

3.4 Working with Site Levels

Access & Circulation

Glanville Consultants have provided technical advice to understand whether a primary access corridor can be delivered to Hertfordshire County Council (HCC) adoptable standards, with respect to the existing Site levels.

Subject to further detailed technical work, the access study demonstrates that a primary corridor accommodating vehicles, cycles and pedestrians which serves all proposed development parcels can be delivered with a maximum 1 in 20 gradient.

The alignment of the indicative primary access corridor is shown below within Figure 20 (opposite).

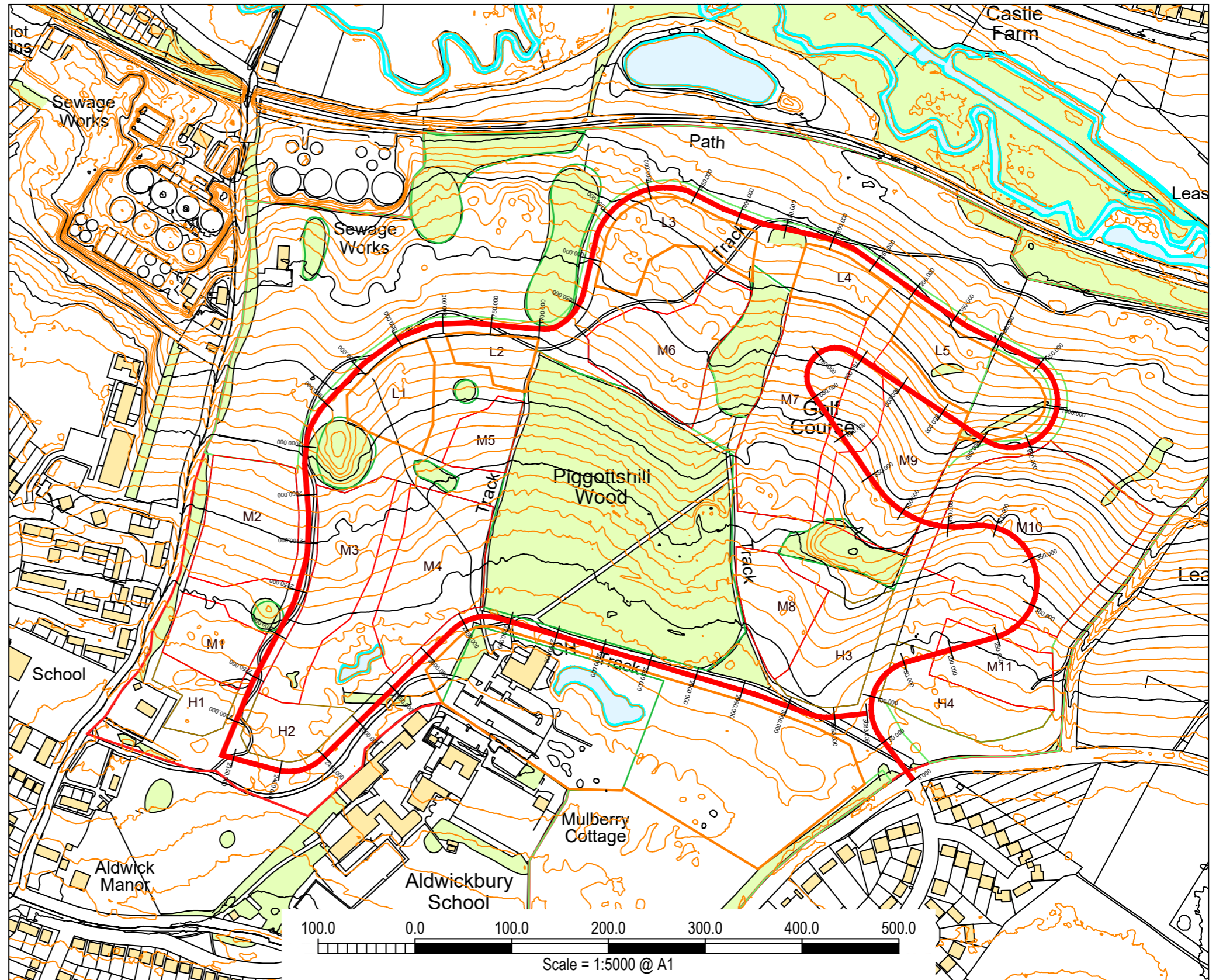


Fig 20: Primary Street alignment (Glanville Consultants)

