

Harpenden STW



Thames Water
Map

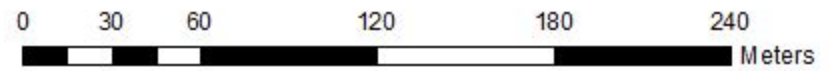


Printed By [REDACTED]
Print Date : 02/03/2021

Map Centre On: 515013, 214505
Centre Tile No. : TL1514NW

Comments:

A4 SCALE



Disclaimer: Based on the Ordnance Survey Map with the Sanction of the Controller of H.M. Stationery Office License Number: 100019345
Current Scale : 1:2,500

The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed.
Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

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thameswaterplanningpolicy@savills.com

Spatial Planning Team
St Albans District Council



0118 9520 509

Sent by email to: planning.policy@stalbans.gov.uk

8th March 2021

St Albans District Council – Call for Sites, Draft Statement of Community Involvement and Sustainability Appraisal Consultation

Dear Sir/Madam

Thank you for the opportunity for Thames Water Utilities Ltd. (Thames Water) to comment on the above document. As you will be aware, Thames Water are the statutory sewerage undertaker for the Borough and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have the following comments to make on the consultation documents.

Call for Sites

Thames Water own an operational sewage treatment works at Harpenden which lies close to the eastern edge of the settlement. The site is split into two parcels of land either side of Piggottshill Lane and is bounded to the south by residential development with further residential development located to the north of the site on the opposite side of a disused railway line. A golf course lies to the east of the site while a small parcel of land owned by St Albans District Council lies to the west of the site between Thames Waters land and the eastern boundary of the urban area of Harpenden.

The site is a developed site within the Green Belt. However, the site is not considered to perform well against the functions of the Green Belt set out in the NPPF. The preparation of the new Local Plan provides an opportunity to amend the boundaries of the Green Belt. The removal of the site from the Green Belt would reduce constraints to the delivery of essential infrastructure on the site or for redevelopment of any parts of the site which become surplus to operational requirements.

In relation to the performance against the purposes of including the land in the Green Belt, the removal of the site from the Green Belt would have a negligible impact on checking unrestricted sprawl of large built up areas as the site is an existing developed site covered with buildings, plant and machinery required in connection with the sewage treatment process. Similarly, given that the site is an existing developed site on the edge of the existing settlement, its inclusion in the Green Belt plays no appreciable role in preventing neighbouring towns from merging into one another; safeguarding the countryside from encroachment; or preserving the setting and special character of historic towns.

The fifth purpose of the Green Belt is to assist urban regeneration. Again the designation of Harpenden STW as Green Belt does not assist with this purpose. The designation as Green Belt acts as a constraint to development on the existing site which provides essential infrastructure. Removing the site from the Green Belt would assist with the delivery of any necessary upgrades to the site in the future. In addition, should upgrades or the relocation of the works result in the release of part or all of the site, there would be opportunities to regenerate the existing developed site for alternative development reducing development pressure on greenfield sites.

For the above reasons it is considered that the new Local Plan should review the existing Green Belt boundary and remove Harpenden Sewage Treatment Works from the Green Belt. A call for sites proforma has been completed for the site and is enclosed.

Statement of Community Involvement

New development could result in a requirement for upgrades to the existing sewerage network and existing sewage treatment works to ensure that no adverse impacts such as sewer flooding or pollution of land and watercourses. Thames Water cannot prevent the connection of new development to the sewerage network and as such are keen to work closely with the local authority and developers to ensure that any necessary upgrades are delivered alongside development.

In order to assist with the delivery of infrastructure upgrades Thames Water seek early engagement from developers to understand the scale, location and proposed timing of delivery. This can help with identifying when and where network upgrades will be required. Thames Water would welcome additional supporting text within the Statement of Community Involvement encouraging developers to engage with them prior to the submission of any planning applications.

We trust the above is satisfactory, but please do not hesitate to contact us if you have any queries.

Yours sincerely

Thames Water Utilities Limited

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.

