

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/>

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

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

Your Details	
Name	Pravin Patel
Company/Organisation	PPML Consulting Ltd
Address	Kinetic Centre, Theobald Street
Postcode	WD6 4PJ
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)	Parcels A and B which formed part of the wider landholding to the HSBC Training and Management Centre, Smug Oak Lane Bricket Wood, St Albans				
Site area (in hectares)	Parcel A – approx. 2 ha Parcel B – approx. 10 ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td></td> <td>Northing</td> <td></td> </tr> </table>	Easting		Northing	
Easting		Northing			
Site Location Plan Attached	<input 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)	The freehold of the site is owned by Clearwater Properties Ltd who are residential developers and promoters.				
Current land use	Some of the area is cut and maintained under a biannual farm business tenancy that can be terminated in accordance with the regulations.				
Condition of current use (e.g. vacant, derelict)	The sites are vacant. There are no legal ownership constraints that would make the parcels of land unavailable for development.				
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	Land parcels are suitable for residential development. There is direct vehicular onto Smug Oak Lane. Close access for motorway and in walking distance to, railway station, bus routes, village green and other amenities				
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 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 checked="" type="checkbox"/> Other Please include details of the above choice below: Please include details of the above choice below (for example planning reference numbers and site history)	

Other comments

The parcels lie within the Green but make a lower contribution to the purposes of Green Belt and so are deemed suitable.

The Sites are also deemed 'suitable' with regard their location. They are located within an area that already have appropriate infrastructure and a suitable range of services, community, and other facilities.

It is achievable that the Sites will be developed for the residential use within the next 5 years and there are no know legal issues or ownership problems that would be an impediment to delivery.

The Sites are deliverable as they are available for development, offers a suitable location for residential use and is achievable with a realistic prospect that the residential use will be delivered on the site within 5 years.

The sites location close to Bricket Wood and close to the new permitted development at Hanstead Park means that the site is within close proximity to a wide range of existing facilities in the local area. Importantly the sites are within a 10-minute walk to Bricket Wood Rail station which provides a service every 45 minutes during the weekday. This service takes 8 mins to travel to Watford Junction which is a transport hub and provides connections to central London and Milton Keynes and 8 minutes to St Albans Abbey station thus providing access to a wider choice of services and amenities by non-car mode.

This land is in single ownership and is available and deliverable now so can make an immediate contribution to the Councils Housing requirements and certainly contribute to the Councils 5-year housing supply.

The NPPF defines five purposes of Green Belt which we have assessed the two parcels against to establish the extent of conflict with those purposes and integrity to justify that the sites should be removed from the Green Belt.

To check Unrestricted Sprawl of Large built- up areas

Parcel A is well contained with strong boundaries to the north formed by the rear gardens of existing dwellings on Smug Oak Lane and Smug Oak Lane itself. The parcel is quite well contained to the east, west and south by trees/woodland and hedgerows. Parcel B has strong defensible boundaries to the west, north and south and a hedgerow to the east. We consider that both Parcels A and B are of low importance with respect to Purpose 1.

Purpose 2 – To prevent neighbouring towns from merging into one another.

The removal of Parcels A or B from the Green Belt would result in a very limited reduction in the existing gap with Bricket Wood. There is limited vulnerability to visual coalescence at a local scale as a consequence of the strong boundaries within which the parcels are contained. We consider that both Parcels A and B are of low importance with respect to Purpose 2 of the Green Belt.

Purpose 3 – To assist in safeguarding the countryside from encroachment

Both parcels of land are undeveloped and therefore largely open in character. This however should be considered against the Purpose 1 assessment, which also reflects the role that boundaries can play in preventing encroachment both physically and visually. In that assessment Parcel A has strong boundaries and thus can prevent encroachment. In terms of visual encroachment, Parcel A does not form part of the wider countryside fabric. It is very much an isolated, well contained area of land. There are no long-range views of the land parcel where it can be appreciated to be part of the wider countryside because of its strong boundaries. We therefore consider that parcel A is of lower importance to purpose 3 of the Green Belt.

