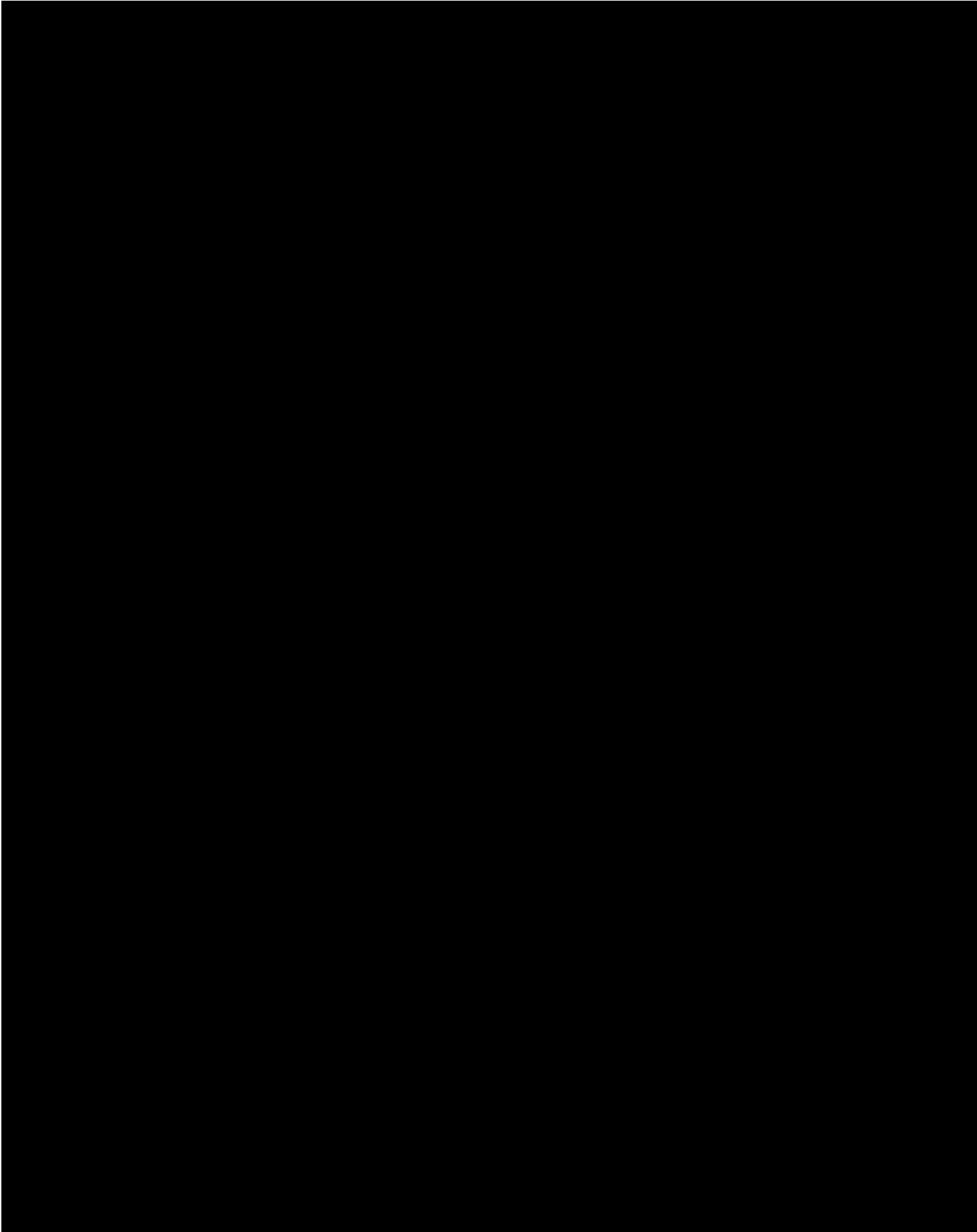


WH1





Your interest . Site Owner

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

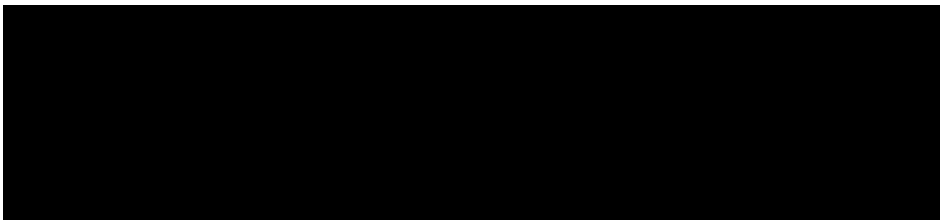
261 Lower Luton Road
Wheathampstead
AL4 8HW

Site area (in hectares)

.5

Site Location Plan Attached No

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



Current land use

restaurant/bar and derelict commercial

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

part derelict part with permission for 2 dwellings

Suggested land use Housing

Reasons for suggested development / land use

Ideally situated for schools etc with little impact on greenbelt could deliver 5 - 20 dwellings dependent on size/type

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 Granted
- . Planning Permission Refused

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

To Follow

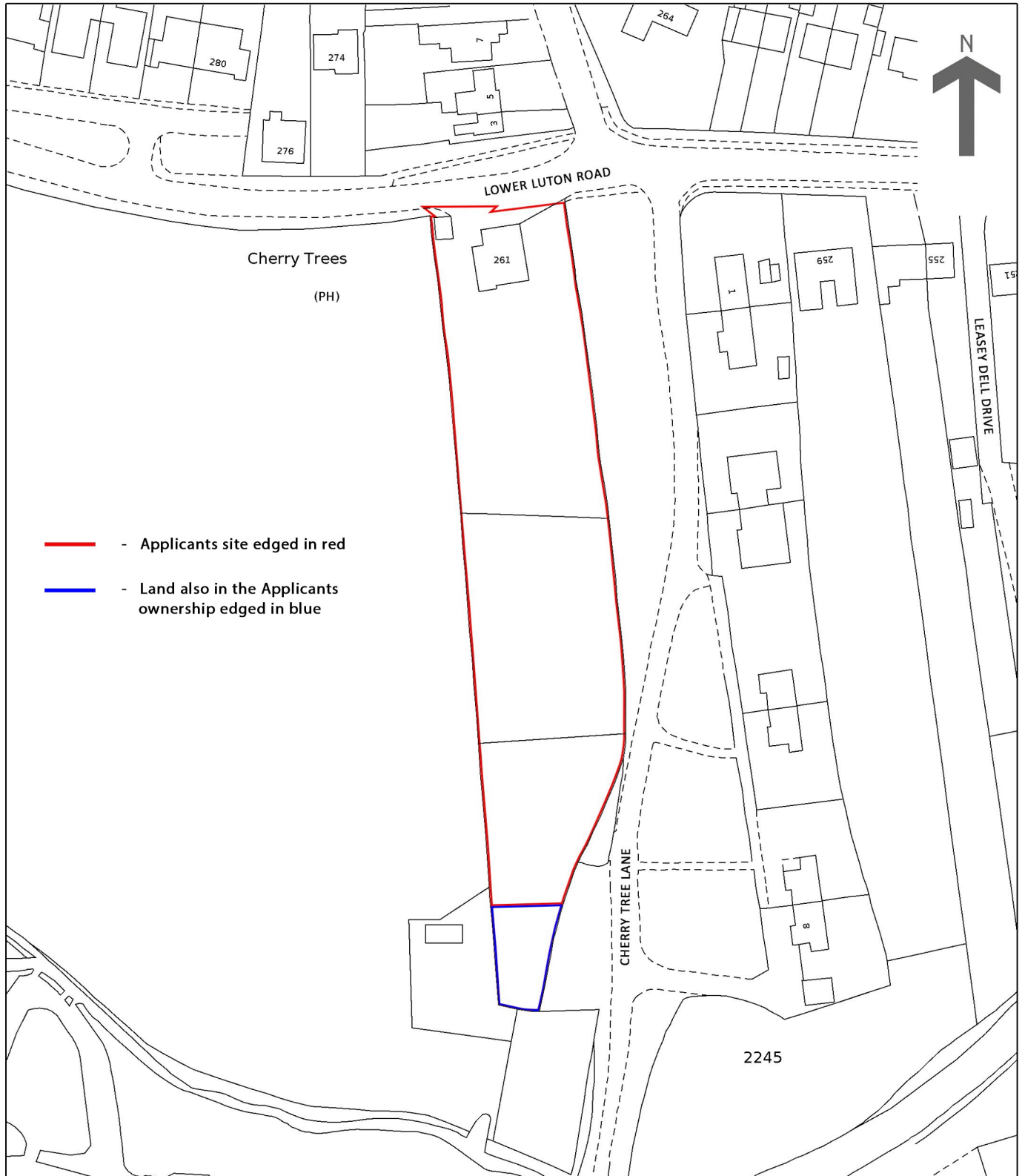
but in summary: permission has been refused for several schemes and approved for one. the approved scheme provides 2 dwellings but uses only a small portion of the total available