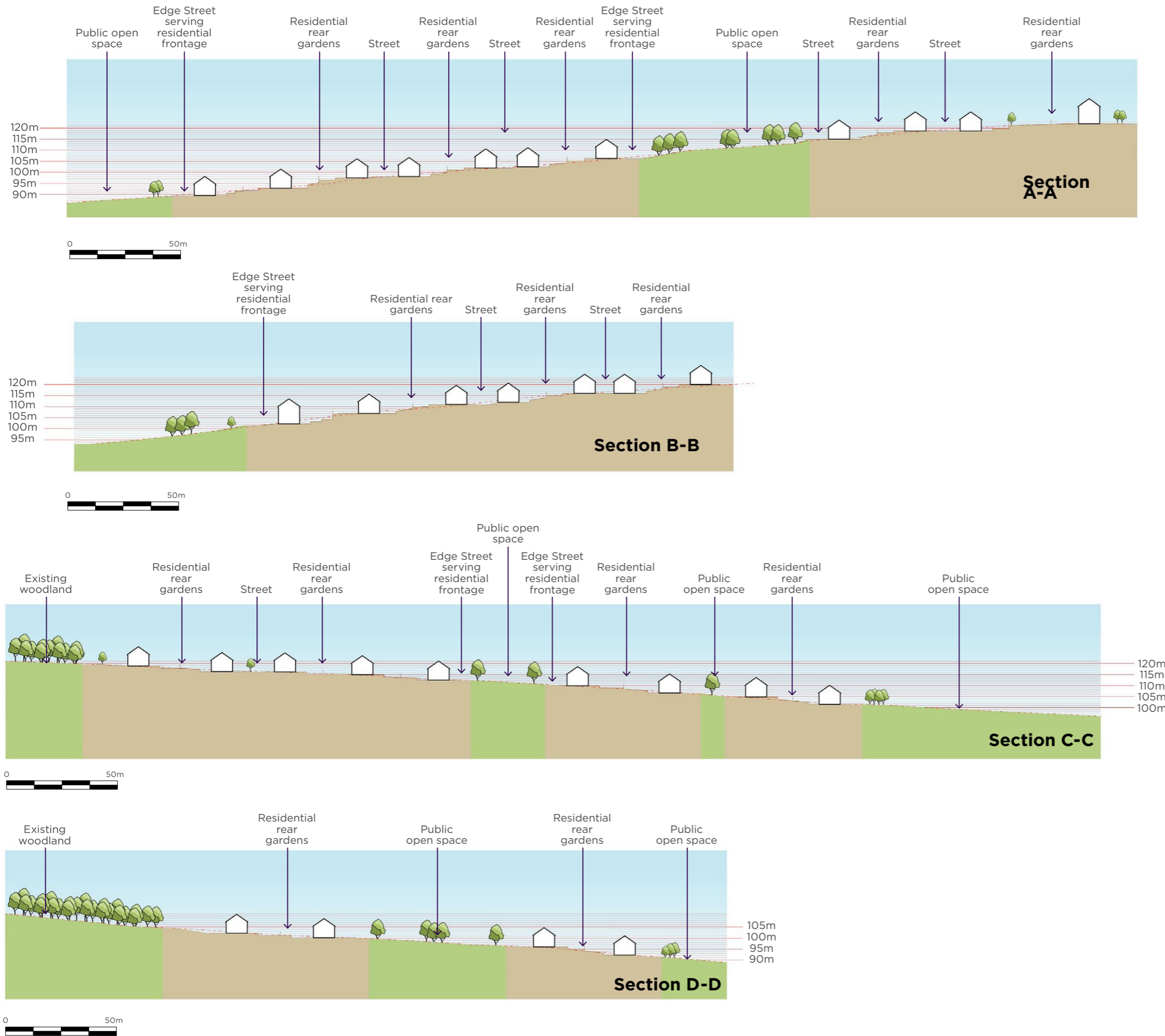


Fig 21: Indicative Site Sections

Accommodating Levels in Development Parcels

The development areas shown on the Concept Masterplan (Figure 19, Page 23) can be delivered with respect to the existing site levels.