Parcel B does possess strong boundaries but viewed across from the west along Smug Oak Lane can be seen as part of the wider countryside fabric. Parcel B therefore makes a low to moderate contribution towards Purpose 3 of the Green Belt.

Purpose 4 – To preserve the setting and special character of historic towns

There are no designated heritage assets adjoining or within the setting of either Parcels A or B. We consider therefore that parcels A and B are of lower importance to Purpose 4 of the Green Belt.

Purpose 5 – To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

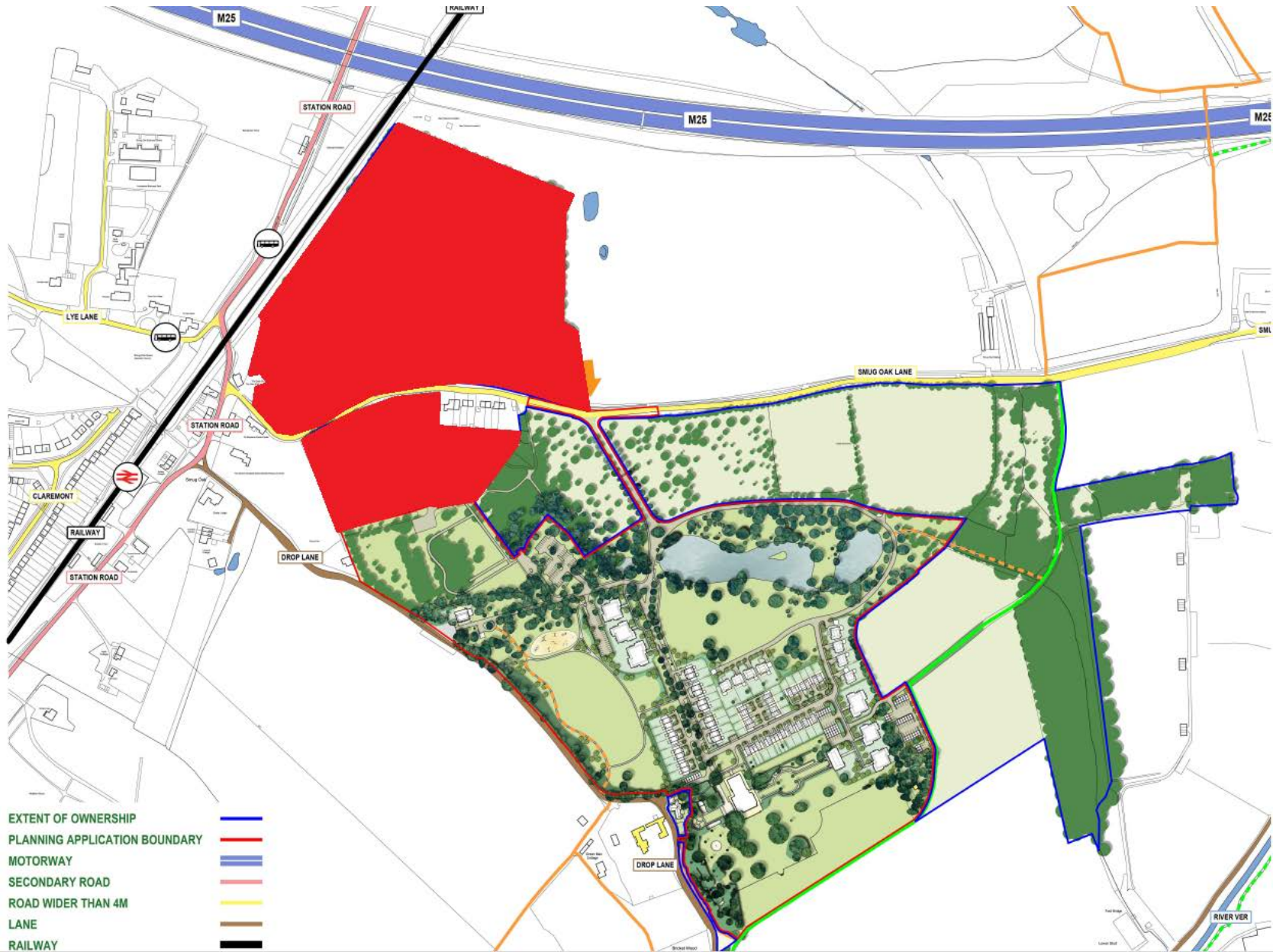
Given that the Councils strategy to accommodate future housing growth requires substantial removal of land within the Green Belt all parcels of land should be assessed as having low importance against this purpose.