Other comments

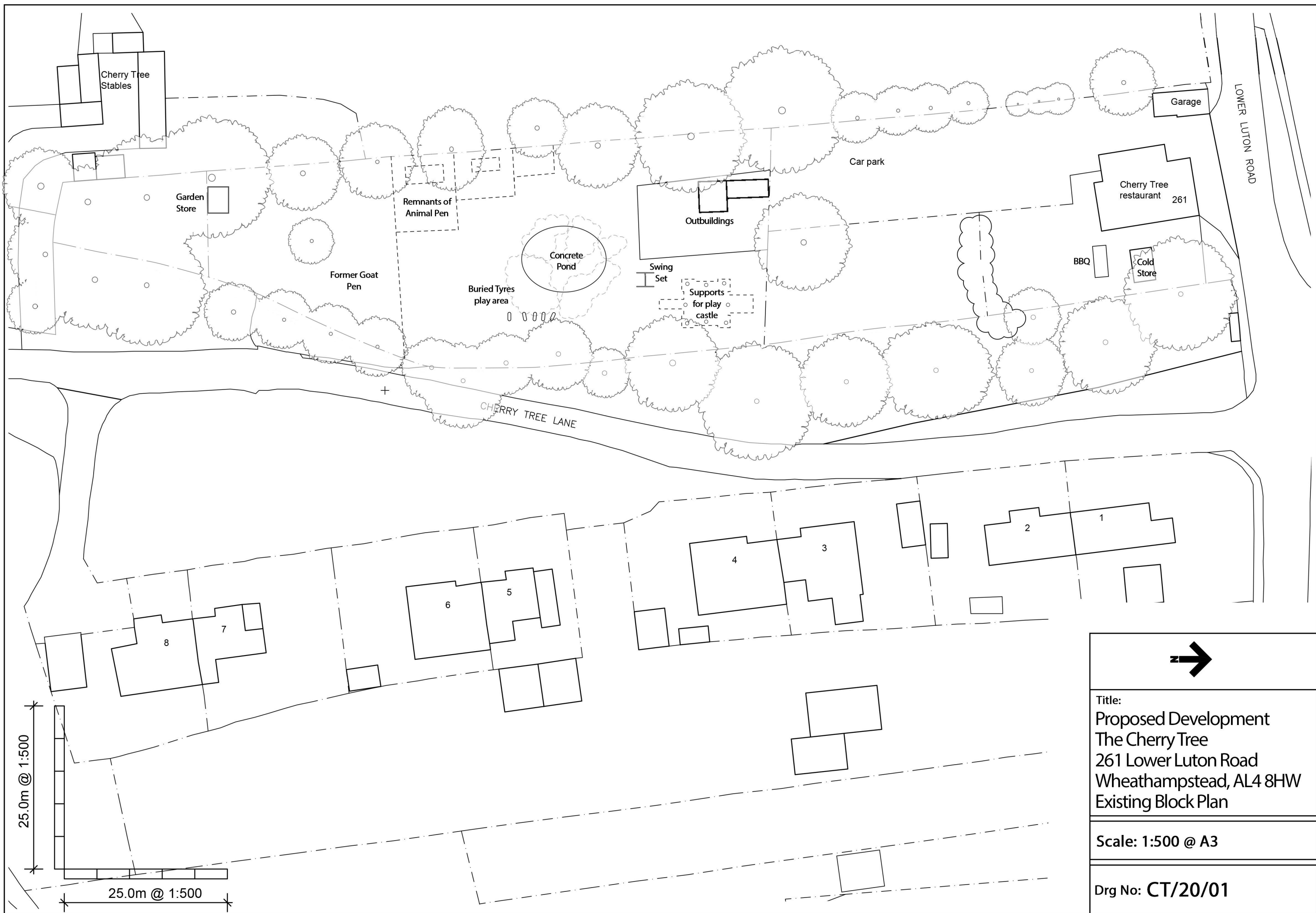
I was not sent notice of this call for sites and would like to submit further details. I only found out about this call (although registered and been receiving other plan consultation notices) about 30 minutes ago.

Site Location Plan A4 @ 1:1250

The Cherry Tree, 261 Lower Luton Road, Wheathampstead, AL4 8HW



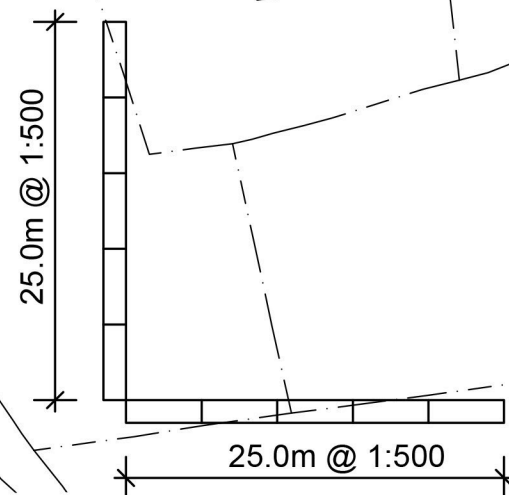
1:1250



Title:
 Proposed Development
 The Cherry Tree
 261 Lower Luton Road
 Wheathampstead, AL4 8HW
 Existing Block Plan

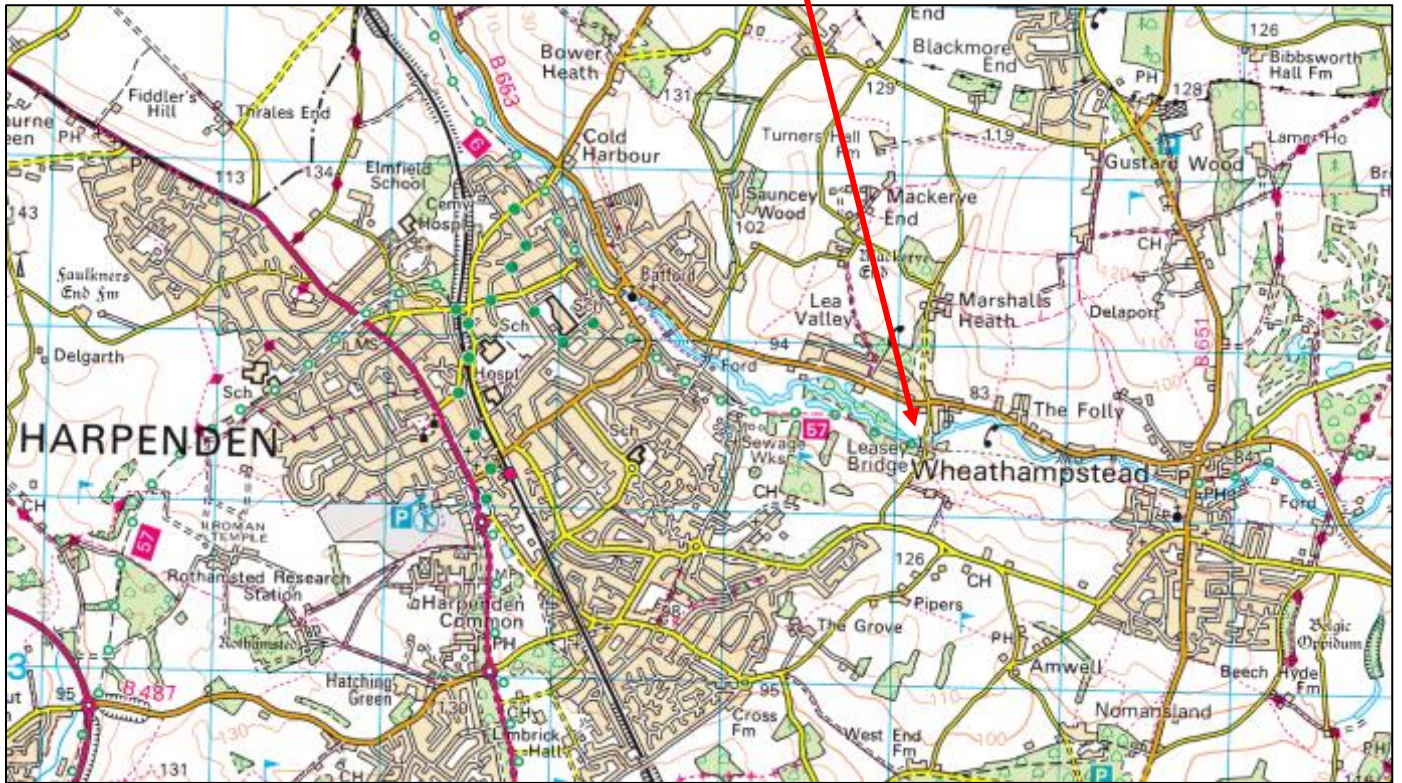
Scale: 1:500 @ A3

Drg No: CT/20/01



**Land at the The Cherry Tree, 261 Lower Luton Road, Wheathampstead. AL4 8HW
Easting (x) 516159 Northing (y) 214645**

Site Location



Site Location & Characteristics



The application site is located close to the corner of Cherry Tree Lane and Lower Luton Road and according to the Local Plan proposals map, is mostly within the Lea Valley Estate Green Belt Settlement in the parish of Wheathampstead. The site comprises a detached building (used as a restaurant and living quarters), with a detached garage to the side, a BBQ building, Cold Store building, hard-surfaced car park to the rear with further outbuildings and supports for a children's Play Castle. all within land formally used as a pub garden. The site and surrounding area are within the Metropolitan Green Belt, with open green belt land (used for grazing) to the west.

The parish of Wheathampstead is located within St Albans district within the county of Hertfordshire. The 2011 Census recorded that the population size of Wheathampstead parish was 6,410 persons, representing 5% of the local authority area, living in 2,582 households. The population of the district is 140,664.

The site is broadly rectangular in shape, measuring 0.5 ha in area and would be suitable for 10-15 housing units.