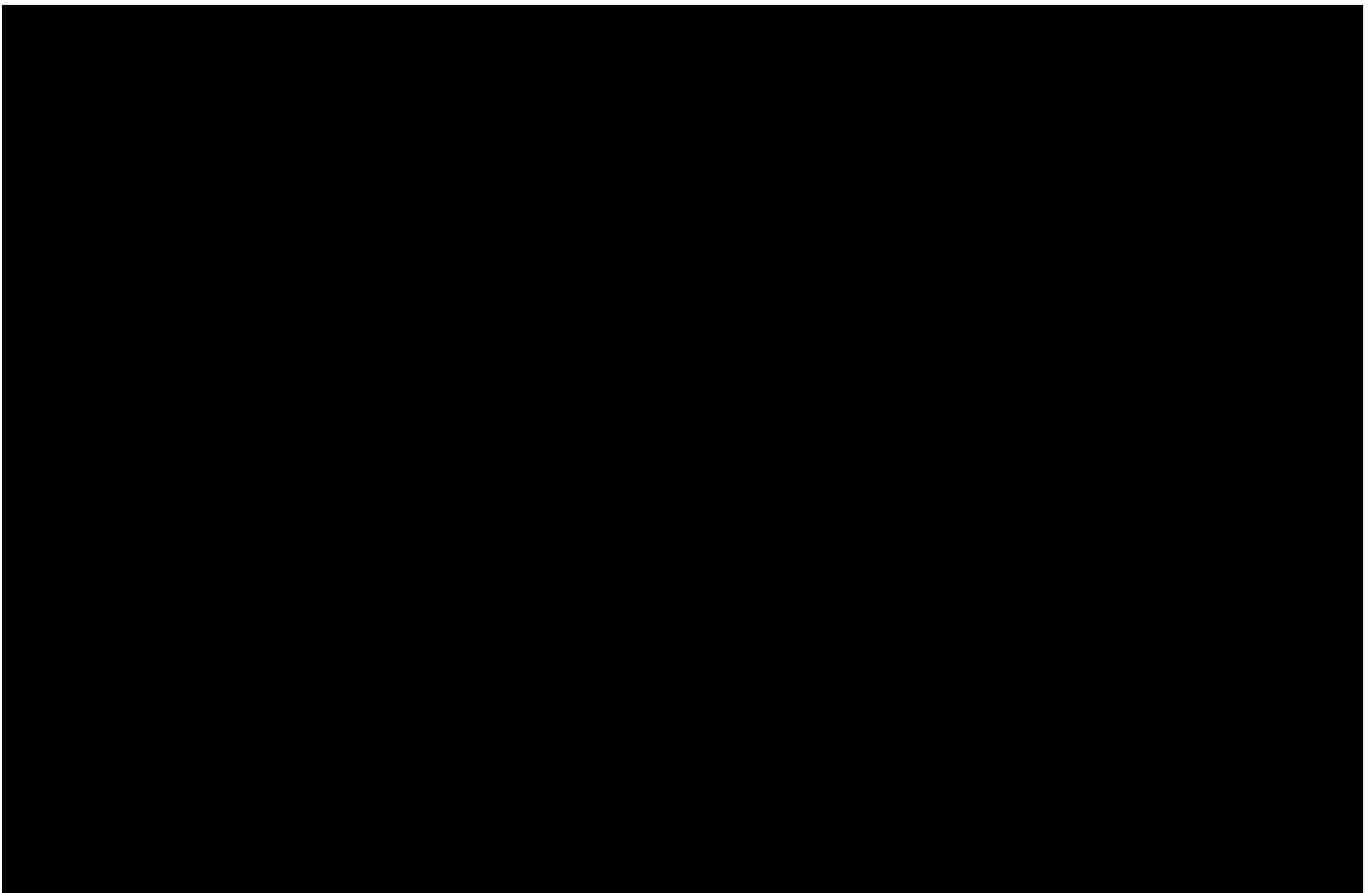
By online consultation portal:

<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:

- 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 adjacent to Waterend House, Waterend Lane, Wheathampstead, AL1 1LA |
|---|---|

| | |
|-------------------------|---------------|
| Site area (in hectares) | 1.61 hectares |
|-------------------------|---------------|

| | | | | | |
|-------------|--|----------|--------|----------|--------|
| Coordinates | <table border="1"><tr><td>Easting</td><td>520467</td><td>Northing</td><td>213882</td></tr></table> | Easting | 520467 | Northing | 213882 |
| Easting | 520467 | Northing | 213882 | | |

| | |
|-----------------------------|--|
| 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 |
|--|--|

| | |
|------------------|-----------------------|
| Current land use | Agriculture/grassland |
|------------------|-----------------------|

| | |
|--|----------------------------|
| Condition of current use (e.g. vacant, derelict) | Occupied grassland paddock |
|--|----------------------------|

| | |
|--------------------|--|
| Suggested land use | <input type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <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 type="checkbox"/> Other (please specify) |
|--------------------|--|

| | |
|---|---|
| Reasons for suggested development / land use | <p>The site is available and is considered to be a suitable site for a small-scale solar site for supplying electric direct to three residential properties. Such a supply would allow those properties to come off the electric grid and also reduce the dependence on oil for heating/hot water.</p> <p>This is increasing the green credentials for the property owners but also assists St Albans City & District Council in their objective to become Carbon Neutral by 203.</p> |
| 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 |