Our assessment demonstrates that both Parcels A and B are of low importance and value to the purposes and integrity of the Green Belt and as a consequence the degree of harm which would arise should they be released would be low. Parcel A makes a low contribution to all 5 purposes and Parcel B makes a low contribution to 4 of the purposes and a low/moderate on one purpose. None of the Parcels make a higher contribution to any purpose.

We therefore consider that both parcels should be taken forward for release due to their limited contribution which would not conflict with the purposes of the Green Belt as set out at paragraph 134 of the Framework.

Given that the Council is likely to need to release green field Green Belt land we wholly support the release of the wider landholdings at Hanstead Park (Parcels A and B) which amounts to circa 10 ha can could support in the region

of 350 dwellings (Parcel A – estimate 70 dwellings, Parcel B – 280 dwellings at an average of 35 dwelling per hectare).



- EXTENT OF OWNERSHIP
- PLANNING APPLICATION BOUNDARY
- MOTORWAY
- SECONDARY ROAD
- ROAD WIDER THAN 4M
- LANE
- RAILWAY





Parcel A - 

Parcel B - 

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Your Details	
Name	Jennifer Smith
Company/Organisation	Smith Jenkins Town Planning Ltd
Address	1st Floor, 1 Canon Harnett Court, Wolverton Mill, Milton Kenyes
Postcode	MK12 5NF
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