The indicative sections opposite (Figure 21) demonstrate how a localised cut and fill arrangement might work, incorporating boundary retaining walls at heights between 1-2 metres. Development platforms can be created with access roads running along contour lines to provide level access to properties and connections onto the primary access corridor.

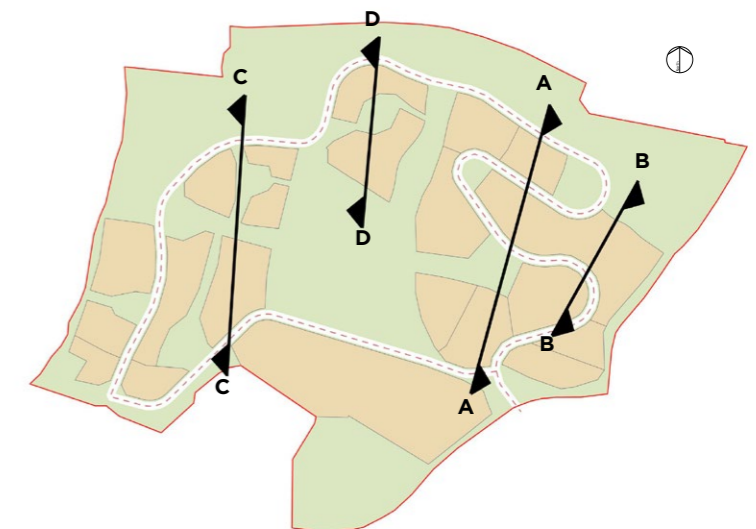


Fig 22: Section Location Plan

3.5 The Proposals

Homes



600-650
homes

40%
affordable



Retirement Village



5.5
hectares
Main care building,
retirement
apartments and
associated facilities

Leisure



1.2
hectares
Leisure facility,
including
gym and pool
facilities

Amenities

New neighbourhood
shops as part of a
local centre

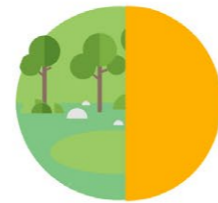


Open space & Flood Protection



Piggotshill Wood,
other woodland,
vegetation and
drainage systems
protected

Open Space
52%



Key Statistics

Some key statistics about the Site and the draft proposals are:

- **Redline Site Area** = 65.5 hectares
- **Existing Woodland Areas to be retained** = 9.5 hectares
- **Total Public Open Space** (Excluding retained woodland) = 24.7 hectares
- **Total Open Space** (Including retained woodland) = 33.1 hectares
- **Total Residential Developable Area** = 20 hectares
- **Total Retirement Village Area** = 5.5 hectares
- **Total Developable Area** = 25.5 hectares
- **Infrastructure** = 5.9 hectares
- **Housing Numbers** - Assuming a net density of 30-32dph across all residential parcels, 600-650 homes can be provided for
- **Affordable Housing** - In line with Local Housing Policy requirements, 40% of the proposed housing provision would be affordable. Therefore, the Site would provide **240 - 260 affordable homes**
- **Leisure** - A 1.2 hectare leisure development, including a gym and swimming pool
- **Retail** - There is potential for some local retail provision within the scheme to serve the development

