

- 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.

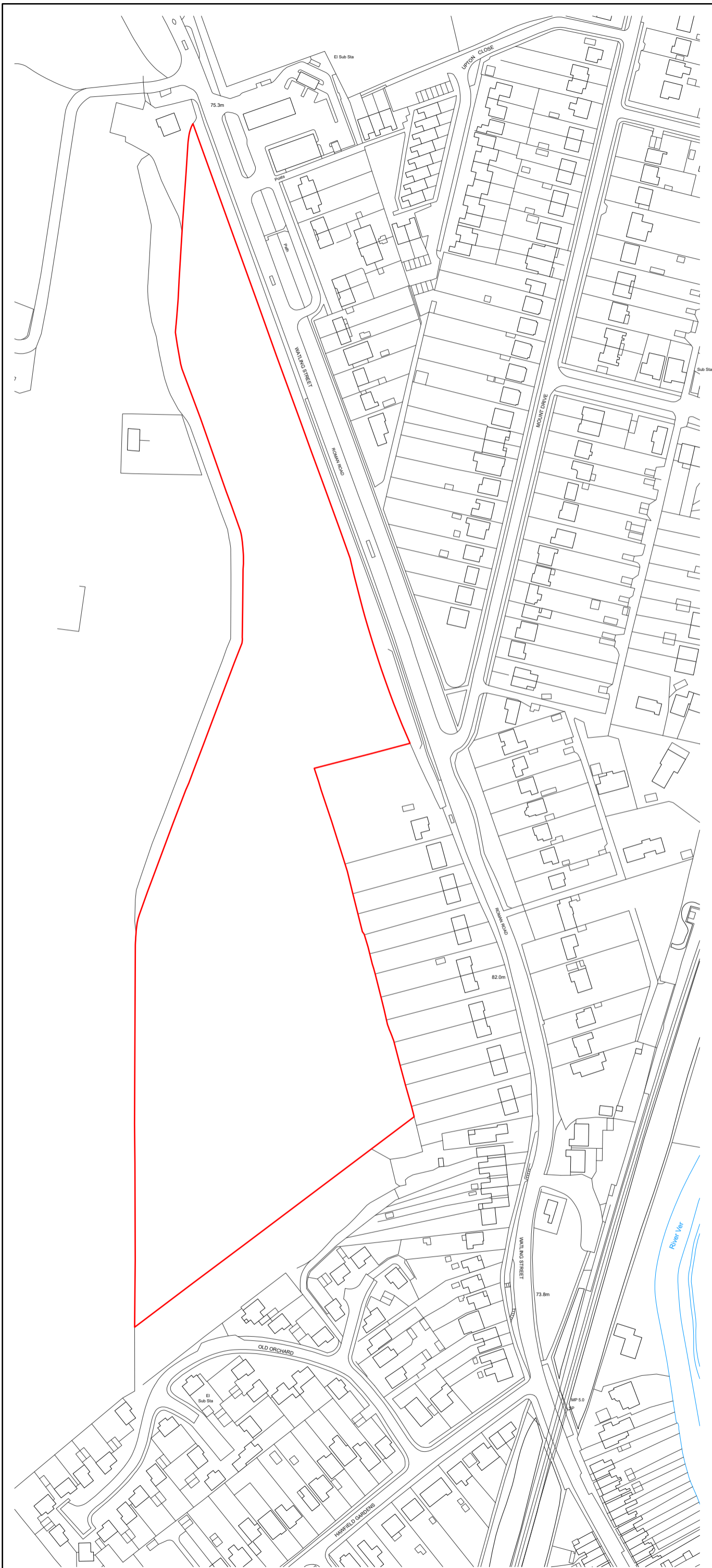
Your Details	
Name	Victoria Cutmore
Company/Organisation	M Scott Properties Ltd (Scott Properties)
Address	Suite 5, Oyster House, Severalls Lane, Colchester, Essex
Postcode	CO4 9PD
Telephone	
Email	
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input 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 west of Watling Street, Park Street, St Albans (as shown edged red on the accompanying Location Plan)		
Site area (in hectares)	4.34 ha		
Coordinates	Easting	514587	Northing 204482
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)	<p>The Site is within joint family ownership and under a promotion agreement to Scott Properties. The landowners are:</p> <p>Ms Tracy Good of ; Ms Trudie Sutton of ; Mr Justin Hughes of and Mr Wayne Hughes of</p>		
Current land use	Agricultural (arable)		
Condition of current use (e.g. vacant, derelict)	The Site is actively farmed.		
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 checked="" type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input checked="" type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		