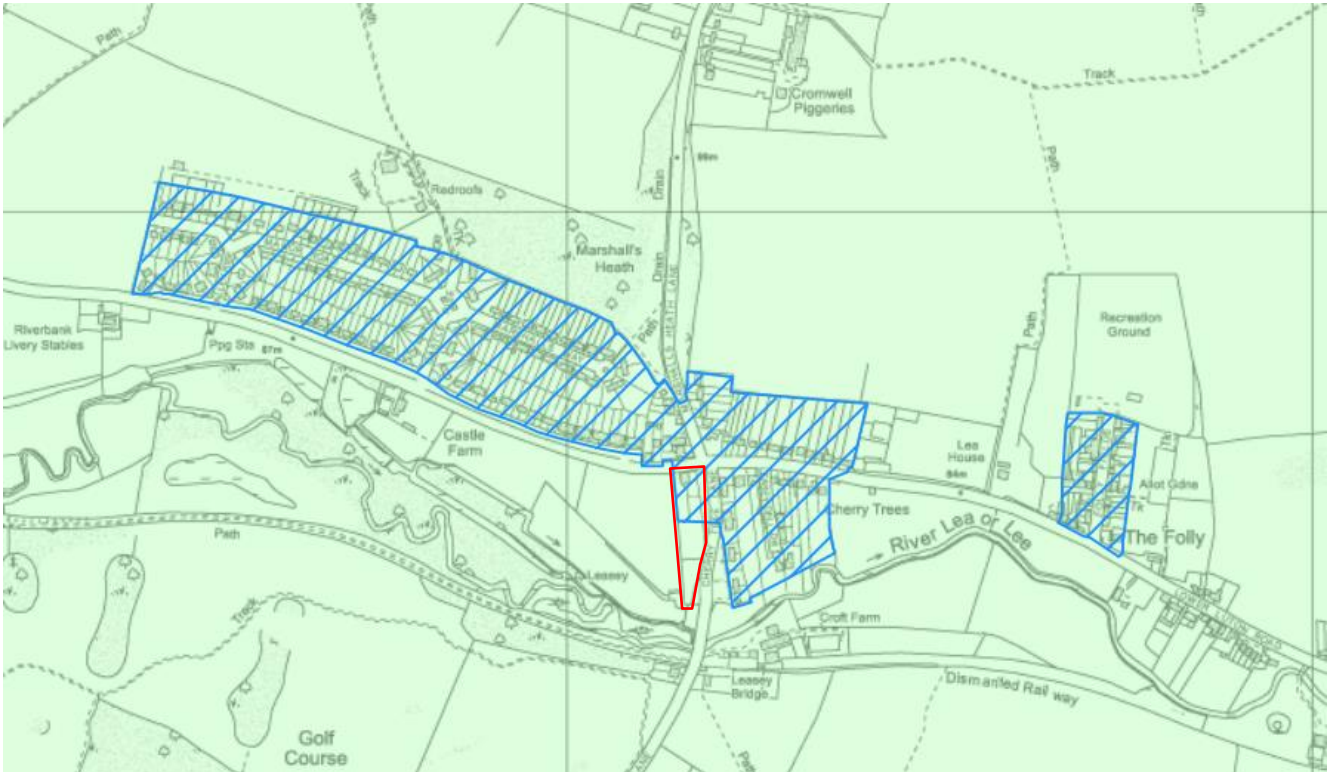
The proposed built development will be located outside of the Flood risk area and it is felt that there are no technical constraints preventing development. The applicant declares his intention to deliver the site in the short term.

The St. Albans District Local Plan Review 1994 (the Local Plan) indicates the application site is located within the green belt settlement of Lea Valley Estate, GBS.5. (see below)



The St Albans draft Local Plan (2020 – 2036), now withdrawn also identified the site as within the Green Belt Settlement of the Lea Valley Estate as shown below by the proposed Local Plan Policies Map for the District.

Application Site edged in red



The up to date settlement is shown on the extract from the Council's mapping service and shown below;

Site edged in red



For clarity, a zoomed image is shown below and displays the annotations made by the Council and applied to the mapping service. The northern part of the site is clearly defined as Previously Developed Land and garden.

Application site edged in red



Site History

For many years the public house and garden were a popular venue for the residents in the area and enjoyed a heyday in the 1990's when the garden was laid out for a children's play area.

Planning permission was granted in 1992 for a Pergola, barbeque and a children's Castle and play area. A condition was attached to the planning permission which stated that the illumination of the Castle and play area and the use of the play equipment shall not take place after 10pm on any day.

A further condition was attached requiring that the boundary treatment along the Cherry Tree Lane frontage was retained and strengthened in the interests of the amenity of nearby residents and in the interests of visual amenity.

Unfortunately, with the demise of the licenced trade in recent years, and particularly those within small settlements, the public house closed. It opened its doors again with the conversion of the premises to an Indian Restaurant.

The application site now consists of the disused play area/garden occupied by a single-storey garage and disused outbuildings, hardstanding and carparking all forming the grounds to 261 Lower Luton Road which is currently operated as a restaurant. The garden still contains the play equipment.

Views from the carpark



Outbuildings used for storage



Supports for large children's play castle & swing set erected under 1992 planning permission.

Planning History

The Application Site

Planning Application 5/2020/2216 -

Outline application (access, landscaping, layout and scale sought) for two detached, three bedroom dwellings following demolition of all existing buildings.

This application was approved on 26/01/2021.

Planning Application 5/2020/0478 -

Land R/O 261 Lower Luton Road Wheathampstead

Permission in Principle Construction of five Self-Build/Custom-Build detached dwellings.

Application refused. - Appeal Dismissed

Planning Application 5/2019/0975 -

Land R/O 261 Lower Luton Road Wheathampstead

Construction of one dwelling (Permission in Principle)- Appeal against Non-Determination

Appeal Dismissed Ref: App/B1930/W/19/3230187

Planning Application 5/2018/2774 -

Land R/O 261 Lower Luton Road Wheathampstead Hertfordshire AL4 8Hw

Construction of five dwellings (Permission in Principle) – DC4 Refusal

Appeal Dismissed Ref: App/B1930/W/19/3227441

Planning Application 5/2016/1773

The Cherry Trees Indian Restaurant 261 Lower Luton Road Wheathampstead

Timber shed (retrospective) - DC3 Conditional Permission

Planning Application 5/2002/2091 -

The Cherry Tree Indian Restaurant Lower Luton Road Wheathampstead

Re-positioning of air conditioning units - DC3 Conditional Permission

Planning Application 5/2002/1254 -

The Cherry Tree Indian Restaurant Lower Luton Road Wheathampstead

Detached garage - DC3 Conditional Permission

Planning Application 5/2001/1557

261 Lower Luton Road Wheathampstead AL4 8Hw

Installation of kitchen extraction unit - DC3 Conditional Permission

Planning Application 5/2000/0555 -

The Cherry Tree Indian Restaurant Lower Luton Road Wheathampstead

Rear conservatory and lobby - DC3 Conditional Permission

Planning Application 5/2000/0547 -

The Cherry Tree Indian Restaurant 261 Lower Luton Road Wheathampstead

Display of externally illuminated signs - AC3 Advert Conditional Permission

Planning Application 5/1997/0445

The Cherry Trees Public House Lower Luton Road Wheathampstead

Alterations and extensions to public house - DC3 Conditional Permission

Planning Application 5/1992/0407 -

Cherry Trees Public House Lower Luton Road Wheathampstead
Pergola, barbeque and children's play area, without compliance with conditions 1, 2 and 3 of
permission 5/91/1062 - - DC3 Conditional Permission

Existing built form

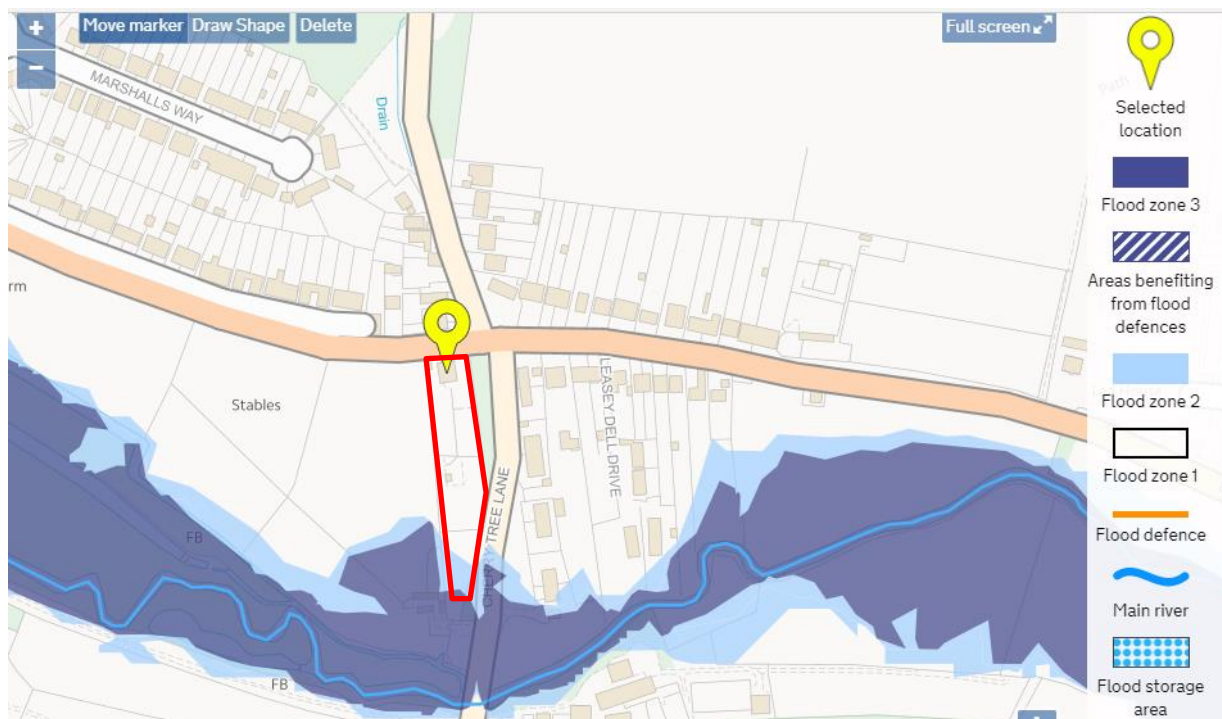
Restaurant, Cellar and 1st and 2nd floor residential accommodation
BBQ building & Cold Store Garage & Outbuildings

Total Footprint 278 m² Floorspace 387 m² Volume 955 Cubic metres

Flood Risk

Virtually the whole site is within Flood Zone 1.
An extract of the Environment Agencies Flood Map is shown below.

Application site outlined in red



Contamination

There is no history of any land use associated with the site that would have potential contamination issues or risks.

Loss of Commercial Space

Paragraph 121 of the NPPF 2019 states: "Local planning authorities should also take a positive approach to applications for alternative uses of land which is

currently development but not allocated for a specific purpose in plans, where this would help to meet identified development needs”.

There is no policy which objects to the loss of unallocated employment sites.

The site is not located within a designated Employment Area under Policy 20 or Business Use Development under Policy 23 and is sited in a predominantly residential area. As such there are no Policy reasons to object to the loss of the employment site.