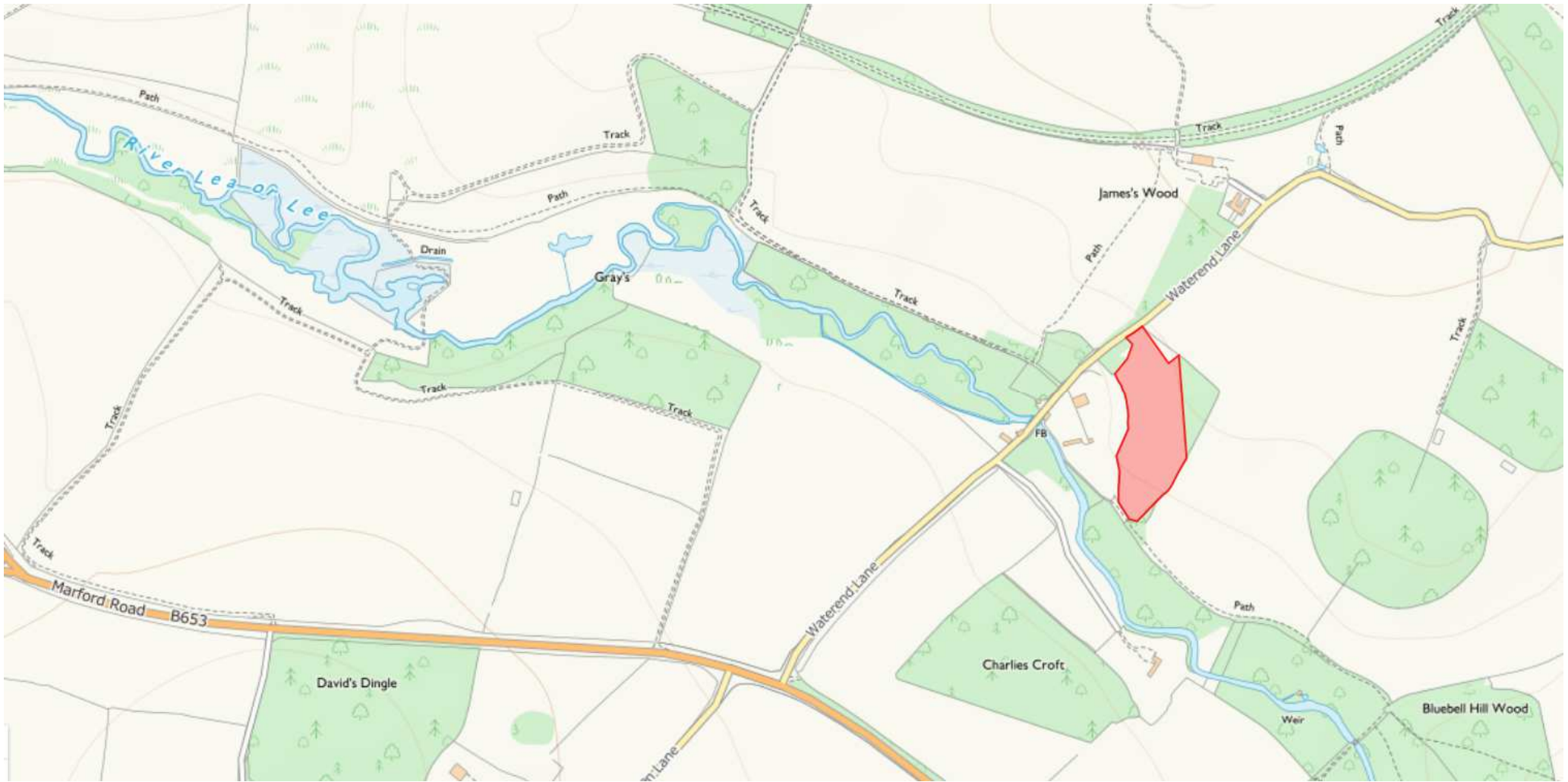
| | | |
|------------------|--|--|
| Site Constraints | Contamination/pollution issues (previous hazardous land uses) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Environmental issues (e.g. Tree Presentation Orders; SSSIs) | <input type="checkbox"/> Yes <input checked="" 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). The site can be accessed from Waterend Lane as well as being accessed from land in the wider ownership. |

| | | |
|-----------------|---|---|
| | 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 | |

| | |
|----------------|---|
| | <p>Please include details of the above choice below (for example planning reference numbers and site history)</p> <p>Planning previously sought for a small-scale solar array in 2012/2013 but planning was refused. The decision was taken unsuccessfully to appeal.</p> |
| Other comments | |





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.

