycling routes to Chiswell Green as part of a masterplanning exercise of the wider allocation.

Previously Developed Land

- 5.14 As noted above, some of the site is previously developed land which includes intensive built form and hardstanding. While Paragraph 145 of the NPPF states that the construction of new buildings will typically be inappropriate in the Green Belt, it goes on to state exceptions to this, including:

“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

- 5.15 As such, and in the short-term, an application could be made for the redevelopment of this part of the site subject to it causing no greater impact on the openness of the Green Belt, or alternatively, no substantial harm to openness where the development would provide affordable housing. In conjunction with the previously developed part of the site in the east, the remainder of the site displays urban fringe characteristics and has defined boundaries which could be reinforced through suitable landscaping. This supports the case that the release of the site from the Green Belt through the draft Local Plan and its redevelopment as part of a forthcoming extension to Chiswell Green could be achieved without causing a substantially greater impact on Green Belt openness.

Benefits of Extending the Broad Location for Development

- 5.16 An extension to the broad location for development to include the site (Figure 5) would allow the extension to Chiswell Green to deliver a significantly greater number of dwellings, to make a substantial contribution to local housing targets. Withdrawn Policy S6x) set out that the land West of Chiswell Green should deliver a minimum of 365 dwellings, at a recommended density of 40 dwellings per hectare. When applying this density to the site area (c. 10ha), combined with that of the former Butterfly World site (10.86ha), this suggests a minimum additional 834 dwellings could be delivered by a wider allocation. Together, the extended broad location for development (as shown in Figure 5) could contribute a minimum of 1,199 dwellings towards the identified housing requirement. This is equivalent to 6.2% of the 19,200 dwellings required over the plan period.
- 5.17 If brought forward as a larger allocation, there would be greater scope for the extension to Chiswell Green to contribute towards improving and providing community services and facilities, for example, by contributing to funding the primary school that was planned for as part of the broad location for development. In viability terms, it would be unreasonable for a development of circa 365 dwellings to fund a new primary school. Increasing the housing capacity of the area for development to a minimum of 1,199 would allow for a greater proportion of necessary funding for highways infrastructure, public transport improvements, healthcare provision, education provision and sports provision to be sourced via development contributions.
- 5.18 As well as housing delivery, there is also the potential for a wider site allocation to incorporate an element of employment use, which had not been proposed as part of the land West of Chiswell Green Policy S6x) allocation and would be beneficial in terms of enhancing the sustainability of the allocation and contributing towards employment land targets.
- 5.19 While the village is surrounded by countryside, it is notable that Chiswell Green has only one park. A larger development allocation could also deliver a greater proportion of open space which would benefit existing and future residents. In addition, as part of the masterplanning of a wider allocation, there are opportunities to enhance the environmental quality of, and access to, the surrounding countryside.

Lack of Constraints

- 5.20 With the exception of its Green Belt designation, the site is relatively unconstrained. The land is at low risk of flooding. There are no heritage designations affecting the site; it is not within a Conservation Area, nor are there any listed buildings that would be affected by its development. The land is not within an archaeological priority area. There are no ecology designations e.g. SINC or Ancient Woodland affecting the site.

6.0 Conclusion

- 6.1 This representation has established that St Albans City and District Council must identify a significant quantum of land for housing development in the short term as part of the emerging Local Plan. This is in the context of the Council's outdated adopted Local Plan, failure of the Housing Delivery Test and inability to prove a five year housing land supply. The housing land requirements for the emerging draft Local Plan are anticipated to be significantly greater than that planned for in the previously withdrawn draft Local Plan.
- 6.2 We consider there is an opportunity for the site to form part of a wider residential-led development allocation to the west of Chiswell Green (Figure 5), to create an extension to the village that reflects the development strategy previously established and assessed through the withdrawn Local Plan. Underpinned by the evaluation work of previous draft Local Plan, there is clearly merit in this area accommodating more development as part of the forthcoming draft Local Plan.
- 6.3 The NPPF is clear that Green Belt boundaries can be amended through the preparation of a Local Plan. The previously developed site does not perform well against the five purposes of the Green Belt and is a strong candidate for release to assist in meeting local development needs and increased housing land requirements. It is therefore recommended that the site be released from the Green Belt and is allocated for residential-led development alongside the previously allocated land to the west of Chiswell Green, and the former Butterfly World Site, as part of the new St Albans Local Plan 2020-2038. In conjunction with neighbouring land to the east, the site provides an ideal opportunity to promote a sustainable pattern of development.
- 6.4 As the next stage to follow on from this representation, we request the Council consider the site in its Housing Economic Land Availability Assessment, where further technical assessment will be undertaken to confirm the site's sustainability, suitability and deliverability.



hghconsulting.com

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	Dawn Adams
Company/Organisation	Catesby Estates PLC
Address	Catesby House, 5B Tournament Court, Edgehill Drive, Warwick
Postcode	CV34 6LG
Telephone	██████████
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details					
Requirements: <ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Land at Windridge Farm (parcel A)				
Site area (in hectares)	85.6ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>512152</td> <td>Northing</td> <td>206091</td> </tr> </table>	Easting	512152	Northing	206091
Easting	512152	Northing	206091		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input 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: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 600px; 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: 200px; height: 15px;"></div>				
Current land use	Arable				
Condition of current use (e.g. vacant, derelict)	Tenanted				
Suggested land use	<input type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) Residential led mixed use development with the potential to deliver community facilities, primary school and open space <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	See cover letter
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 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 checked="" type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No Please refer to cover letter
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 checked="" type="checkbox"/> Other Please include details of the above choice below (for example planning reference numbers and site history) No current / relevant planning history on the site	
Other comments	Please refer to accompanying cover letter	