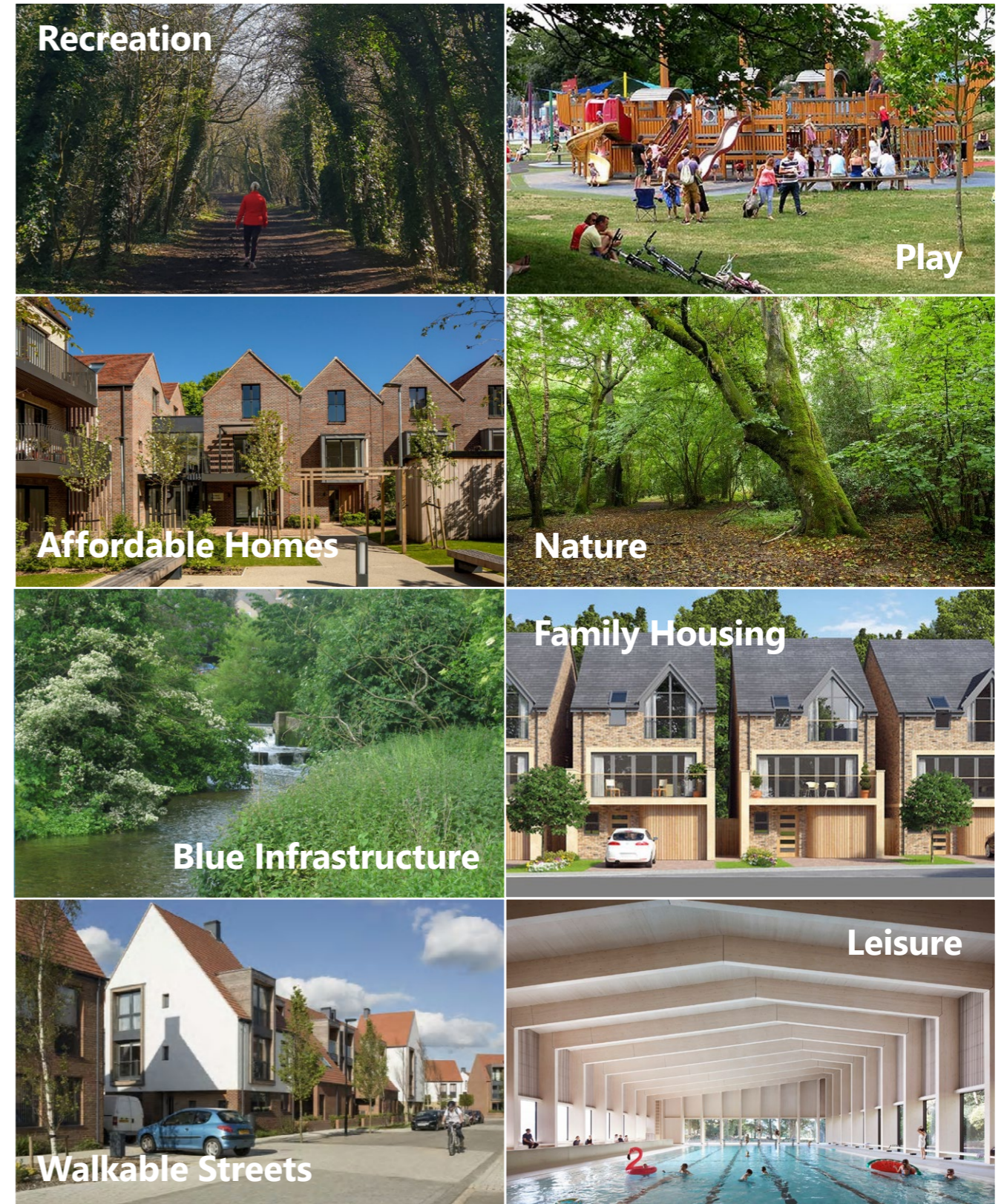


Fig 23: Scheme Infographic

Fig 24: Precedent imagery of sustainable housing schemes

4.0 Planning Justification



4.1 Planning Justification

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”*.

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.

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.

Appendices

Appendix 1 - List of Figures



Appendix 1: List of Figures

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- Fig 2: Wider Context Plan
- Fig 3: View along the entrance drive to Aldwickbury
- 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
- 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
- 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
- Fig 16: Aerial view of the Thames Water compound at Harpenden
- Fig 17: Green and Blue Infrastructure Plan
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- Fig 20: Primary Street alignment (Glanville Consultants)
- Fig 21: Indicative Site Sections
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- Fig 23: Scheme Infographic
- Fig 24: Precedent imagery of sustainable housing schemes