Reasons for suggested development / land use	The Site is sustainably located to the north of Park Street, within close proximity to the services and facilities therein, including the train station. Technical work undertaken to date has demonstrated the Site is capable of accommodating up to 100 residential dwellings alongside public open space, landscaping and habitat creation. Details of the technical work undertaken and a Framework Plan are provided within the accompanying Vision Document.
Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years

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

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input checked="" type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other Please include details of the above choice below (for example planning reference numbers and site history)	
Other comments	<p>The Site was submitted to the 2017 Call for Sites for specialist housing for older people. The Site is now being resubmitted for allocation within emerging Plan for a residential-led development, which would include a proportion of bungalows to meet the needs of older people.</p> <p>Further, the Site has previously been assessed jointly in the SHLAA with several surrounding sites, which are not within the same ownership or being promoted by Scott Properties. We confirm the extent of the Site being promoted is as shown edged red in the accompanying Location Plan.</p> <p>Since the previous Call for Sites, further technical work has also been undertaken which demonstrates the Site's suitability for development, including a Landscape and Visual Appraisal, Green Belt Assessment, Site Access Proposal and a Framework Plan prepared following a detailed assessment of the Site's opportunities and constraints. The details are provided within the accompanying Vision Document, which should be read in conjunction with this Form.</p>	