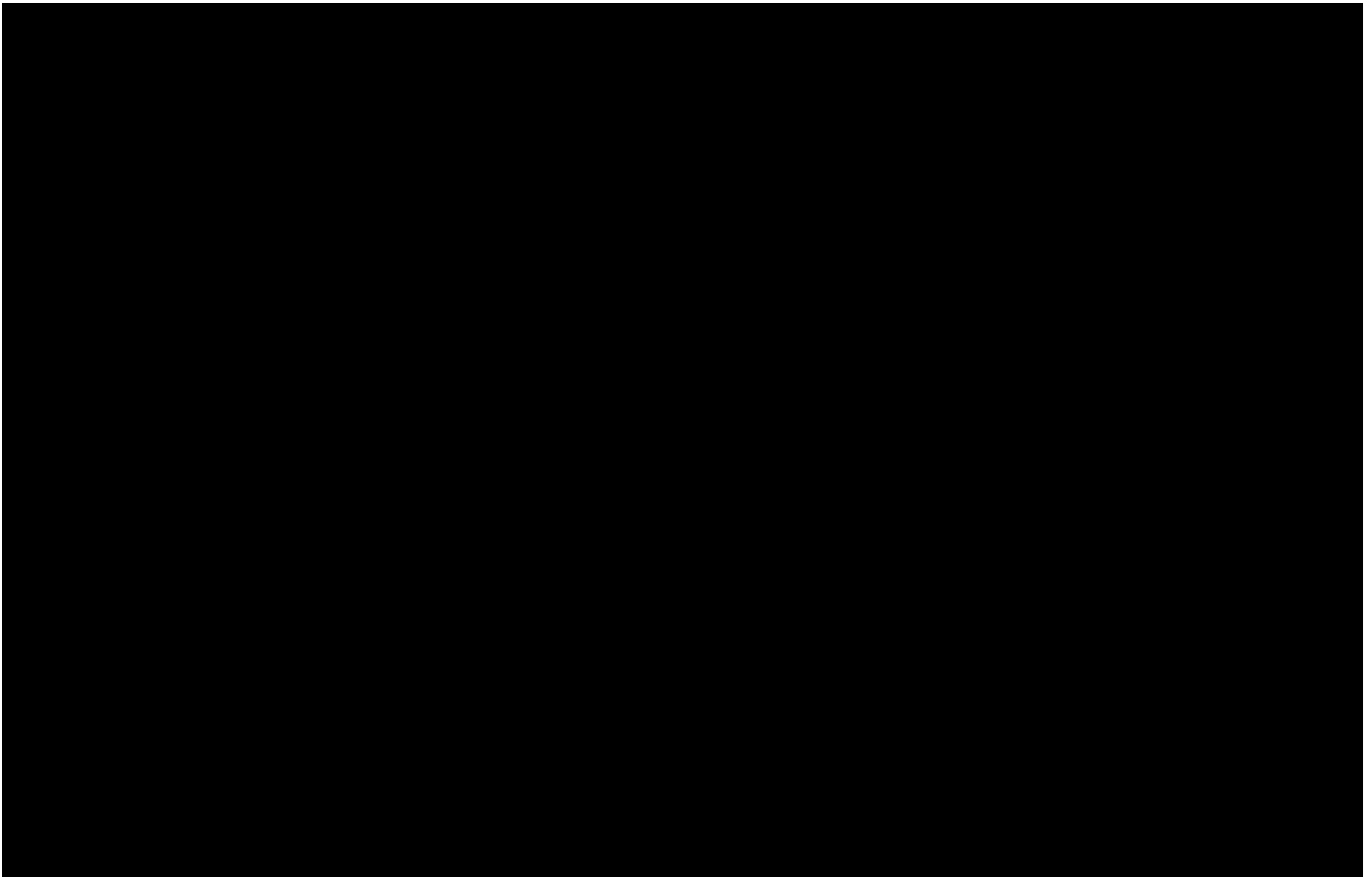
By online consultation portal:

<http://stalbans-consult.limehouse.co.uk/portal/>

By e-mail to: planning.policy@stalbans.gov.uk

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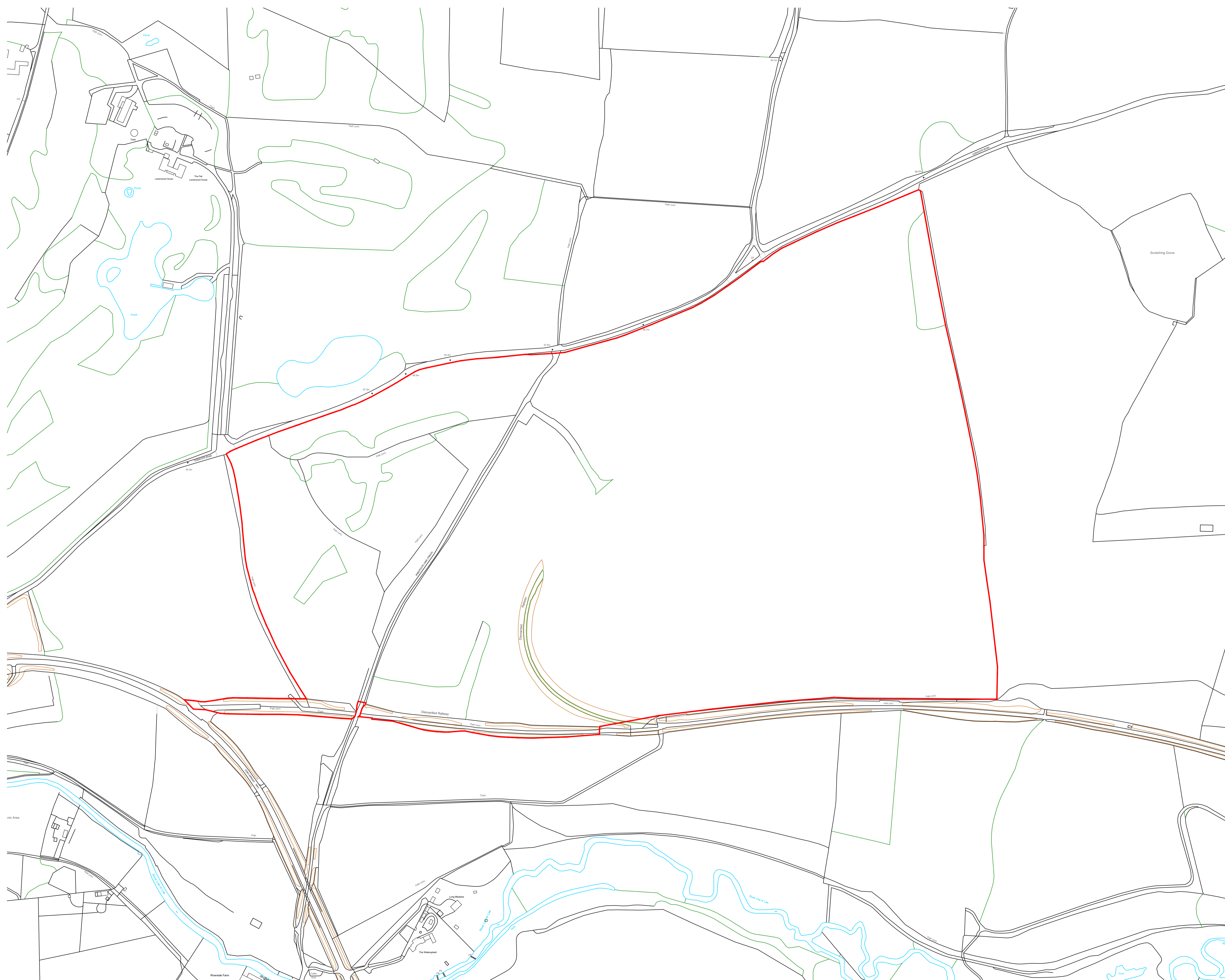