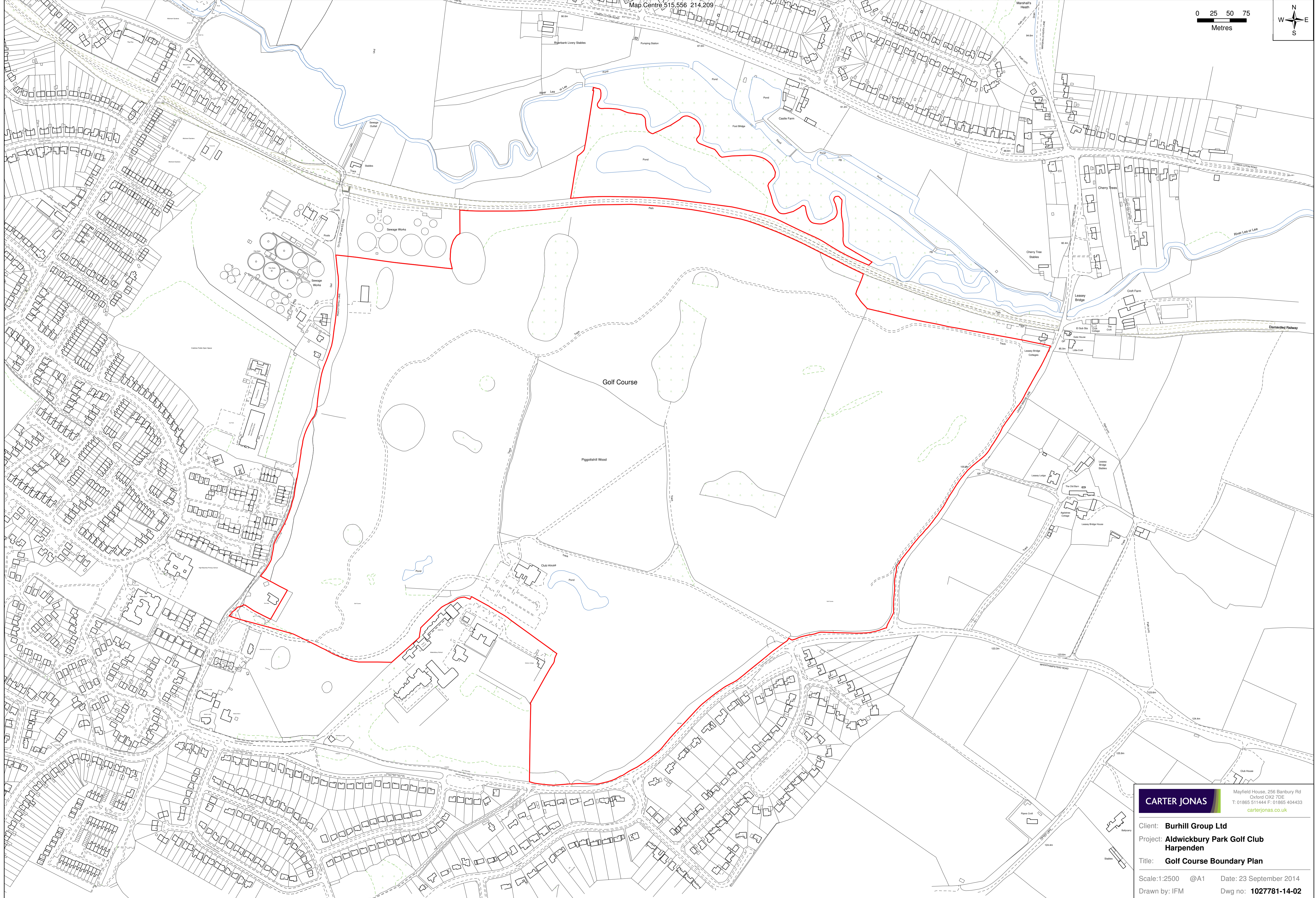
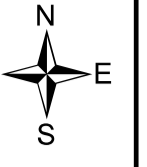
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Carter Jonas

1 Chapel Place
London
W1G 0BG

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carterjonas.co.uk



CARTER JONAS Mayfield House, 256 Banbury Rd
Oxford OX2 7DE
T: 01865 511444 F: 01865 404433
carterjonas.co.uk

Client: **Burhill Group Ltd**
 Project: **Aldwickbury Park Golf Club
Harpden**
 Title: **Golf Course Boundary Plan**

Scale: 1:2500 @A1 Date: 23 September 2014
 Drawn by: IFM Dwg no: **1027781-14-02**



HELAA Reference (Internal use only)