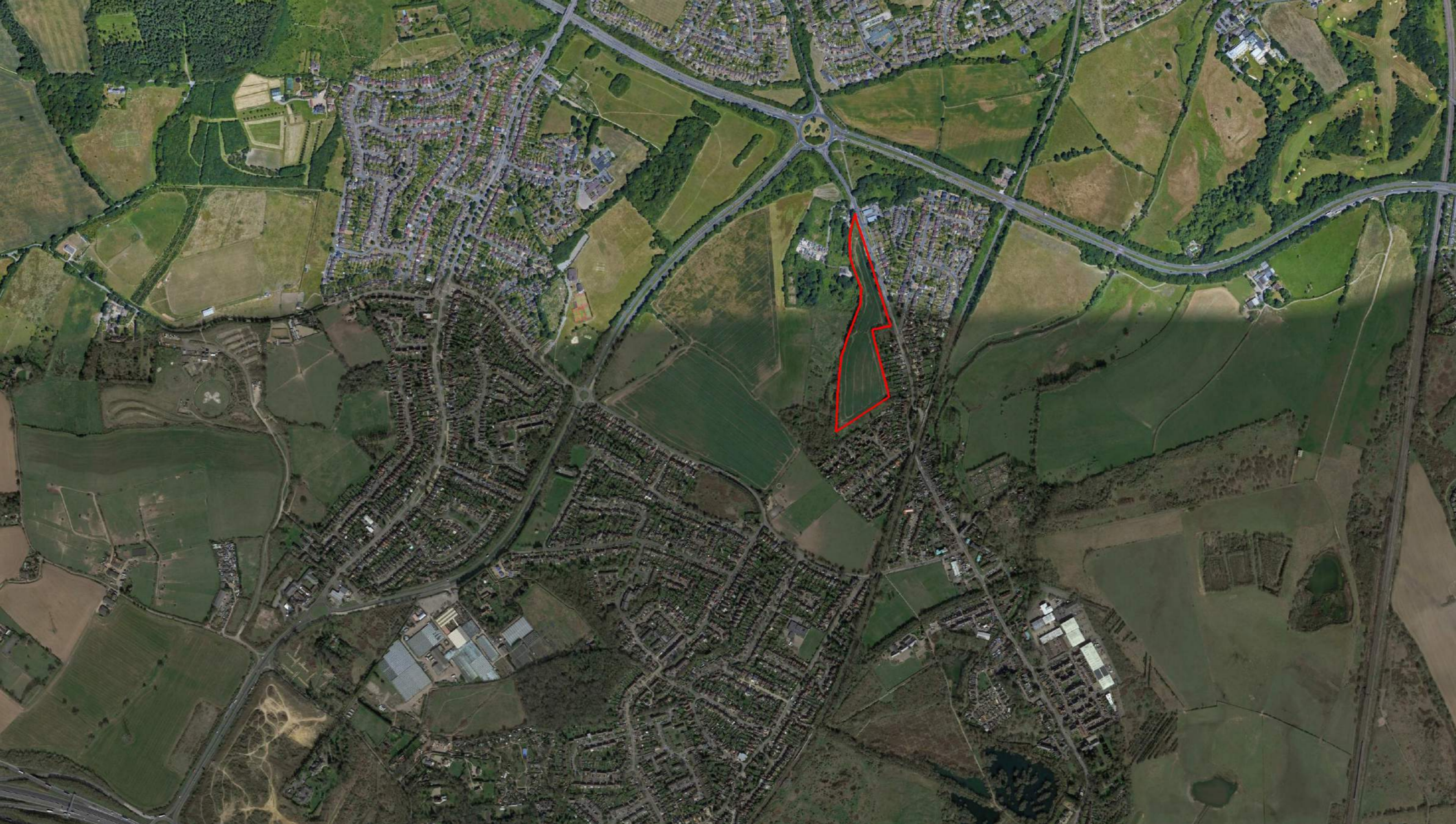


0M 20M 40M 60M 80M 100M

THE POSITION OF ALL SERVICES AND EASEMENTS ARE APPROXIMATE AND SHOULD BE CHECKED.
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LOCATION PLAN
LAND WEST OF WATLING STREET,
PARK STREET, ST ALBANS
DATE : 05.01.2021
SCALE: A3 1:2,000 DRAWN : DW
DRAWING NO: 82-02 REV : -





VISION DOCUMENT

LAND WEST OF WATLING STREET, PARK STREET

MARCH 2021



1. INTRODUCTION

PURPOSE OF THIS DOCUMENT

This Vision Document is submitted as part of St Albans City & District Council's Call for Sites in respect of the emerging Local Plan. It aims to demonstrate the Site's suitability for residential development, supported by the technical work undertaken to date.

The Site was previously submitted in response to the 2017 Call for Sites for a proposed development of specialist housing for older people. It is being resubmitted due to a change in circumstances, which are set out below.

- The Site is now being promoted for a general needs residential-led development, to include a proportion of bungalows to meet the housing needs of older people locally.
- The Site was jointly assessed within the previous SHLAA with several surrounding parcels as part of a larger, strategic land area, as opposed to independently. This submission confirms the extent of the site area proposed for inclusion within the emerging Local Plan.
- Further technical work has since been undertaken since the Site was previously submitted. These include a Landscape and Visual Appraisal, further technical analysis of the Site's opportunities and constraints, and detailed scoping of the site access proposal, the details of which are included within this document with full reports available upon request.

THE SITE

The Site extends to approximately 4.34ha (10.72 acres) and is currently in agricultural (arable) use. It lies immediately to the west of Watling Street and benefits from an uninterrupted road frontage of 250 metres along its eastern boundary.

Opposite the north-eastern corner of the site is a BP petrol station, incorporating a Marks & Spencer convenience store. There are numerous additional amenities located within Park Street, including a primary school, medical centre, pharmacy, village hall, recreation ground, food takeaways and pubs. The Site benefits from pavements on the western side of Watling Street running both northbound and southbound, with a controlled pedestrian crossing in close proximity.

There are four bus stops along Watling Street within 100m of the Site boundaries, providing regular services to Hatfield, Welwyn Garden City and the surrounding areas. Park Street railway station is located within 100m of the south-eastern corner of the site; providing regular train services between St Albans Abbey and Watford Junction, from which a broad range of connecting services can be taken.

PROPOSED USE

The Site is being promoted for residential development of c. 100 dwellings, which equates to a net density of c. 30dph across the developable area of c. 3.2ha that we have identified and a gross density of c. 23dph. The development proposals for the Site include a proportion of bungalows suitable for older people, public open space, landscaping and habitat creation. The Framework Plan on page 4 of this document demonstrates how these uses could be accommodated within the Site.

OWNERSHIP

The Site is under the sole control of M Scott Properties Ltd (Scott Properties) and not subject to any legal restrictions or ownership issues. It is available for development immediately, subject to allocation.



Site Location Plan



2. SITE ANALYSIS

LAND CLASSIFICATION

The land is identified in the St Albans Local Plan as likely Grade 3, therefore the proposed development would not result in a loss of the best and most versatile agricultural land.