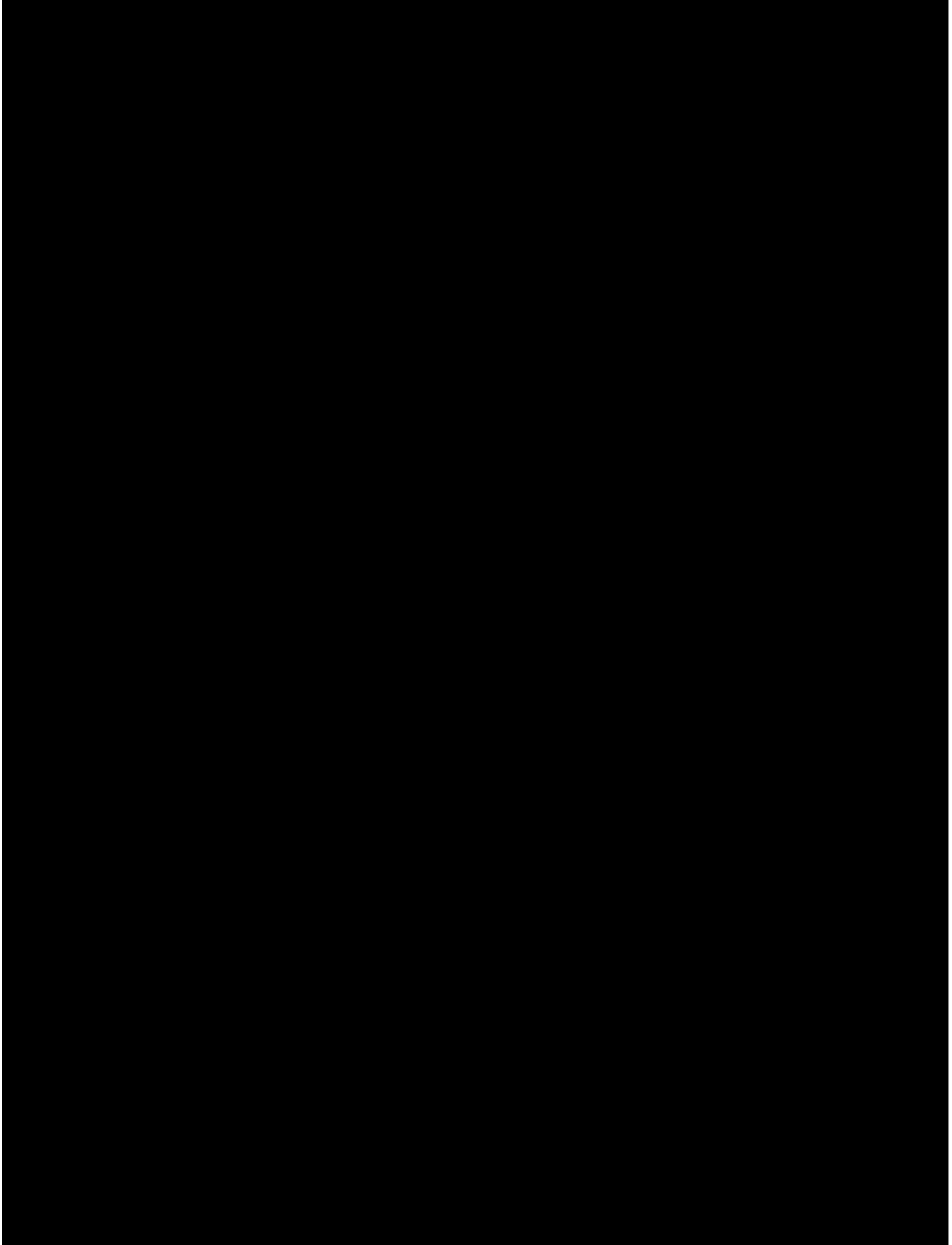
Previously Developed Land

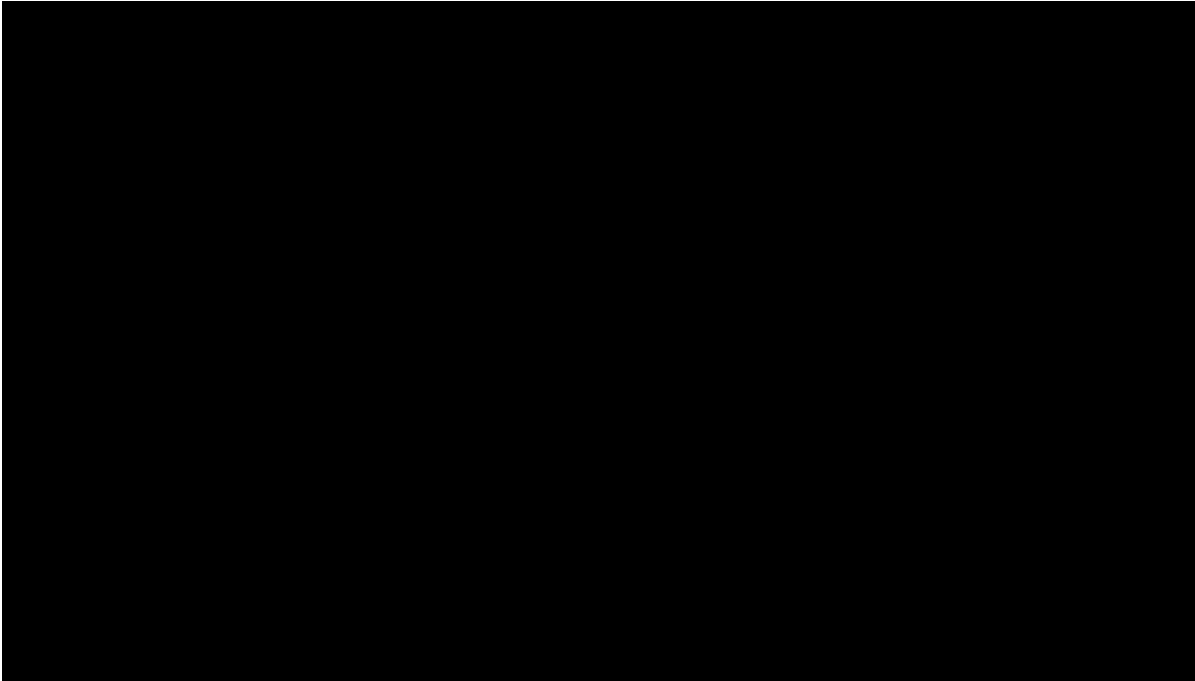
It is accepted that the site currently accommodates a restaurant with living accommodation, associated permanent structures, a large hard surfaced parking area capable of providing spaces for approximately 35 vehicles and storage outbuildings to the rear of the site.

The applicants must stress that planning permission was granted in 1992 (Ref: 5/1992/0407). This application covered all of the land at the site and follows exactly the same red line as that around our current application.

This confirms one planning unit and the lawful use extends to the whole of the ‘planning unit’. This is the approved use and the last use of the site.

This permission allowed for a Pergola, barbeque and a children’s Castle and play area. A condition was attached to the planning permission which stated that the illumination of the Castle and play area and the use of the play equipment shall not take place after 10pm on any day.





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

Aldwickbury Park Golf Club
Piggottshill Lane
Harpenden
Hertfordshire
AL5 1AB

Site area (in hectares)

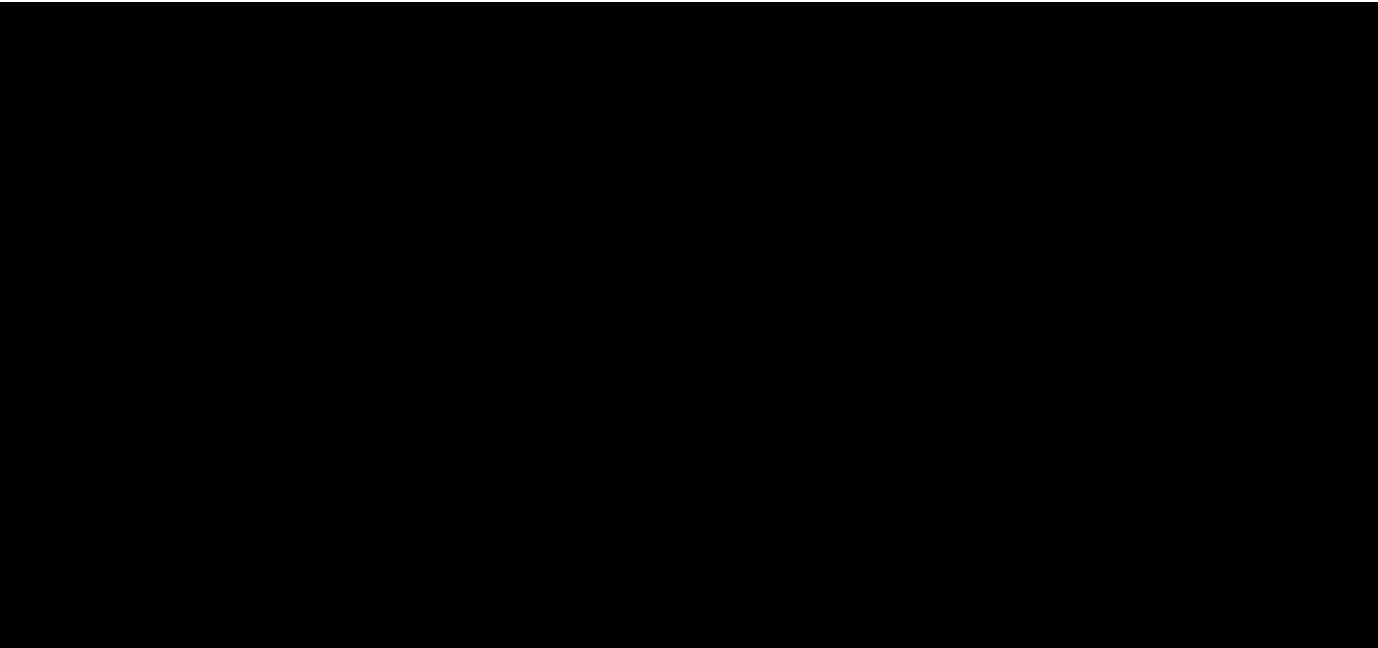
66

Easting

515357

Northing

214020





Current land use

The Site is in use as a golf course with ancillary facilities.

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

In use - please refer to enclosed Masterplan Vision and Delivery Document for full details.

Suggested land use

Housing

The Site, extending to approximately 66 hectares, has the capacity to provide 600-650 homes of a range of types and sizes, including 40% affordable, as well as land to deliver a retirement village (and associated facilities), a neighbourhood centre, a leisure facility (including gym and pool facilities) and public open space.