**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.

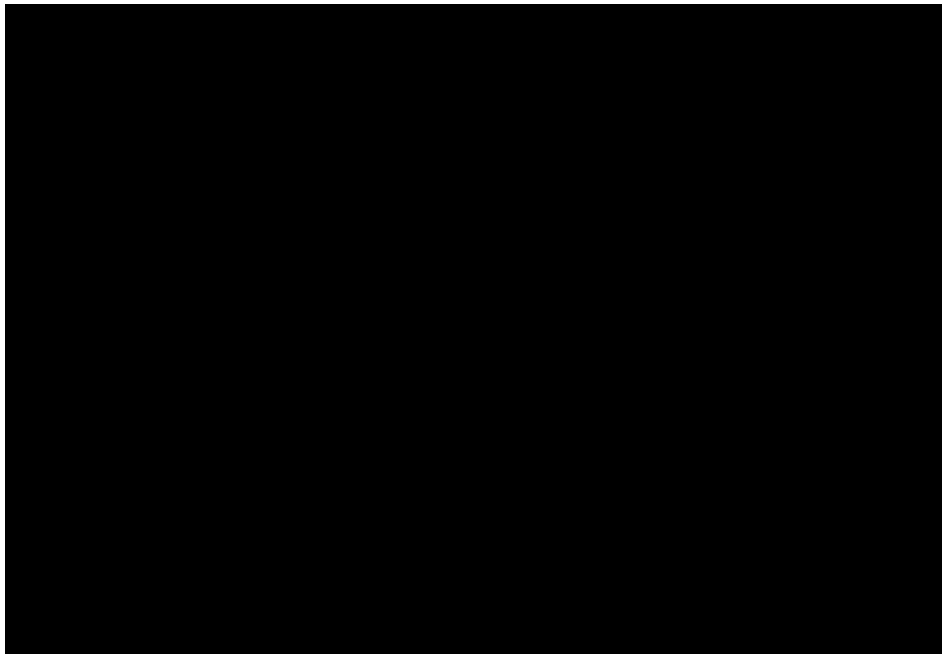
By online consultation portal:

<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.



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)	attached			
Site area (in hectares)	1.8			
Coordinates	Eastin g	514607	Northin g	216571
Site Location Plan Attached	Yes			
GIS mapping shapefile attached (in .shp file format)	Yes			
Current land use	Mixture Business and residential on green belt.			
Condition of current use (e.g. vacant, derelict)	Vacant business ,occupied residential.			
Suggested land use	Suggested use is for housing			

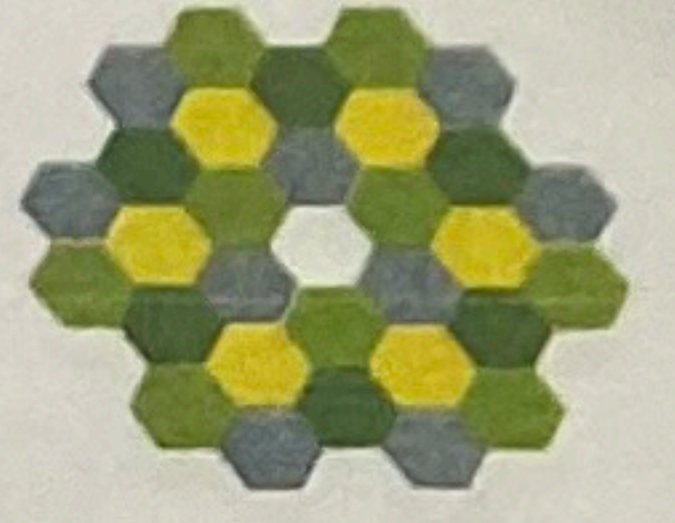
Reasons for suggested development / land use	Redevelopment of previously developed land and is closeto the Harpenden North East expansion at Batford
Likely timescale for delivery of suggested development / land use	Delivery within 1 to 5 years is suggested.

Site Constraints	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 etc.)	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?	The site is accessed over wheathampstead parish common land with a right of way for vehicle access from common lane.