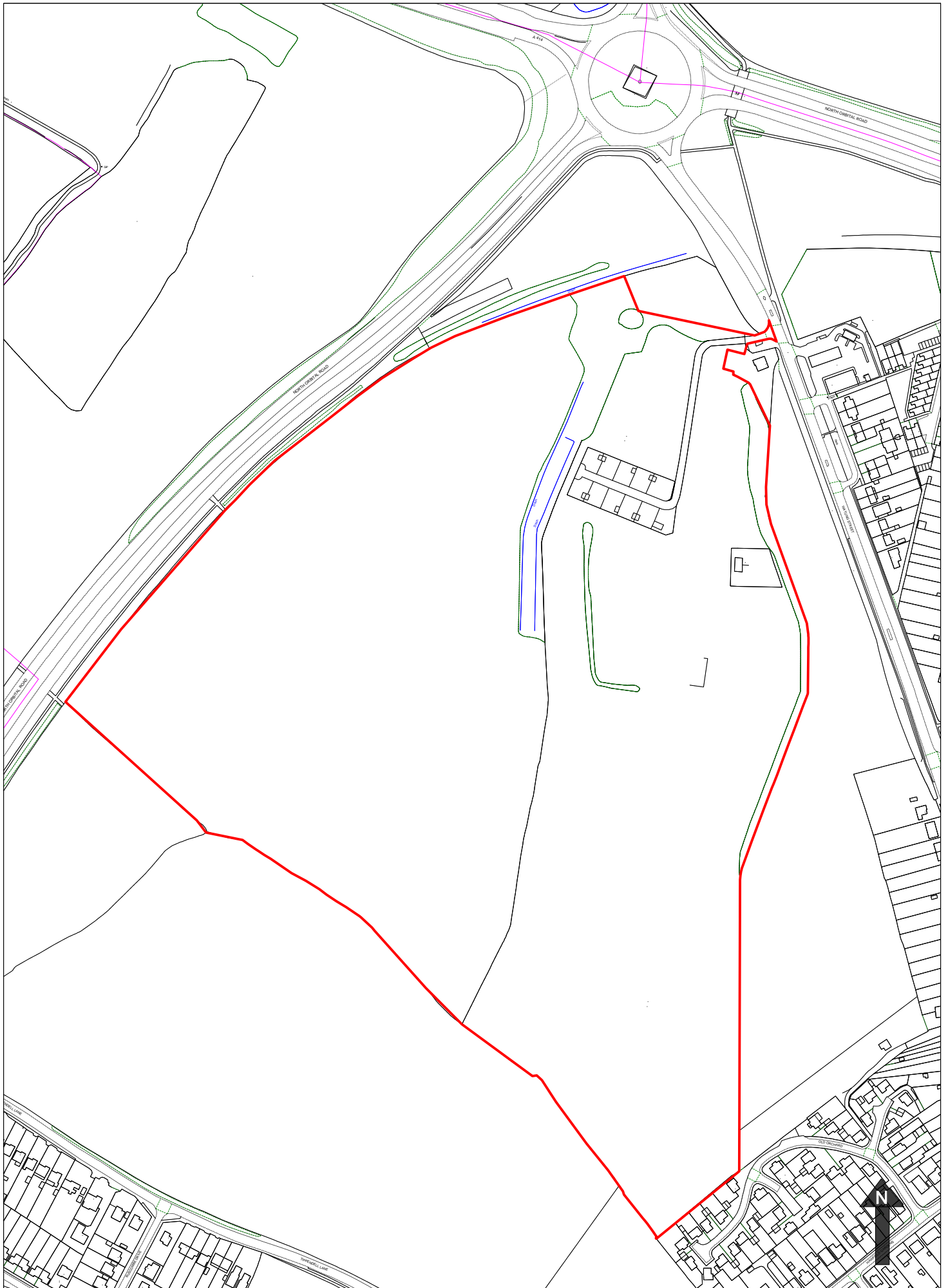
Site Details					
Requirements:	<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 				
Site address/location (Please provide a map showing the site boundary)	Land to south of the A414 / Watling Street Roundabout (Park Street Triangle Site)				
Site area (in hectares)	26.92 ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>514335</td> <td>Northing</td> <td>204452</td> </tr> </table>	Easting	514335	Northing	204452
Easting	514335	Northing	204452		
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)	St Albans City & District Council (SADC) Contact: Tony Marmo – Head of Service, Commercial and Development Tel:				
Current land use	Agricultural land, Park Street / Watling Street Travellers' site, electrical substation.				
Condition of current use (e.g. vacant, derelict)	Farmed agricultural land, occupied Travellers' site (previously developed land), operational electrical substation.				
Suggested land use	<input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) – <i>healthcare (NHS), education (schools), retail (local centre)</i> . <input type="checkbox"/> Employment <input checked="" 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 checked="" type="checkbox"/> Other (please specify) - <i>see below</i>				
Reasons for suggested development / land use	Site likely to be able to deliver significant residential-led development (including affordable housing), economic and other appropriate forms of development.				

Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input checked="" 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 checked="" type="checkbox"/> Yes – <i>relating to the part of the site that was formerly a sewage treatment plant (not yet decontaminated).</i> <input type="checkbox"/> No
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <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, electrical supply. <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 <hr/> Please include details of the above choice below (for example planning reference numbers and site history)	

Other comments	<p>The site is being promoted for release from the Green Belt to provide much-needed housing (approximately 650 units, subject to design detailing), including 40% affordable housing, together with the following key elements:</p> <ul style="list-style-type: none">• Social Infrastructure including health care (NHS), education (schools), local centre (retail), community facilities etc.• Providing a high-quality residential environment using exemplar place-making to establish a new residential community;• Landscaping, including green and blue infrastructure, forming an integral part of the development;• Transport infrastructure to support the proposals;• Open space and recreation provision;• Well-thought out network of walking and cycling routes;• Relocation of the Traveller's site – potential within the site boundary; and• Integration of energy efficient measures as part of the development which contribute to the Council's low carbon agenda.
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Land to South of A14/Watling Street Roundabout (Park Street Triangle Site)