| Site Details | |
|---|---|
| Requirements: | |
| <ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) | |
| Site address/location (Please provide a map showing the site boundary) | Blackbridge, Wheathampstead, Sheepcote Lane, St Albans, AL4 8ND (Site Location attached) |
| Site area (in hectares) | 57 Hectares. |
| Coordinates | Easting 518801 Northing 214675 |
| Site Location Plan Attached | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| GIS mapping shapefile attached (in .shp file format) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | |
| Current land use | Semi Restored – Fill Site |
| Condition of current use (e.g. vacant, derelict) | Vacant. |
| Suggested land use | <input 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 checked="" type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input checked="" type="checkbox"/> Land for Tree Planting <input checked="" type="checkbox"/> Other (please specify) Sports, Leisure and Recreation – F2(c) |
| Reasons for suggested development / land use | Strategic Need. Noted in Justification Document. |

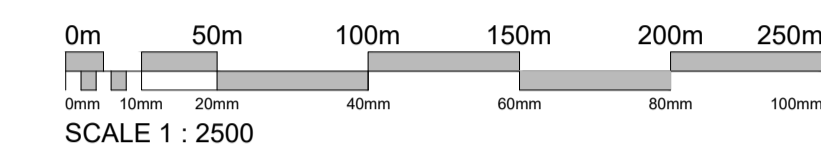
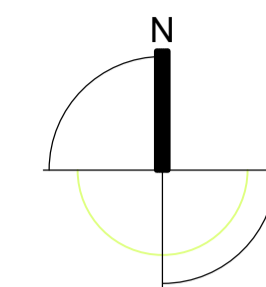
| | |
|---|--|
| Likely timescale for delivery of suggested development / land use | <input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years |
|---|--|

| | | |
|------------------|---|--|
| Site Constraints | Contamination/pollution issues (previous hazardous land uses) | <input 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Noted in Justification Document. |
| | 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) N/A | |
| Other comments | | |



1. No dimensions are to be scaled from this drawing.
2. All dimensions are to be checked on site prior to construction



| Revision | Date Issued | Details |
|----------|-------------|---------|
| --- | DD.MM.YY | ----- |

FOR REPRESENTATION

LK2
 Studio 2, Deepdale Enterprise Park,
 Deepdale Lane,
 Nettleham, Lincoln
 LN2 2LL
 T 01522 750777
 E info@lk2.co.uk
 W www.lk2.co.uk

Registered in England 08200044 - Reg. Office: Studio 2, Deepdale Enterprise Park, Deepdale Lane, Nettleham, Lincoln, LN2 2LL