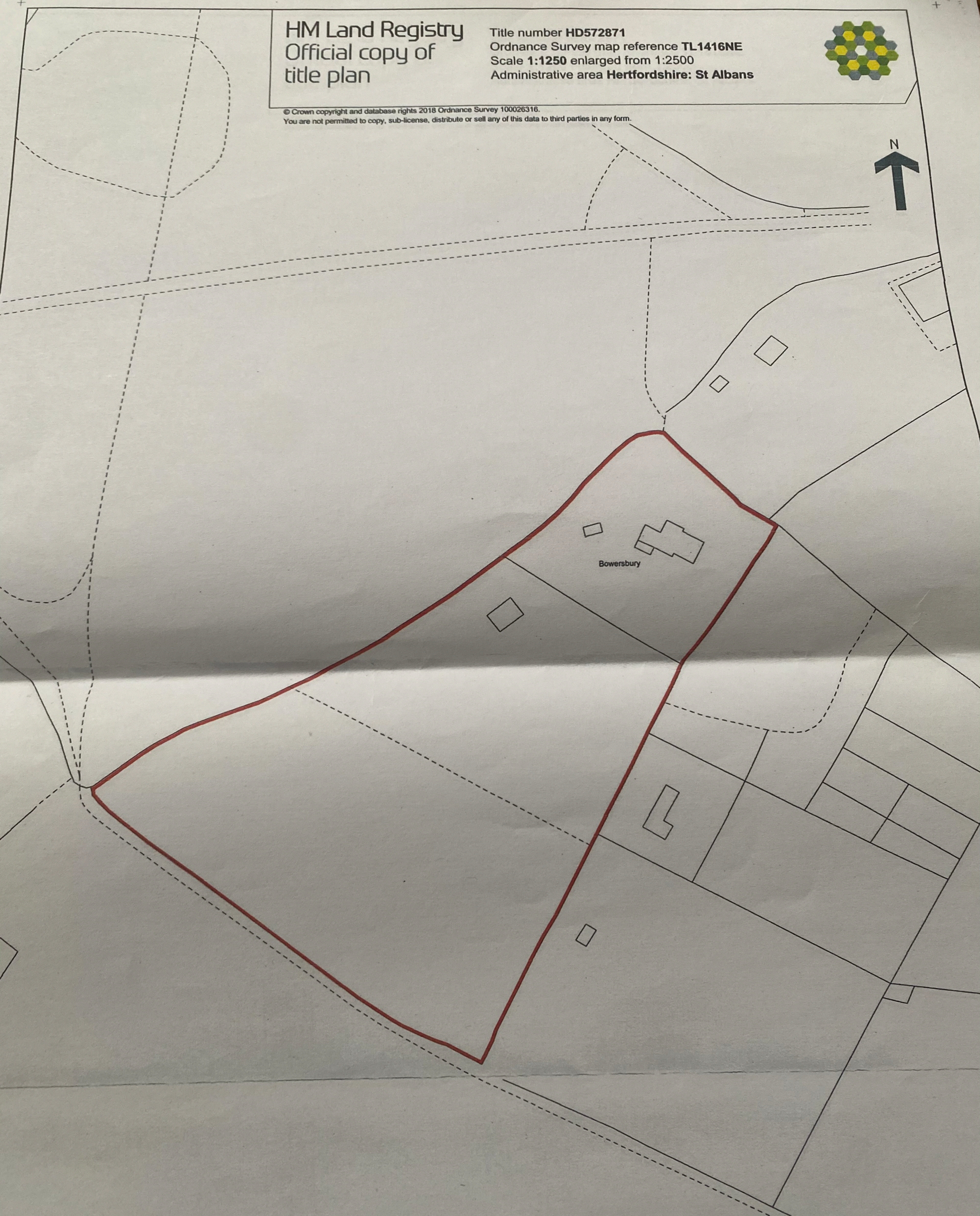
	Other constraints affecting the site	No
Planning Status	<p>Planning permission refused 5/2020/3099 We will be applying again Full planning statement is in the application .</p> <p>Please include details of the above choice below (for example planning reference numbers and site history)</p>	
Other comments	<p>The site is a wildlife and animal breeding centre, it already has a large dwelling and has room for more. The entire site is 4.45 acres /1.8 hectare. We are currently try to gett additional planning permission. The site is almost adjacent to the harpenden northeast expansion.</p>	

HM Land Registry
Official copy of
title plan

Title number **HD572871**
Ordnance Survey map reference **TL1416NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Hertfordshire: St Albans**



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 HAS BEEN COMPROMISED.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

- 100 = spot
- 101 = datum
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INDIGO SURVEYS LIMITED

Site Address BOWERSBURY FARM, COMMON LANE, HARPENDING, AL5 5EE	Surveyor S.J.M
Date AUGUST 2020	Scale 1:200 @ A0
Dwg No 36834 / 1	Checked J.M.P



NOTES

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TOPOGRAPHICAL SURVEY/UTILITY KEY :-

- 1/1 = hedge
- 1/2 = drainage
- 1/3 = stone stream
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- 1/97 = assumed made
- 1/98 = assumed made
- 1/99 = assumed made
- 1/100 = assumed made