Date: 08/03/2021

Scale: - 1:4000 when printed at A4



**HERTFORDSHIRE COUNTY COUNCIL
PROPERTY (PROPERTY PLANNING TEAM)**

ST ALBANS CITY AND DISTRICT COUNCIL

SUBMISSION TO CALL FOR SITES CONSULTATION

**ON BEHALF AS HERTFORDSHIRE COUNTY COUNCIL AS
LANDOWNER**

March 2021

1.0 Introduction

1.1 This document is submitted by Hertfordshire County Council (HCC) Property (Property Planning Team) in response to the St Albans City and District Council Call for Sites consultation.

2.0 Identified Sites in HCC Ownership

2.1 A total of 10 sites in the ownership of the County Council have been identified for submission to the District Council's Call for Sites. These are:

- Rural Estate land south of Napsbury (Land West of London Colney)
- Rural Estate land north of Napsbury
- Land East of Kay Walk, St Albans
- Land at Stephens Way and Flamsteadbury Lane Redbourn
- Rural Estate land at Waterdell, adj to Mount Pleasant JMI
- Rural estate land at Highfield Farm, Tyttenhanger
- Carpenter's Nursery, Sandridge
- Former Radlett Aerodrome, Radlett
- Smallford Farm and Smallford Pit, Smallford
- Former Ariston Works, Harpenden Road, St Albans

2.2 The forms previously submitted in September 2017 have been updated with an additional form included for the former Ariston Site.

2.0 Conclusion

3.1 HCC Property welcomes the opportunity to participate in the Call for Sites consultation. Further information can be provided on any of the submitted sites by contacting the Property Planning Team.

Rural Estate land at Waterdell, adj to Mount Pleasant JMI

Site address: Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Rural Estate land at Waterdell, adj to Mount Pleasant JMI

Ownership details: Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

Area of site (hectares)

10.49ha

Current use(s)

Arable Farming

Are there any factors that could make the site unavailable for development? (Please provide any details in the boxes labelled a to d below)

a. Ownership Constraints (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

This site is part of the HCC Rural Estate and is currently leased to tenants.

b. Awaiting relocation of current use

n/a

c. Level of developer interest (i.e. low, medium, high)

n/a

d. Likely timeframe for development (i.e. completion). Please indicate if you anticipate that development may be split over different time periods.

5= years

Are you aware of any particular constraints that might make the site unsuitable for development? (Please provide any details in the boxes labelled a to d below)

a. Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

b. Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.

n/a

c. Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to TPO areas

d. Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

If any constraints have been identified above, do you think that they could be overcome? If so, how?

The design and layout of any development would consider the impact upon the protected trees.

What is the estimated number of dwellings that could be provided on the site?

Between 30 and 40 dwellings could be accommodated on the site subject to feasibility.

Sketch scheme (submitted for information if necessary)

Yes / No

Is there any other information that you would like to provide in relation to your proposed site? If yes, please give details below (and attach if necessary)

This site has been previously submitted.