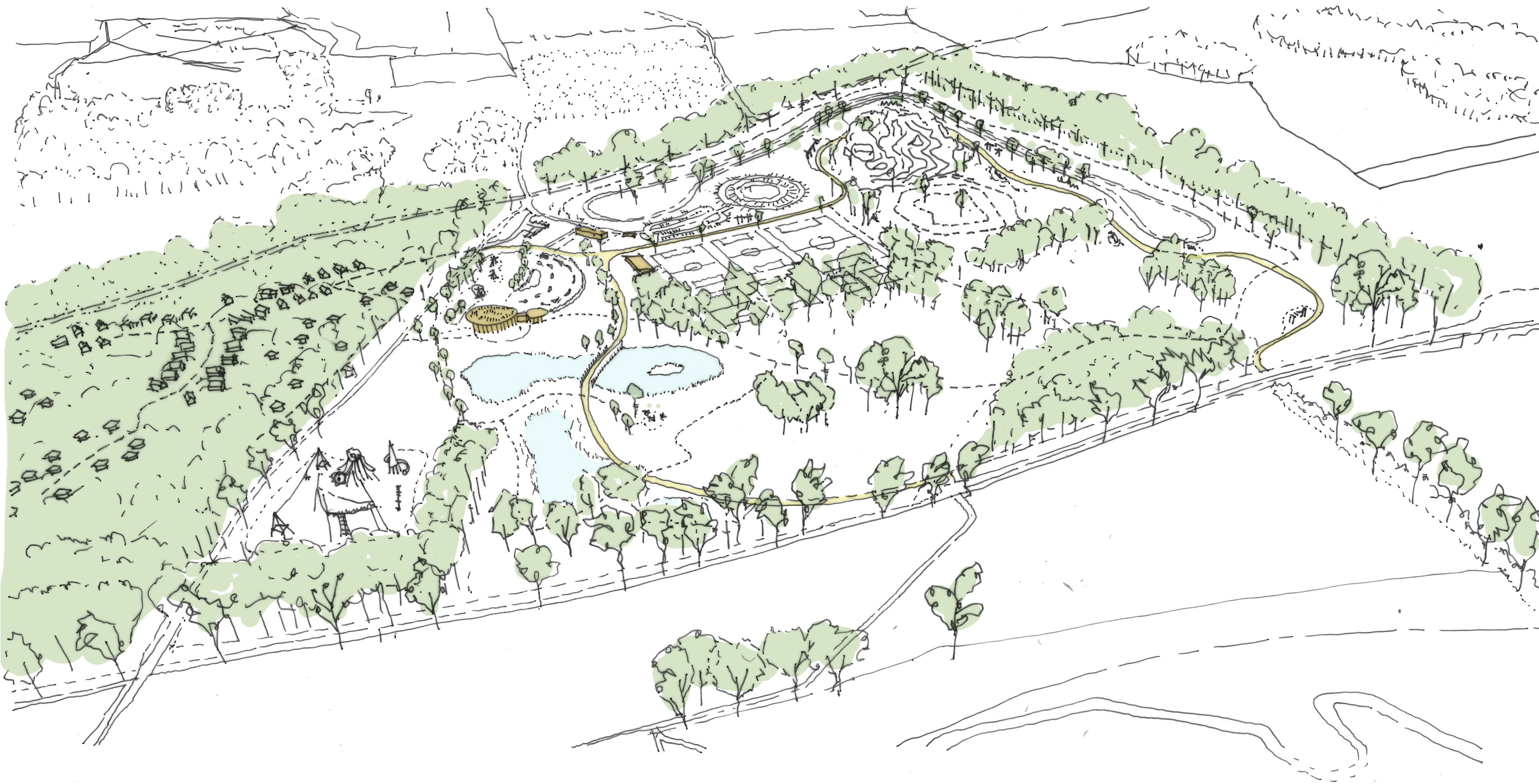
TARMAC
 A CRH COMPANY

Client
 Tarmac Aggregates Ltd

Project
 Blackbridge Semi-Restored Infill Site
 Wheathampstead

Drawing Title
 Site Location Plan




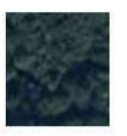
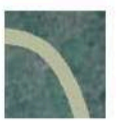


| | | | |
|-------------------------|-------------------------|-----------------|------------------|
| Scale 1:2500 at A1 | Date March 2021 | Drawn by AJS | Checked by AN |
| Project No. 1148.004 | Drawing No. (08) 001 | Revision A00 | |



Illustrative Aerial View



LEGEND

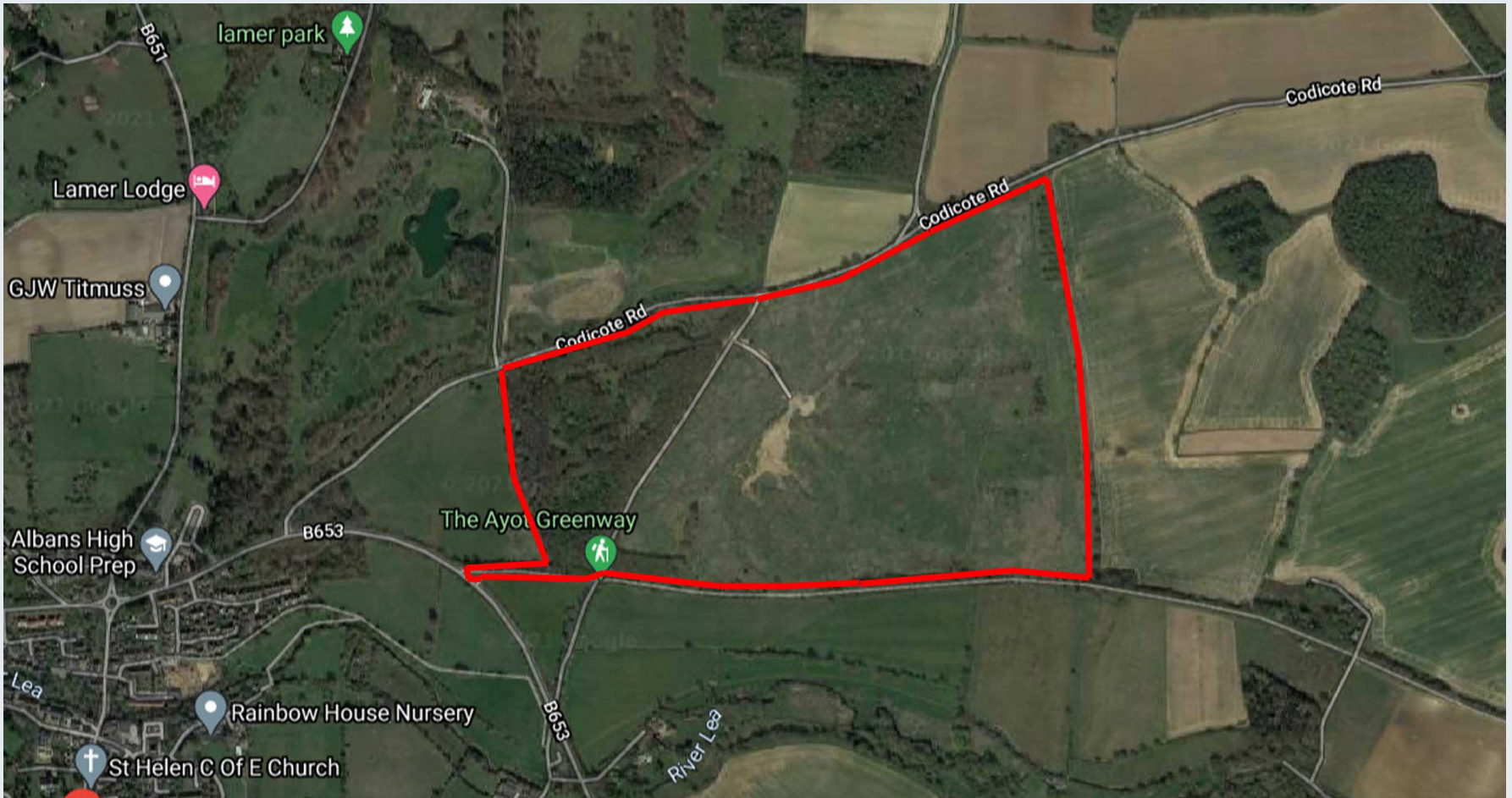
-  Hertfordshire Way
-  Existing footpaths around the site
-  Ayot Greenway cycle route
-  New tree planting and woodland areas
-  New primary cycling and walking route around the site and linking into existing Ayot Greenway and Hertfordshire Way.
-  Trim trail / outdoor gym areas located off primary routes
-  Secondary walking routes