For full details please see the Masterplan Vision and Delivery Document with figure 19 illustrating the concept masterplan showing one way in which the Site could be developed.

Reasons for suggested development / land use

The Site is well placed to provide a high-quality residential development forming a sustainable extension to the east of Harpenden. The development would be consistent with the guidance in paragraph 72 of the NPPF (2019) which advises that “the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as settlements or significant extensions to existing villages and towns, provided that they are well located and designed, and supported by the necessary infrastructure and facilities”.

For full details please see the Masterplan Vision and Delivery Document.

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

For full details showing one way in which the Site could be developed, please see the Masterplan Vision and Delivery Document.

Planning Status

Planning Permission Not Sought

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

N/A.

Other comments

In terms of the loss of the golf course, the higher demand for housing over golf is well documented and in the context of falling golf course membership and increased pressure for housing, it is imperative that local planning authorities have regard to the demands of both in their administrative areas. In this case, we contend that St. Albans is over provided with golf courses and is clearly under provided with land for housing, especially land that is capable of meeting the Council's affordable housing policy targets.

As evidenced in the enclosed Masterplan Vision and Delivery Document, the case for the release of the Site from the Green Belt is robust and a new long term and defensible boundary will be set, formed by the River Lea to the north and Leasey Bridge Lane to the east.

Our assessment of the proposed development of the Site against the guidance in the NPPF demonstrates it does not perform any of the five purposes for which land is included in the Green Belt, namely:

- To check the unrestricted sprawl of large built-up areas - the built form of Harpenden extends as far east as the boundary of the Site along Wheathampstead Road. The Site has a robust, clear and defensible boundary in the form of the River Lea to the north and Leasey Bridge Lane to the east along with existing built-form of Harpenden to the south. It is clear that the Site's development would not lead to the unrestricted sprawl of Harpenden because the land forms part of the logical eastern boundary of Harpenden;
- To prevent neighbouring towns merging into one another - as the built form of Harpenden already extends as far as east as the eastern boundary of the Site, there would be no reduction in the separation distance between Harpenden and its nearest neighbouring settlement of Wheathampstead. Open fields lie to the east of Leasey Bridge Lane and it is clear that development of the Site would not lead to the merging of settlements;
- To assist in safeguarding the countryside from encroachment - the Site is currently in use as a golf course and comprises a number of buildings and areas of hard standing, therefore housing development would not result in encroachment into the countryside and areas of existing woodland and landscape features would be integrated into the scheme. The Site has clearly defensible boundaries which could be strengthened by additional planting along Leasey Bridge Lane which in turn could provide a landscaped screen. Land to the east of Leasey Bridge Lane is agricultural in character, whereas land to the west forms part of the settlement of Harpenden;
- To preserve the setting and special character of historic town - the built-up area around the Site consists of suburban housing of no significant historical or special character that needs to be preserved;
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land - the

Council's Issues & Options consultation document acknowledges there is limited brownfield land in the District and the Council has already planned to build on this.

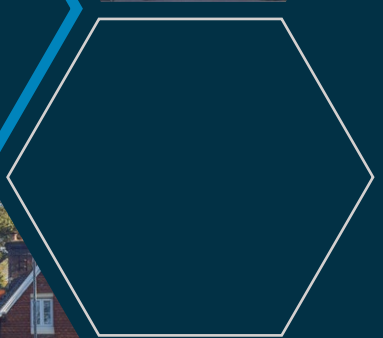
The Site is deliverable because it is available now, offers a suitable location for development, with the realistic prospect that housing and retirement accommodation will be delivered within five years. It is therefore proposed that the Site should be considered for residential development alongside other community facilities, in light of the current five-year housing land supply position and the need to find additional land, the delays with the Local Plan and the sustainable location in close proximity to Harpenden.

For full details please see the Masterplan Vision and Delivery Document.

BGL Estates
**Aldwickbury Park
Golf Club**

Masterplan Vision &
Delivery Document

February 2021





BGL ESTATES
Aldwickbury Park Golf Club
Masterplan Vision and Delivery Document

Carter Jonas

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Appendices

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Date: February 2021
Comment: Final
This document has been prepared and checked in accordance with ISO 9001:2000.

1.0 Summary

Our Client's Site is well placed to provide a high-quality residential development forming a sustainable extension to the south east of Harpenden. The Site, extending to approximately 66ha, has the capacity to provide 600-650 homes of a range of types and sizes, including 40% affordable, as well as land to deliver a retirement village, local services and a leisure facility. We consider the case for the release of the Site from the Green Belt is robust and a new long term and defensible boundary will be set, formed by the River Lea to the north and Leasey Bridge Lane to the east.

Our assessment of the Site against the guidance in the NPPF (paragraph 134) demonstrates it does not perform any of the five purposes for which land is included in the Green Belt, namely:

1. To check the unrestricted sprawl of large built-up areas - development extends along the land's southern boundary of Wheathampstead Road to Leasey Bridge Lane forming a logical eastern boundary.
2. To prevent neighbouring towns merging into one another - for the same reasons as above, development of the land would not result in Harpenden and Wheathampstead merging.
3. To assist in safeguarding the countryside from encroachment - the land is not countryside.
4. To preserve the setting and special character of historic town - does not apply.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land - does not apply.

The Site is 'Deliverable' based on the definition set out in Annex 2 of the NPPF as it is available now and offers a suitable location for development that is achievable within a realistic timeframe. Housing can be delivered on the Site within five years.

Throughout the remainder of this Vision Document we present the Site, its context and the opportunities and constraints to development, which concludes there is a strong justification for the release of the Site from the Green Belt and its development for housing with supporting community and social facilities.



Fig 1: Public Bridleway 97 (opposite)

2.0 Site

- 2.1 Site & Surrounding Area
- 2.2 Surrounding Facilities
- 2.3 Planning Background



2.1 Site & Surrounding Area

The Site comprises Aldwickbury Park Golf Club and is located adjacent to the eastern edge of Harpenden, slopes from south to north and extends to an area of approximately 66 hectares (ha). The River Lea Valley runs along the northern boundary with Leasey Bridge Lane to the east with open countryside beyond. Aldwickbury School and residential dwellings on Wheathampstead Road lie to the south and Piggottshill Lane to the west.

Harpenden is home to approximately 30,000 residents. The town has excellent transport links to the surrounding area and London via Thameslink (Harpenden Railway Station is approximately 1.5 miles away) together with quick and easy access to both the A1M and M1 motorways to the east and west. The town connects with the larger settlements of St Albans to the south and Luton to the north, including easy access to London Luton Airport via Luton Airport Parkway Station.

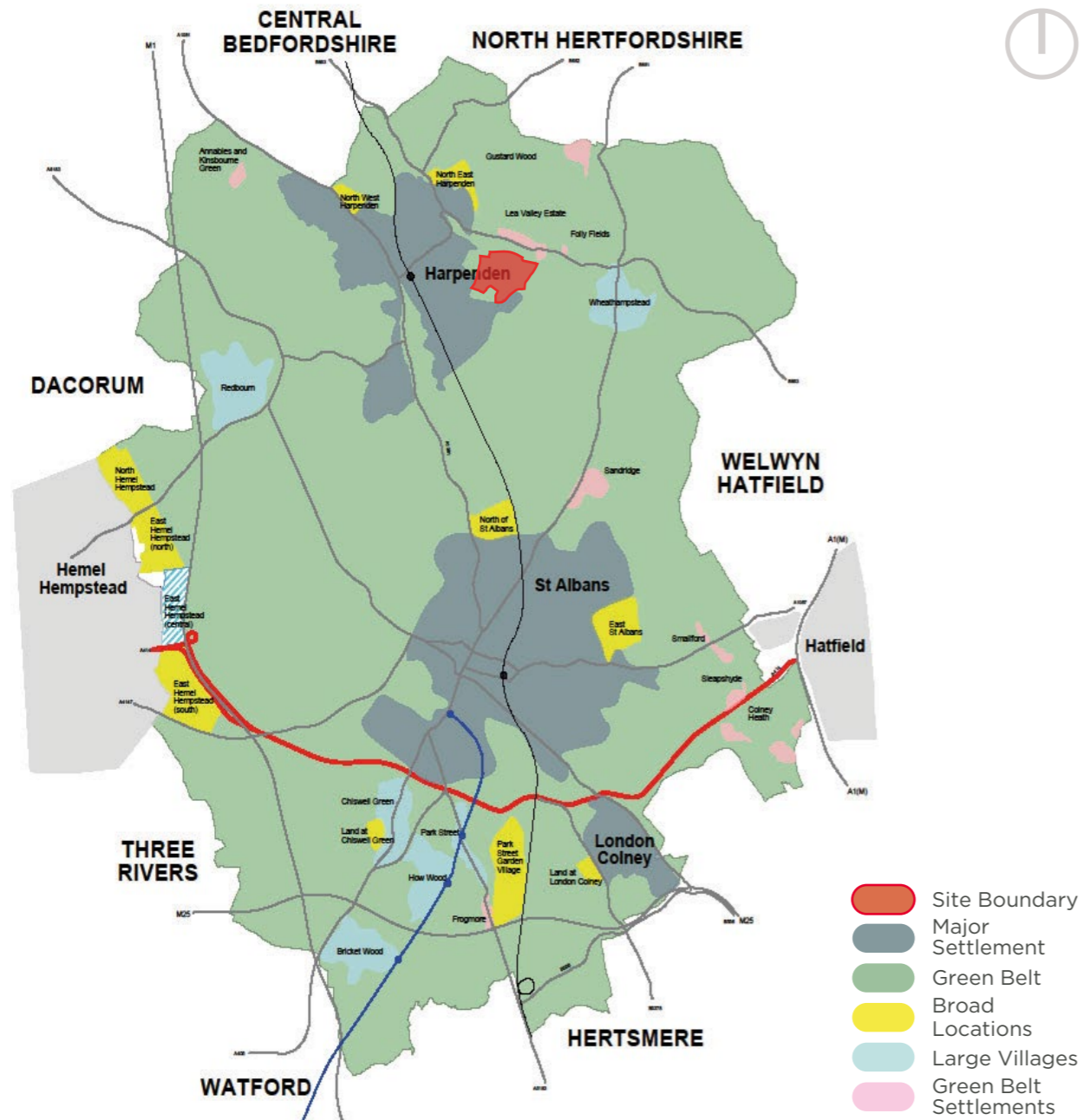


Fig 2: Wider Context Plan



Fig 3: View along the entrance drive to Aldwickbury Park Golf Club



Fig 4: The War Memorial and green in Central Harpenden



Fig 5: New residential development to the west of Aldwickbury



Fig 6: 1960s/70s housing estate immediately to the west of the Site

2.2 Surrounding Facilities

Town Centre and Rail Station



Bus



Cycle



Walk



Consistent with the town's categorisation as a 'main urban settlement' in the development plan which are recognised as "the most accessible locations for development, with the widest range of services and facilities", at the heart is a thriving High Street. It supports a wide variety of retailers, leisure services, bars and restaurants. All the other associated social and community facilities are available close by, and these include:

Four doctors' surgeries:

- Elms Medical Practice - 2.3km (6 minutes drive);
- Davenport House Surgery - 2.1km (6 mins);
- The Village Surgery, Amenbury Lane - 2.6km (5 mins); and
- The Village Surgery, Marford Road - 3.5km (7 mins).