PHYSICAL CONSTRAINTS

As shown on the Constraints Plan below, the Site is crossed by a foul water main in a north east-south to south-west direction before continuing southwards adjacent to the western boundary. An underground electricity cable crosses the northern extent of the site from east to west. The Framework Plan, as shown on page 4 of this document, assumes a 3m easement each side of the underground assets, demonstrating that a residential-led scheme alongside open space and landscaping can be comfortably accommodated within the Site.

FLOOD AND DRAINAGE

The Site is located in Flood Risk Zone 1; the lowest risk of flooding. A small area of surface water flooding is shown on the Constraints Plan along the north-western boundary. Surface water run-off from development of the Site can be dealt with through on-site attenuation and sustainable urban drainage systems.

ECOLOGY AND ARBORICULTURE

The Site is not known to be subject to any environmental constraints and there are no trees on the Site protected by Tree Preservation Orders.

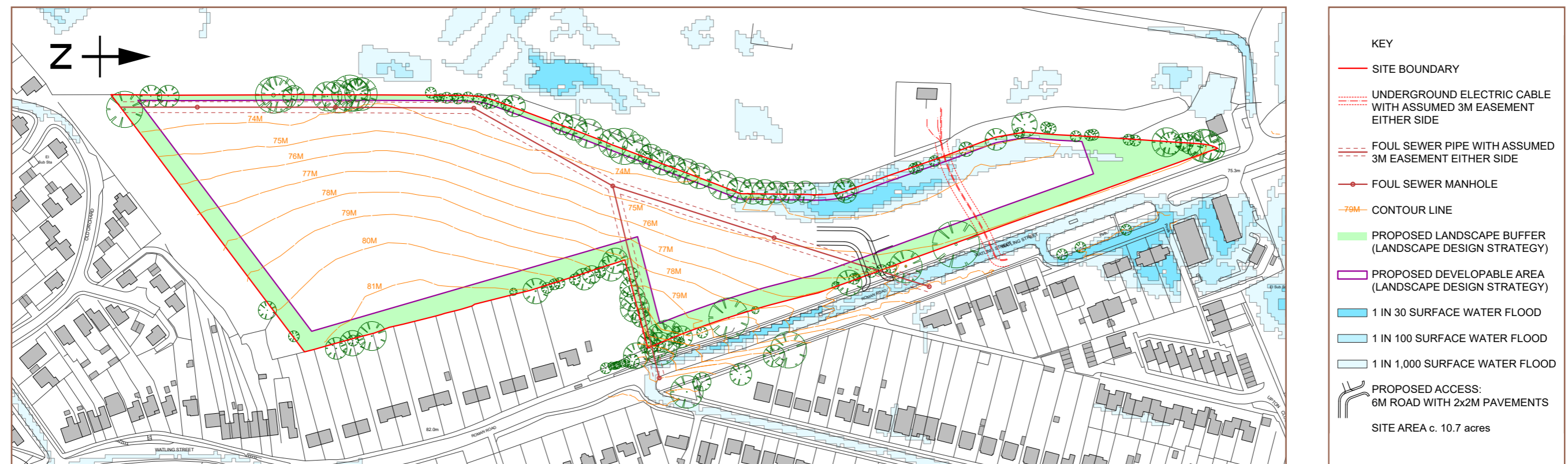
There is a mature tree belt along the entire western boundary, which would be retained and strengthened as part of any development, as shown in the Landscape Design Strategy on page 3. The development proposes additional habitat creation, leading to a net gain in the biodiversity value of the Site.

HERITAGE AND ARCHAEOLOGY

The Park Street Conservation Area boundary is located over 100m from the Site. There are no listed buildings within close proximity to the Site, nor any known sites of archaeological significance, or any other heritage assets.

HIGHWAYS AND ACCESS

The Site benefits from approximately 250m of uninterrupted road frontage along Watling Street, with continuous footways northwards to the convenience store and southwards to the village amenities, including the train station. Vehicular access is proposed from Watling Street, comprising a 6m carriageway with 2m footways either side. Additional pedestrian links can be provided to Watling street to the north and south of the principal site access.