STATION	EASTINGS	NORTHINGS
001	514609.227	216881.103
002	514609.227	216881.103
003	514609.227	216881.103
004	514609.227	216881.103
005	514609.227	216881.103
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019	514609.227	216881.103
020	514609.227	216881.103



INDIGO SURVEYS LIMITED

Site Address BOWERSBURY FARM, COMMON LANE, HARPENDEN, AL5 5EE	Surveyor S.J.M
Date AUGUST 2020	Scale 1:200 @ A0
Dwg No 36834 / 2	Checked J.M.P

25 January to 5pm 8 March 2017
Call for Sites 2017 Site Identification Form

St Albans City and District Council is in the process of preparing a new Local Plan 2016-2036. The Call for Sites is an early opportunity for individuals, businesses 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 2016-2036.

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 1 or more dwellings, or economic development on sites of 1.05 hectares or more or 100 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2008 and therefore there is no need to restate these unless circumstances have changed. Sites from previous SHLAA will form part of the Council's assessment. Proposals may also include:

- 1. Housing
- 2. Gypsy & Traveller Housing
- 3. Mixed Use
- 4. Employment
- 5. Renewable and low carbon energy and heat
- 6. Biodiversity Improvement/ Offsetting
- 7. Green Belt Compensatory Land
- 8. Land for Tree Planting
- 9. Other

To make sites to be mapped digitally please provide GIS coordinates of your site, where possible.

The consultation period runs for six weeks between Monday 25 January to 5pm on Monday 8 March 2017.

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 2036.

Please do not submit sites that:

- 1. 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 8 and 9.

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.

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

**THE WILDLIFE BREEDING CENTRE,
BOWERSBURY FARM,
BOWERS HEATH, HARPENDEN**

**PLANNING, DESIGN
AND ACCESS STATEMENT**



**DEMOLITION OF BUILDINGS, STORES, ENCLOSURES, CAGES
AND ANCILLARY STRUCTURES ASSOCIATED WITH WILDLIFE
BREEDING CENTRE, AND ERECTION OF DWELLING**

DECEMBER 2020

1.0 INTRODUCTION

1.1 The following Planning, Design and Access Statement has been prepared in support of a proposal for the demolition of buildings, stores, enclosures, cages, and ancillary structures associated with a wildlife breeding centre, and the erection of a dwelling at The Wildlife Breeding Centre, Bowersbury Farm, Bowers Heath, Harpenden, Herts, AL5 5EE.

1.2 This Application has been prepared following Pre-Application Advice from the Council (PRE/2020/0130). This is discussed in the Planning Analysis section.

1.3 This Statement should be read in conjunction with the following reports:

- Preliminary Ecological Appraisal
- Structural Report
- Tree Report

1.4 The statement is set out as follows:

1.0 Introduction

2.0 Site Description

3.0 Planning History

4.0 Planning Policy

5.0 Planning Analysis

6.0 Conclusions

2.0 SITE DESCRIPTION

- 2.1. The site (circled in red on the aerial image below) is located to the east of the hamlet of Bowers Heath, and approximately 2.35 km from Harpenden town centre to the south west.



Aerial View Of The Site Location In Relation To Harpenden And Road Network

- 2.2. The site is located in the Metropolitan Green Belt and outside of a designated settlement boundary
- 2.3. The sites lawful use is as a Wildlife and Breeding Centre, formerly run by The Grahame Dangerfield Wildlife Trust, and managed by Mr Dangerfield, the famous TV naturalist and author. The site which comprises of a large area of land, covered by sporadic self-set trees and various buildings, stores, enclosures and cages associated with the former wildlife breeding centre use. These buildings vary in terms of size and materials use, and some are in a state of disrepair. There is also fencing and a number of cages dotted around the site. Some of the more dilapidated enclosures have already been removed by the Applicant. The site is heavily screened by mature vegetation.



Aerial View Of The Site

- 2.4. The adjoining site to the north east is occupied by a detached dwelling known as 'Bowersbury Farm' which is also within the Applicants ownership, and was Mr Dangerfield's residence before the business ceased trading in around 2017. The north western boundary is bounded by a heavily wooded area. A neighbouring dwelling is sited near the eastern boundary, and the southern boundary is bounded by open agricultural land.
- 2.5. The site is accessed from a single-track path off Common Lane which is shared with Bowersbury Farm.