PROJECT TITLE
**Land at Waterdell,
 BRICKET WOOD**

DRAWING TITLE
Site location plan

SCALE	DATE	CHECKED
1:10000	AUGUST 2007	
	DRAWN	DATE
	HP	
PROJECT No.		
4695	060	

VINCENT AND GORBING
 CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035

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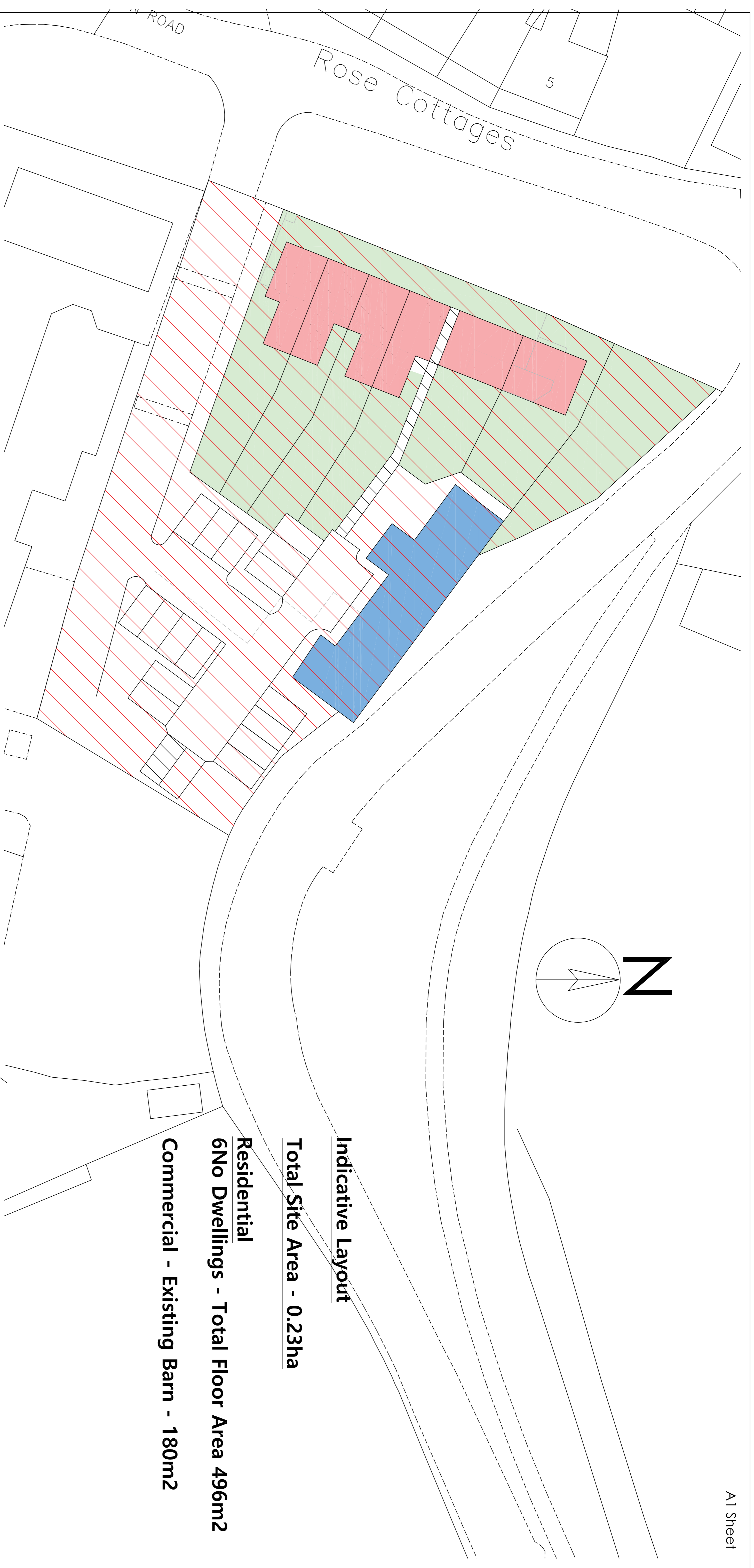
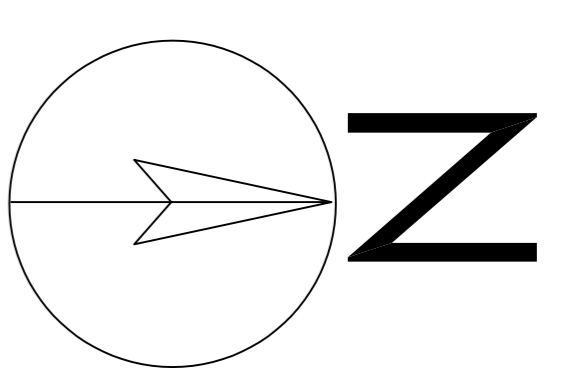
Your Details	
Name	David Parry
Company/Organisation	St Stephen Parish Council
Address	
Postcode	AL2 3PJ
Telephone	
Email	
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input checked="" type="checkbox"/> Other – Chair of the Parish Council