Site Constraints Plan



3. GREEN BELT AND LANDSCAPE ASSESSMENT

GREEN BELT

An initial Green Belt Analysis has been undertaken by Lockhart Garratt to assess the contribution made by the Site to each of the five principles of the Green Belt, with the conclusions as follows:

To check the unrestricted sprawl of large built-up areas - The Site adjoins existing residential areas to the east and south, and the western boundary is clearly defensible, being formed of a mature planting/landscaping belt. As such allocation and subsequent development would not lead to unrestricted sprawl.

To prevent neighbouring towns merging into one another - Development of the Site would not cause two towns to merge into one another.

To assist in safeguarding the countryside from encroachment - As stated, the Site is surrounded on two sides by existing residential development, with clearly defensible boundaries to the other two. Allocation and development would read as a natural 'rounding' of the built up area, and would not encroach upon the countryside.

To preserve the setting and special character of historic towns - Park Street is not a historic settlement. It is largely characterised by post-war housing, and is surrounded to the north, west and south by strategic highways.

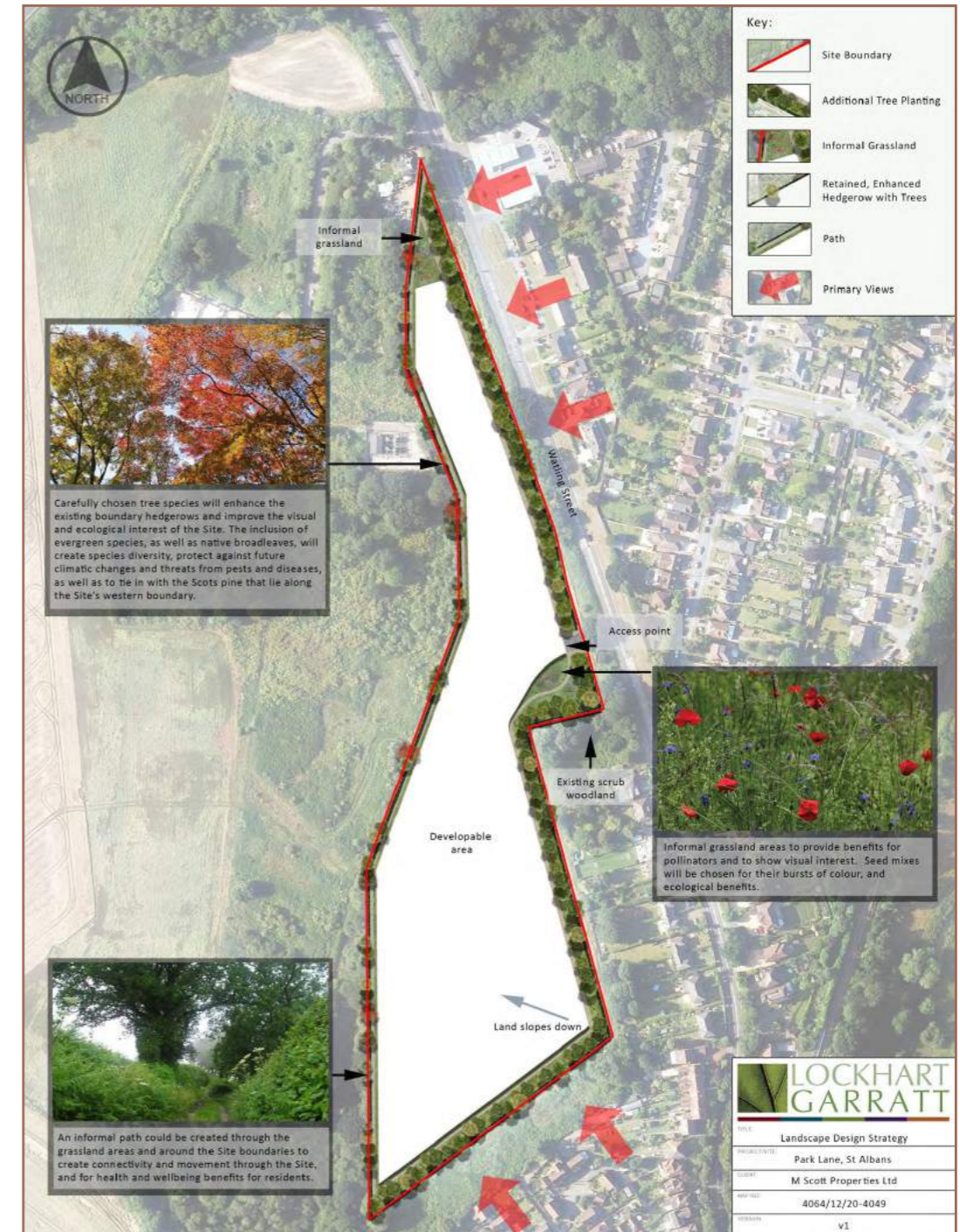
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land - The Site is not derelict or other urban land. Release of the Site for residential-led development will not prejudice other derelict or urban land coming forward for development.