1. Visitors Centre - Cafe, Information, themes and links towards local ecology, walking, landscape and history.
2. Bike hire / bike shop / repairs / bike wash area
3. Hard surface road bike track - 1.5 - 2KM
4. Football facility - changing rooms / WC's / grass pitches
5. Outdoor area linked to visitor centre - gathering / landscaped seating / picnics / informal play space / ornamental planting / access to surrounding foot path and cycle ways
6. Car parking
7. Mountain biking trails
8. Off-road family orientated cycle routes
9. Adventure Play
10. Existing water course extended / adapted to form landscape feature
11. Open grass land area. View across visito centre from existing walking and cycle networks.
12. Holiday lodges / camping pods to existing woodland

Illustrative Site Layout Plan - 1:2500

LK2

St Albans City & District Council Call for Site Justification Statement Semi-Restored Infill Land off Codicote Road



1. Introduction

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.

These should be capable of delivering economic development on sites of 0.25 hectares or more. 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

We would like to put forward the following land to supplement the economic development of St Albans City and District Councils local Plan.

Tarmac Aggregates Ltd commissioned LK2 to undertake a pre-feasibility study of the Blackbridge Tip site which concluded in March 2020 and was specifically commissioned to understand the future potential of developing the site for sport, leisure, health and recreational provision. The study sought to understand the political, and social agendas for the locality, and the strategic need for sport and leisure.

The results of this can be seen in the evidence presented below, which has been taken from a series of strategic documents owned by the Local Authority, National Governing Bodies and Sport England.

Tarmac Aggregates Ltd are committed to continuing to find a positive solution for the site, which will enhance the leisure / sport and green space offer for St Albans. As a result of the 'Call to Sites outcome' LK2 will continue to develop a full feasibility study to consolidate a master plan for the site.

2. Site Background

Blackbridge Tip is a former gravel pit that was used as a refuse tip between 1910 and 1970. The site was acquired by Tarmac in the 1990s. A Tripartite Agreement has prevented land fill operations, so the site has remained inactive since 1973. Over the past 20 years there have been several attempts to re-open the land for domestic landfill, however this has been unsuccessful. Restrictions on the usage of the land have limited its value and called into question its future as a sustainable location within the green belt.

The previous usage of the land has rendered it unfit for housing, mixed use developments and commercial operations. However, this does provide an opportunity to regenerate this semi-restored infill site into a sustainable, accessible, leisure destination with meaningful pedestrian and cycling links to existing routes which will help protect and reinforce the green belt.

In 1970 the site became semi restored infill land, and since this time it has been left vacant and unused in recent times.



3. Justification of Need

Demographics

There are a large number of families in the St Albans area as shown by the large proportion of age groups: 0-14 and 35-49. St Albans is a very affluent district with it being amongst the 5% least deprived local authorities in the country. As a region, the East has a noticeably higher population growth than the national average.

Market segmentation

Sport England has developed 19 sporting segments, of which 3 dominant types have been identified for Wheathampstead. Each of these three dominant segments live within the 10km catchment and are described by Sport England as being particularly active with higher activity levels than national average.