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)	Parish Centre, Station Road Bricket Wood, St Albans. Herts AL2 3PJ
Site area (in hectares)	0.23ha
Coordinates	Easting 13636 Northing 02090
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)	St Stephen Parish Council
Current land use	Parish Centre – Community facilities
Condition of current use (e.g. vacant, derelict)	In Use
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input checked="" 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	Proposal to re-locate community facilities to a more appropriate location

Likely timescale for delivery of suggested development / land use	<input type="checkbox"/> 1-5 Years <input checked="" type="checkbox"/> 6-10 Years <input checked="" type="checkbox"/> 11-15 Years <input checked="" type="checkbox"/> 15+ Years
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Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Flood Risk	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input checked="" type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No Development dependent on suitable alternative location being found.
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other <hr/> Please include details of the above choice below (for example planning reference numbers and site history)	
Other comments	See attached Details.	



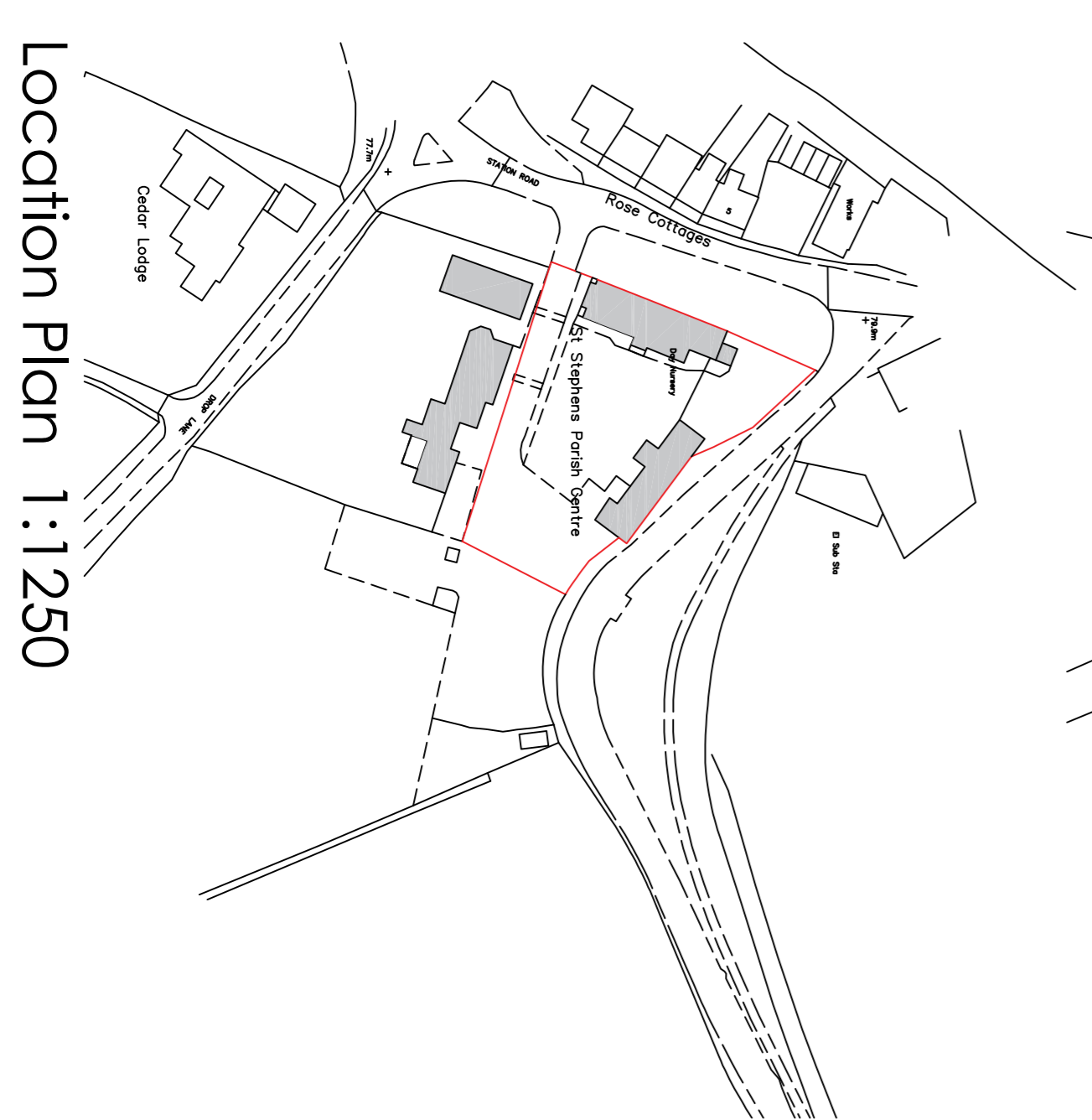
Proposed Development 1:200

Indicative Layout

Total Site Area - 0.23ha

**Residential
6 No Dwellings - Total Floor Area 496m²**

Commercial - Existing Barn - 180m²



Location Plan 1:1250

Client:-	St Stephen Parish Council		
Job:-	Parish centre Station Road Bricket Wood		
Detail:-	Possible re-development plan		
Scale:-	Date:-	Drawn by:-	
AS Shown	Mar 2021	DJP	
Drawing No:-	STSTPC - 01	Rev:-	

March 2021

Response to St Albans District Council's Call for Sites

On behalf of St Stephens Parish Council

Existing Parish Centre, Station Road, Bricket Wood.

Background

St Stephens Parish Council cover the three settlements of Park Street, Bricket Wood and Chiswell Green and the surrounding areas. The Council currently employ 8 members of staff, covering Administration and Grounds and property maintenance. These are largely based at the Parish Centre, which also includes meeting rooms and space hired out to a local nursery.



The accommodation consists of a partial 2 storey, partial single storey building converted from Cow sheds, facing onto Station Road, and a timber clad barn, primarily used by the groundwork team.