LANDSCAPE AND VISUAL APPRAISAL

The Landscape and Visual Appraisal (LVA) concludes that the Site shares a visual connection with the settlement edge, as a result of its close proximity to the settlement and the road infrastructure. Views of the Site are also limited to the immediate setting of the Site owing to the established tree and hedge planting along the western boundary, which lend the Site a very enclosed character.

As shown in the Landscape Design Strategy, additional tree planting is recommended along each of the Site's boundaries, the eastern and southern boundaries to reduce the views available from the adjacent dwellings along these boundaries. As well as improving the visual containment of the Site, these areas will create visual and ecological habitat connections with vegetation within the surrounding landscape, as well as responding positively to the treed character of Watling Street. An informal area of grassland is proposed within the northern corner of the Site, creating an attractive and biodiverse visual entrance to Park Street.

The LVA concludes that development of the Site would be acceptable on visual and landscape grounds with the implementation of the proposed measures. These will ensure that development of the Site will relate positively to the immediate and wider setting, and will also ensure the proposed development can achieve a net biodiversity gain.



Landscape Design Strategy



4. PROPOSED DEVELOPMENT



CLIENT:

SCOTT
PROPERTIES

PROJECT:

PARK STREET
ST ALBANS
HERTFORDSHIRE

Framework Plan



5. CONCLUSION

This Vision Document demonstrates that the Site is suitable, available and achievable for residential-led development in the short to medium-term. The further technical work undertaken since the Site was submitted in response to the 2017 Call for Sites shows the Site's deliverability for a residential-led development of c. 100 dwellings, at a net density of 30 dwellings per hectare.

The Framework Plan builds upon the technical analysis, and shows how the proposed development could be accommodated within the Site, which includes generous areas for public open space, additional tree planting and habitat creation. The Plan also highlights the sustainability of the Site, through its proximity to Park Street railway station, the bus stops along the eastern boundary and the opportunities to enhance pedestrian connectivity through the Site.

Scott Properties will continue engaging with key stakeholders regarding our proposals, including St Stephen Parish Council and the Neighbourhood Plan Steering Group, to ensure that any development reflects local aspirations.

We would also welcome the chance to discuss the Site in greater detail with the Council. Please contact either Victoria Cutmore or Richard Martin to request any further information or to discuss the Site further.

Victoria Cutmore - Planning Manager

Richard Martin - Director

T:

T:

E:

E:





M Scott Properties Ltd
Oyster House | Suite 5
Severalls Lane | Colchester | Essex CO4 9PD
T: [REDACTED] | [REDACTED] | www.mscott.co.uk

Your interest

Planning Consultant

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

Land on the west side of Radlett Road
Colney Street
St Albans

Nearest Post Code AL2 2EN

Site area (in hectares)

1.33

Easting

515522

Northing

202030

Site Location Plan Attached

Yes

Upload Site Location

Title Plan - Colney Street Orchard
Title Plan - Colney Street Orchard

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

Land ownership (please include contact details if known)

David Collins

Current land use

As an orchard and farmland

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

Vacant

Suggested land use

Housing

Reasons for suggested development / land use

The land is currently not in use and being adjacent to residential dwellings and opposite commercial buildings already in Colney Street the land would be well suited to provide some additional housing for the area, especially so workers can live near to the employment sectors in the area.

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

Contamination/pollution issues (previous hazardous land uses) No

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

Flood Risk No

Topography affecting site (land levels, slopes, ground conditions) No

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

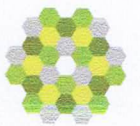
Legal issues (For example, restrictive covenants or ownership titles affecting the site) No

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

Other constraints affecting the site No

Planning Status

. Planning Permission Not Sought



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