Eight infant / junior schools:

- Walking distance:
- The Grove Infant and Nursery School - 0.7km (10 mins walk);
 - The Grove Junior School - 0.7km (9 mins walk);
 - High Beeches Primary School - 0.8km (10 mins);
 - Crabtree Infants' School - 1.3km (16 mins);
 - Crabtree Junior School - 1.1km (13 mins);
 - St Dominic Catholic Primary School - 1.8km (23 mins);
- Driving distance:
- St Helens Church of England Primary School - 3.3km (5 mins); and
 - Beech Hyde Primary School & Nursery - 3.9km (7 mins).

Six senior schools:

- Walking distance:
- Aldwickbury School - 200m (3 mins);
 - Katherine Warrington School - 1.8km (23 mins);
- Driving distance:
- Harpenden Academy - 2.1km (6 mins);
 - Sir John Lawes School - 2.9km (7 mins);
 - St George's School - 2.2km (8 mins); and
 - St. Albans High School Prep - 3.7km (7 mins).

Five supermarkets:

- Walking distance:
- Co-op Food, Harpenden - 1.2km (3 mins);
- Driving distance:
- Tesco Express, Wheathampstead - 2.2km (7 mins);
 - Sainsbury's, Harpenden - 2.2km (7 mins);
 - Waitrose, Harpenden - 2.2km (7 mins); and
 - M&S, Harpenden - 2.2km (7 mins).

Three areas of formal open space:

- Walking distance:
- Batford Springs Nature Reserve - 1.9km (25 mins);
- Driving distance:
- Harpenden Common - 2.0km (5 mins); and
 - Rothamsted Park - 3.1km (7 mins).

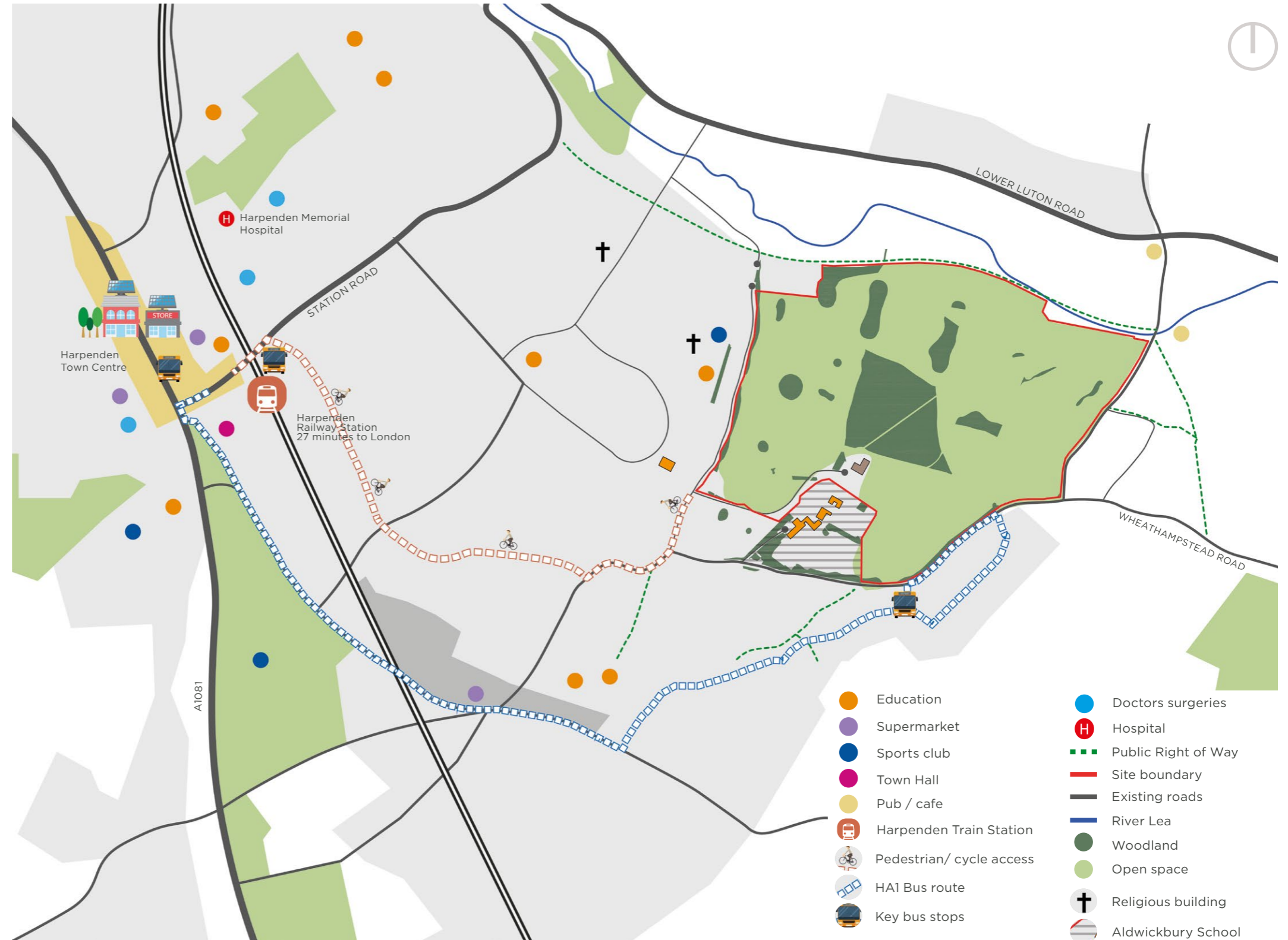


Fig 7: Site Location and Context Plan



Fig 8: View along Harpenden High Street



Fig 9: Harpenden Thameslink Rail Station



Fig 10: Davenport House Surgery



Fig 11: View of St George's School Building, Harpenden

2.3 Planning Background

LOCAL PLAN UPDATE

Examination

Following the Stage 1 Hearing Sessions in January 2020, the Inspectors informed the Council that they have some serious concerns in relation to legal compliance and soundness and consequently, the remaining hearing sessions were cancelled.

Subsequent to their response in January, the Inspectors provided their Post Hearing letter in which they "consider it a very strong likelihood that there will be no other option than that the Plan is withdrawn from examination or we write a final report recommending its non-adoption because of a failure of to meet the DtC". The Inspectors identified that the Plan does not meet the development needs of the area. We therefore consider it is likely that more land for housing will need to be included in any revised spatial strategy.

HISTORY OF PROMOTION

Submissions to Call for Sites

In April 2016, we identified no environmental, physical or policy constraints or other designations that rendered the Site unsuitable for development. We explained that the release of the Site would form a logical extension to Harpenden and could provide approximately 800-900 dwellings.

In September 2017, we again confirmed the Site is available.

Issues & Options (Regulation 18) Consultation

In February 2018, representations were submitted that provided an assessment of the proposed development and demonstrated the Site does not perform any of the five purposes for which land is included in the Green Belt. The representations confirmed the Site is available, suitable, viable and deliverable and is well placed to provide a high-quality residential development forming a sustainable extension to Harpenden.

Publication Draft (Regulation 19) Consultation

In October 2018, representations were submitted that demonstrated Policy S1 was not consistent with the NPPF in that it imposed an arbitrary hierarchy simply by virtue of the size of the settlement rather than the most sustainable pattern of development; and

Policy S2 and Policy S6 did not consider all suitable 'Broad Locations', including the Site, which should be released and allocated for development.

5 YEAR HOUSING LAND SUPPLY

As confirmed in the Annual Monitoring Report (March 2020), the Council cannot demonstrate a robust and up to date 5-year Housing Land Supply (5YHLS) and using the base date of 1st April 2019, this is between 1.9 and 2.6 years' supply.

HOUSING DELIVERY TEST

As a consequence of the Council not being able to demonstrate a 5YHLS, it has subsequently affected its ability to deliver housing and this is evident by the score in the most recent Housing Delivery Test (HDT) of 63% against a housing need figure of 902 dwellings per annum. Given the Council has already exhausted brownfield sites, greenfield / Green Belt will be required and we therefore suggest that sites which achieve sustainable development like our Client's, should be a priority for the Council.