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

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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	Dawn Adams
Company/Organisation	Catesby Estates PLC
Address	Catesby House, 5B Tournament Court, Edgehill Drive, Warwick
Postcode	CV34 6LG
Telephone	██████████
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details					
Requirements: <ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Land at Windridge Farm (parcel B)				
Site area (in hectares)	29.7ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>512929</td> <td>Northing</td> <td>205832</td> </tr> </table>	Easting	512929	Northing	205832
Easting	512929	Northing	205832		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input 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: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 600px; 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: 200px; height: 15px;"></div>				
Current land use	Arable				
Condition of current use (e.g. vacant, derelict)	Tenanted				
Suggested land use	<input type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) Residential led mixed use development with the potential to deliver community facilities, primary school and open space <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	See cover letter
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 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 checked="" type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No Please refer to cover letter
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 checked="" type="checkbox"/> Other Please include details of the above choice below (for example planning reference numbers and site history) No current / relevant planning history on the site	
Other comments	Please refer to accompanying cover letter	

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 Aerial Photography -

PROJECT TITLE
Windridge Farm

DRAWING TITLE
Redline Boundary

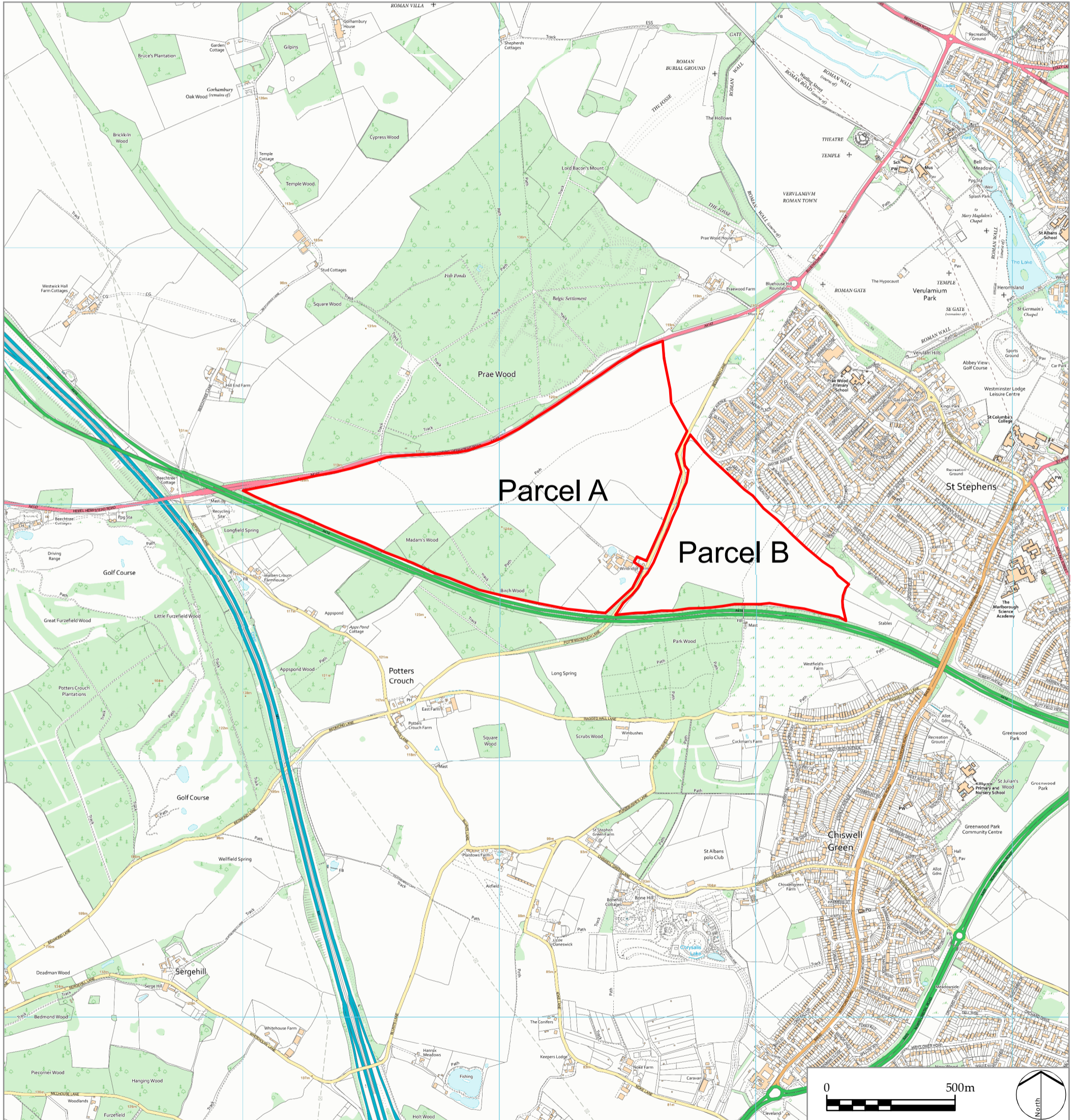
No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.
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ISSUED BY	Oxford	T: 0117 2033 628
DATE	8 Mar 2021	DRAWN MH
SCALE @A3	1:15,000	CHECKED DB
STATUS	Final	APPROVED DB

DWG. NO. 7925_001_A

Sources: Ordnance Survey

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LEGEND

Redline Boundary