Surveys of the buildings have confirmed that the Main building is no longer fit for purpose. It is not suitable for a publicly accessible Parish office or meeting place and is not easily converted or altered to make it so.

A recent approval for sheltered residential accommodation on the adjacent site, with a shared access, also has the potential to create conflict between residents and a continued community use of the existing building.

In view of this, the Parish has decided to look to re-locate and improve the existing facilities, however they are aiming to do this at no cost to the Council Tax payer, if possible.

Proposal

The Parish Council own a number of potentially suitable alternative sites across the Parish and are aware of other opportunities being put forward for location of Community facilities within the area. It is instigating an examination of possible options in this respect. The criteria being to both provide proper, fully accessible and convenient facilities for the running of the Parish Council, together with enhanced and enlarged community facilities for Parish use.

Although the site is in the Green Belt, it is previously developed land and permission has been given for Residential Development of 9 units on the basis of 'limited infill' on the adjacent site.

The suggested development follows the guidance in the emerging Neighbourhood Plan with a terrace of small units reflecting the properties opposite. The Barn has been identified as worthy of retention, but its position, hard up on Smug Oak Lane, and lack of existing openings do not make it particularly suitable for residential conversion, so it is suggested it be converted for commercial use.

Sustainability

The site is well located with both Bricket Wood Railway station and Local Shopping facilities at Black Boy Wood within easy walking distance (Station 200m – Shops 400m). The Railway service gives good access to both Watford & St Albans and there is also a bus service to St Albans.

Conclusion

This is a modest and sensitive proposal providing additional housing of the type identified as of greatest need in the Parish in line with the Neighbourhood Plan, which will also facilitate improved community facilities elsewhere.

It is located on a frontage opposite similar dwellings and between the existing Gate Public House and approved development on the old QEQM centre, in a sustainable location and therefore should be included in the St Albans Local Plan.