DELIVERY

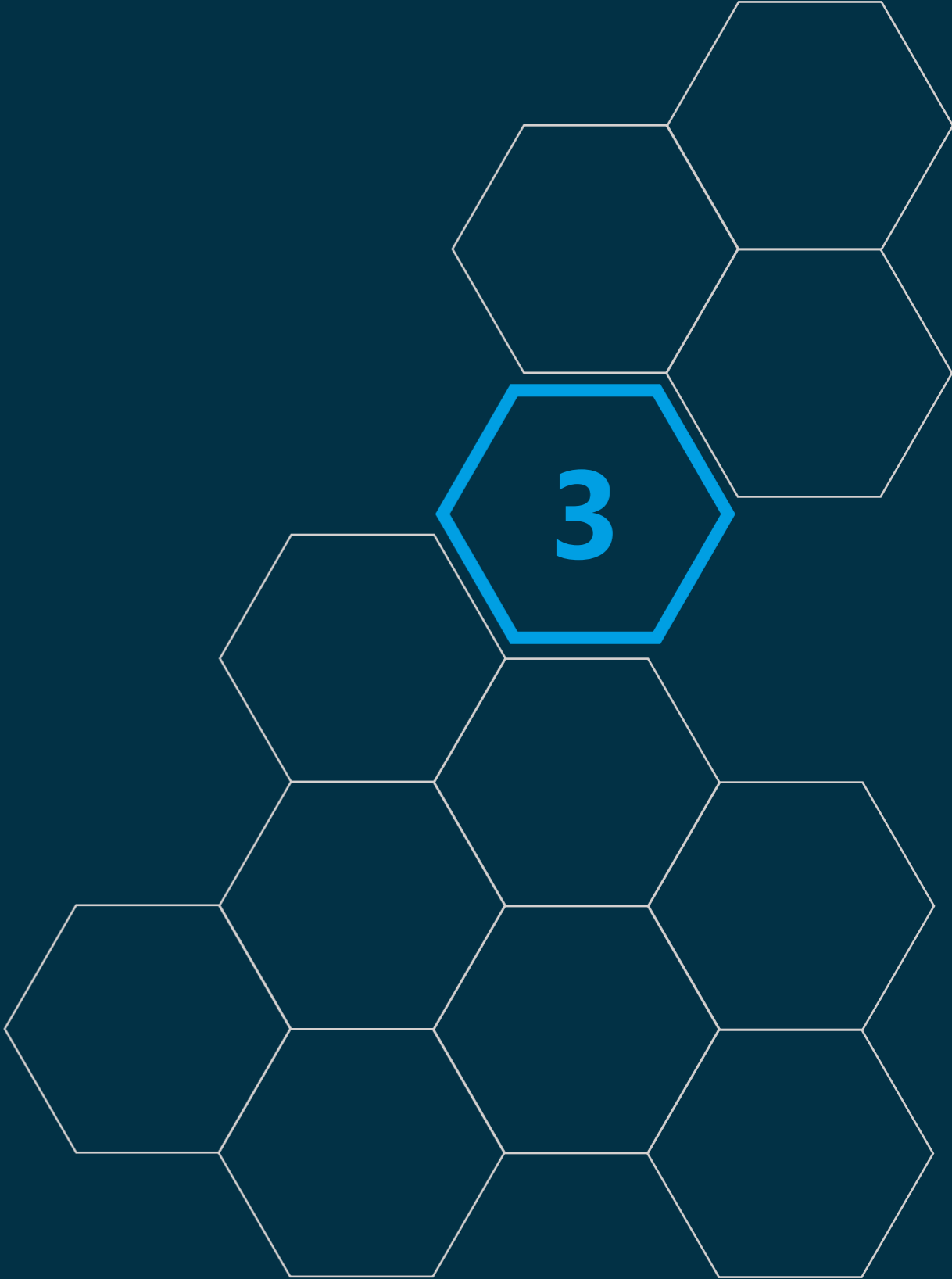
Development could be delivered in the short to medium-term i.e. 0-5 years and assist the Council in working towards being able to provide a 5YHLS and also improving rates of housing delivery.

RETIREMENT LIVING

Whilst the Local Plan has been withdrawn, the provision of older persons housing was to be addressed through Policy L2. This confirmed a need for at least 750 bedspaces (residential care, nursing care (Use Class C2) / flexi-care and similar (Use Class C3)) to 2036 and was to be delivered across the broad locations. This need will not diminish and as set out at paragraph 7.37 of the South West Hertfordshire Local Housing Needs Assessment (September 2020) ('SWHLHNA'), 'given the ageing population, there is likely to be an increased requirement for specialist housing options moving forward'. In terms of where the need is most acute, the SWHLHNA (paragraphs 7.18 – 7.21) states that as 'St Albans has the highest percentage of older persons in under-occupied homes (88%)' across the area, it is considered that retirement villages which can encourage downsizing 'should be prioritised in areas with high rates of under-occupation' in locations with good access to services.

3.0 Design

- 3.1 Opportunities & Constraints
- 3.2 Design Rationale
- 3.3 Concept Masterplan
- 3.4 Working with Site Levels
- 3.5 The Proposals



3.1 Opportunities & Constraints

The plan opposite shows the Site within the immediate context, including neighbouring facilities and land uses.

A description of the key constraints and opportunities is included overleaf.

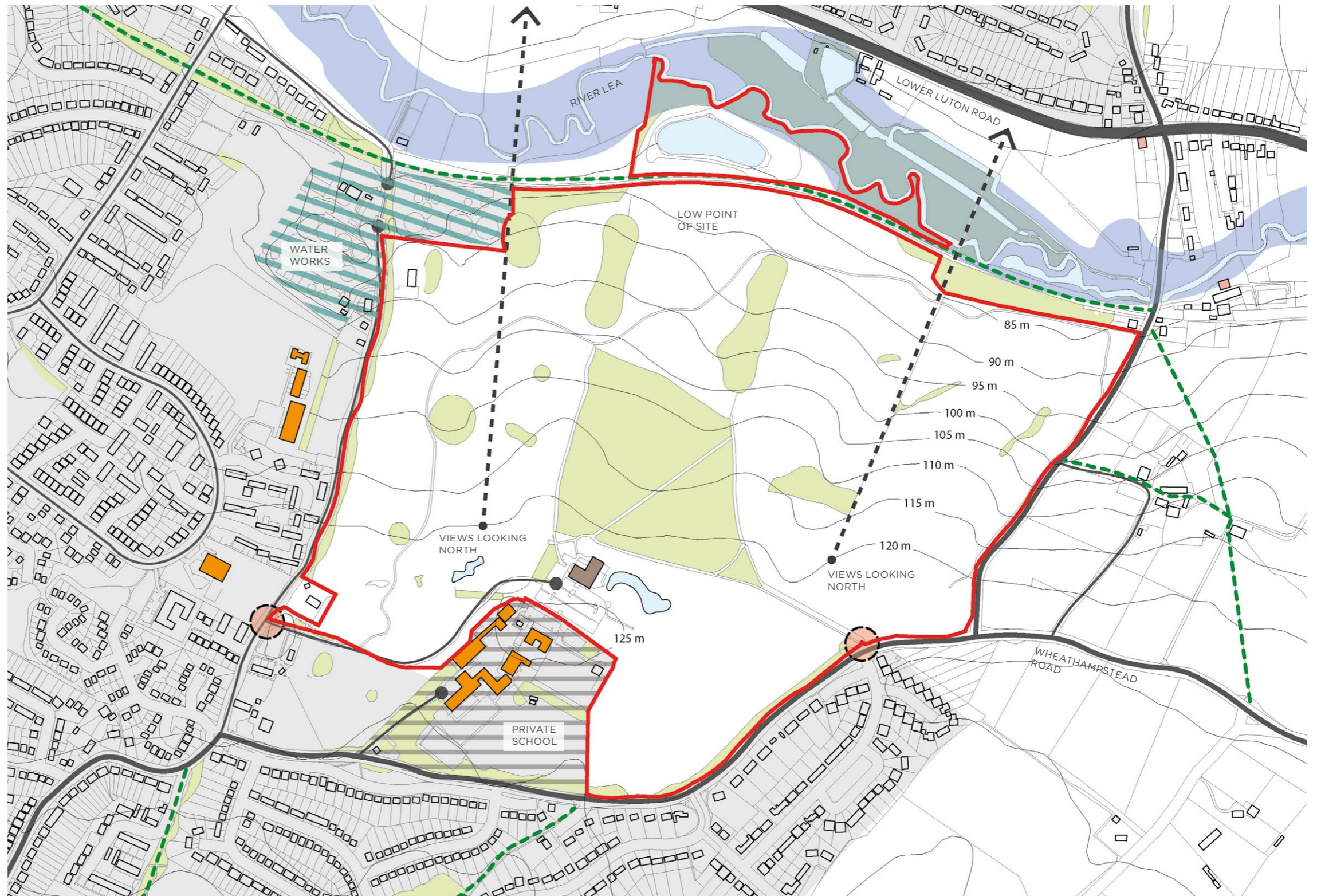


Fig 12: Opportunities and Constraints Plan



Fig 13: View of Aldwickbury Independent Boys School



Fig 14: View along the River Lea



Fig 15: View of existing terraced properties adjacent to the western Site boundary on Ashwell Park

The following describes the Site's key constraints and opportunities.

TOPOGRAPHY

The land levels within the Site fall from south to north towards the River Lea Valley. Levels along the northern Site boundary are 85m AOD, with levels to the south at 120m AOD, resulting in an approximate 35 metre level change across the Site which is a key consideration in terms of opening up the Site for development.

WATER WORKS

To the north east corner of the Site, accessed off Piggottshill Lane is the Anglian water works site which comprises a series of circular storage and filtration tanks serving Harpenden.

ALDWICKBURY PARK SCHOOL

This is an independent boys school accessed off Wheathampstead Road to the south.

ALDWICKBURY PARK GOLF CLUB

The 18-hole Aldwickbury Park golf course includes extensive areas of woodland and mature vegetation which encloses the various fairways and greens. There are some water storage areas associated with the drainage and irrigation systems used to maintain



Fig 16: Aerial view of the Thames Water compound at Harpenden

the course. At the centre of the Site is the clubhouse and associated facilities, including an extensive hard surfaced parking area, putting green and storage facilities.

GREEN BELT

The Site lies within the Green Belt which surrounds Harpenden. The Site would need to be released from the Green Belt in order to be developed.

FLOOD RISK

Whilst the River Lea and associated flood zone are located along the northern boundary, the majority of the Site is in Flood Zone 1.

PUBLIC RIGHTS OF WAY

A public right of way runs east-west along the northern boundary. The former route of the Luton, Dunstable and Welwyn railway line is now a public footpath that connects Station Road to the west and Wheathampstead Road to the east.

VIEWS

The main views to the wider area are from higher and more open parts of the Site looking north across the River Lea Valley. Neighbouring residential areas along Piggottshill Road and Wheathampstead Road are well screened from the Site by mature trees.

ACCESS & CIRCULATION

The existing access to the Site is via a tree-lined road off Piggottshill Lane in the south west corner. Initial highways work has been undertaken to ensure that an access road which does not exceed a 1:20 gradient is deliverable across the site, following an assessment of the site's topography.

3.2 Design Rationale

Blue-Green Infrastructure

The Site benefits from over 9 hectares of existing mature woodland and hedgerows, at the heart of which is the 6.5 hectare Piggottshill Wood located on higher ground. The boundaries to the Site are formed by trees and mature hedgerows which screen the current golf course, from adjacent highways and neighbouring uses. This mature landscape setting offers instant character and maturity to public open spaces and helps to screen any future housing development from its surrounding.

The existing land drainage system is of high quality and well maintained due to the golf course use, therefore the network of field ditches, ponds and drainage channels can form the basis of a landscape-led Sustainable Drainage System (SUDs) scheme.

There is opportunity to build upon the existing green-blue infrastructure and create more connected green corridors which link with the River Lea Valley to the north.

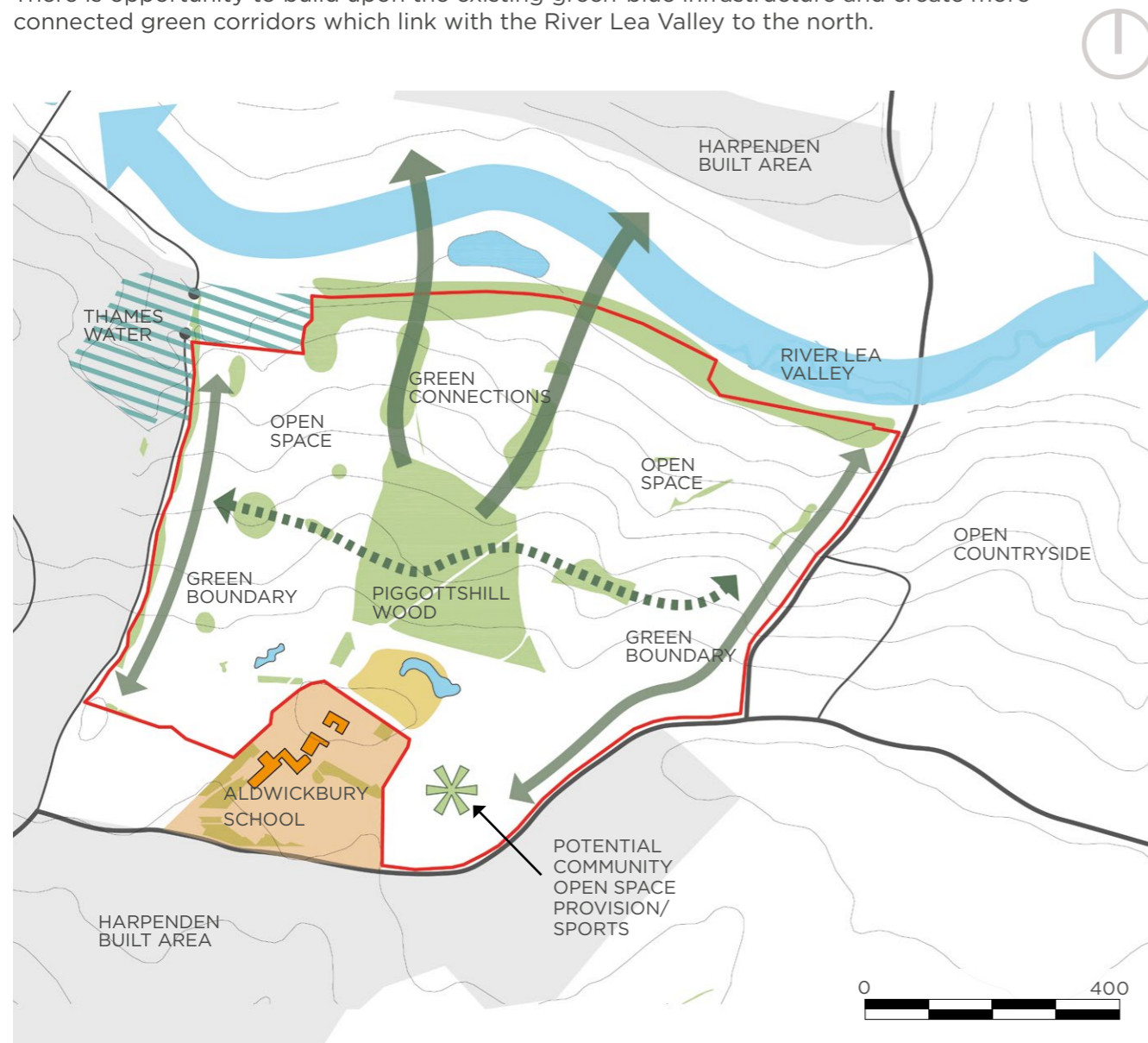


Fig 17: Green and Blue Infrastructure Plan

Opening up the Site

Access to the Site is from Piggottshill Lane which connects with the golf clubhouse and other associated facilities at the centre of the Site. There are also a number of tracks serving the golf course which loop around the Site along key contour lines.

The opportunity exists to use the existing network of tracks to access the Site as a whole and create a looped spine road around Piggottshill Wood which can serve new development in a sensitive and integrated way.

There is an opportunity to connect with the neighbouring Lea Valley Walk which hugs the Site's northern boundary and expand the network of walking trails to provide greater access and a broader recreation offer for local people to the wider network.

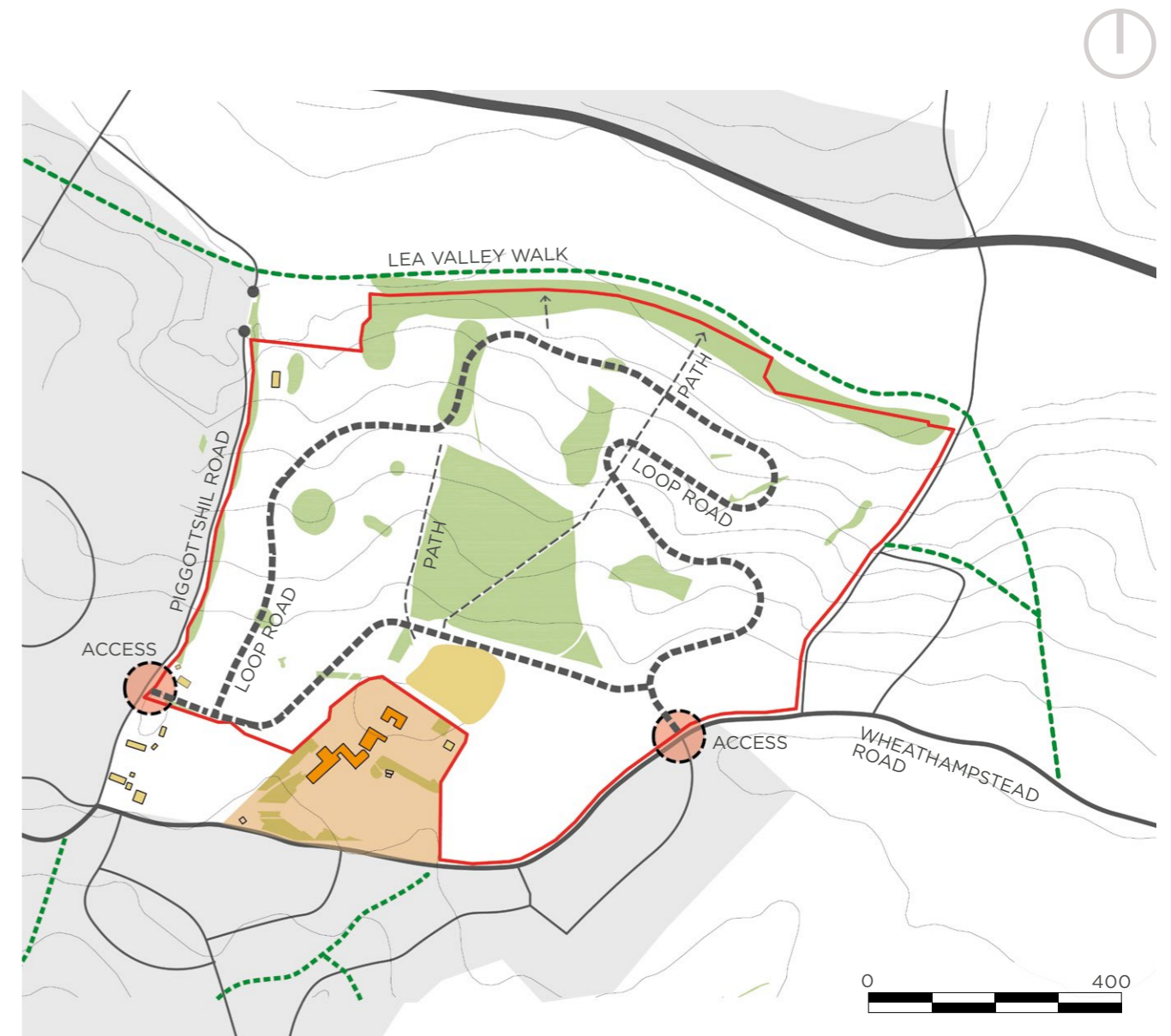


Fig 18: Access and Movement Plan

3.3 Concept Masterplan

The plan opposite shows an initial concept masterplan for the Site's development. This plan takes into account the identified opportunities and constraints and underpinning design rationale explained in sections 3.1 and 3.2.

The future masterplanning of the Site would be progressed through a community and stakeholder led exercise. The concept plan serves to demonstrate that there are no fundamental technical constraints which would prevent the Site from being developed. It also demonstrates the quantum of development that can be achieved.

-  Site Boundary - 65.5 hectares
-  Existing retained woodland
-  Proposed woodland
-  Open space and parks
-  Species rich meadows / ponds
-  Residential - Low density (25dph)
-  Residential - Medium density (30dph)
-  Residential - High density (45dph)
-  Retirement village
-  Neighbourhood shops
-  Leisure development
-  Site access point
-  Primary access corridor



Fig 19: Concept Masterplan