The five most popular sports within the segments are: cycling, 'keep fit/gym', swimming, football and athletics. Cycling is particularly popular with two of the dominant segments in the area having a noticeably higher cycling participation than national average.

There is a very successful Cycling Club based in St. Albans with membership in excess of 500 members

Links to Wider Strategies

Blackbridge Tip is within the Green Belt and so any development on this site will need to be considered alongside its requirements. Primarily, outdoor sport and recreation facilities are not deemed to be 'inappropriate' but developments should preserve the openness of the Green Belt.

Proposals that increase leisure trips made through walking, cycling and horse-riding are supported by the local authority. The Ayot Greenway and Hertfordshire Way provides strong connectivity from the site into the local town and surrounding network of footpaths and cycle routes.

The proposed development must take into consideration its impact on the environment, specifically the impact on the air quality from traffic and the landscape. Blackbridge Tip will need to provide on-site car and cycle parking.

A proposal with an emphasis on health & well-being, especially for children, is likely to be supported by the local authority and would be of benefit to the community. The need for retail provision is low due to the provision in the neighbouring villages of Codicote and Wheathampstead.

Upon Review of the sporting data, and the St Albans Playing Pitch Strategy there is an under supply of grass football & Rugby pitches particularly for junior engagement.



Ayot Greenway Green space Action Plan

The Ayot Greenway is a 4.5 mile (7km) non-motorised transport route, used by cyclists, horse riders and walkers throughout the year, both for active travel and for recreational use and is recognised as a National Cycle Route.

Tarmac Ltd own and manage 0.4km of this route which runs along the south of the site. This network will support the Government's Cycling and Walking Investment Strategy (CWIS) which aims to see more people with access to safe, attractive routes for cycling and walking by 2040.

The network will also support delivery of Hertfordshire County Council's Local Transport Plan 4 (LTP4), which aims to encourage active travel and improve sustainable travel provision to achieve 'a modal shift in future years away from car use to more sustainable modes such as walking and cycling'.

4. The Suggested Offer

The landowners wish to make informed decisions of the future of the land and its viability being sensitive of, and aligning to local government plans and community and economic needs, creating a sustainable and vibrant place.

The site is within the Metropolitan Green Belt and so any development on this site will need to be carefully considered alongside its requirements. Primarily, outdoor sport and recreation facilities are not deemed to be 'inappropriate' but developments should preserve the openness of the Green Belt.

The offer establishes the concept of developing a 'country park' as an outdoor recreational location, including the provision of walking, cycling, trim-trails, horse riding and bridle paths, which can enhance and provide links to the Ayot Greenway. This should be supported by both the local authority's Health & Well-being Strategies and by Sport England's principles to enhance and provide physical activity in the area.

There are multiple opportunities to offer various formalised sport facilities to meet the local needs and address the under supply of such provision in the surrounding area. Junior football, rugby and cycling (dirt / pump track, or potential for cycling circuit), outdoor gyms and outdoor classrooms are some examples of how this need could be met.

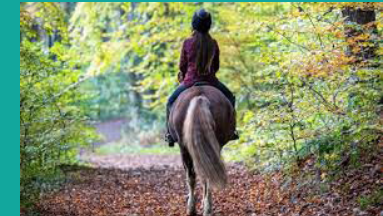
This will reinforce the County Council's commitment to improving the health and well-being of their communities, making their towns cleaner, less congested and better places to live, work and visit.

By creating these destinations in an environmentally conscious way, will in turn will deliver significant long term benefits to the health and well-being of the local residents and reduce our impact on the environment.

The site's natural landscape lends itself to the protection of wildlife and creating protected woodland and wetland areas for future development of breeding programmes. Landscaping and land restoration proposals for all leisure uses should preserve and enhance their setting and additional landscaping including tree planting, should be provided where necessary. Heritage trails, wildlife routes and educational provision for local ecological / biodiversity could be ways of improving the identity of the site.

New leisure use proposals must be acceptable in terms of location, land use, residential amenity, access, cycle/car-parking, environmental impact, safety and landscaping.

Car parking, cycle storage, café/shop/visitor enrichment centre would be an opportunity to create a commercial offer, helping sustain the location and providing both an economic and community benefit, but also to meet customer expectations and all round immersive experience.



5. Conclusions

- The tripartite agreement currently in place, would not be contravened if the local authority changed the allocation of the land.
- The land is vacant and could be swiftly adapted to suit the suggested allocation.
- The land has remained vacant and derelict for numerous years and could now be improved to supplement and benefit the local and surrounding area.
- The proposals could help meet all the local authority needs for tree planting and sport/ leisure requirements.
- The proposals help protect the green belt and provide a long-term sustainable solution for a site that has become unusable and run-down.
- The site could be used to promote economic and community development, without detriment to the land usage and sensitive area.
- The site could provide a large benefit, to keeping local people active and meeting the local and National health and well-being strategies.
- The provision to develop a new country park within the St Albans area will have a positive impact on the communities it serves.
- At the time of submitting this application, we are under a national lock down due to an ongoing pandemic, the need for open space, walking, and cycling paths has never been more important. The potential of this site will continue to consolidate the aspirations to live a more healthy lifestyle.



LK2

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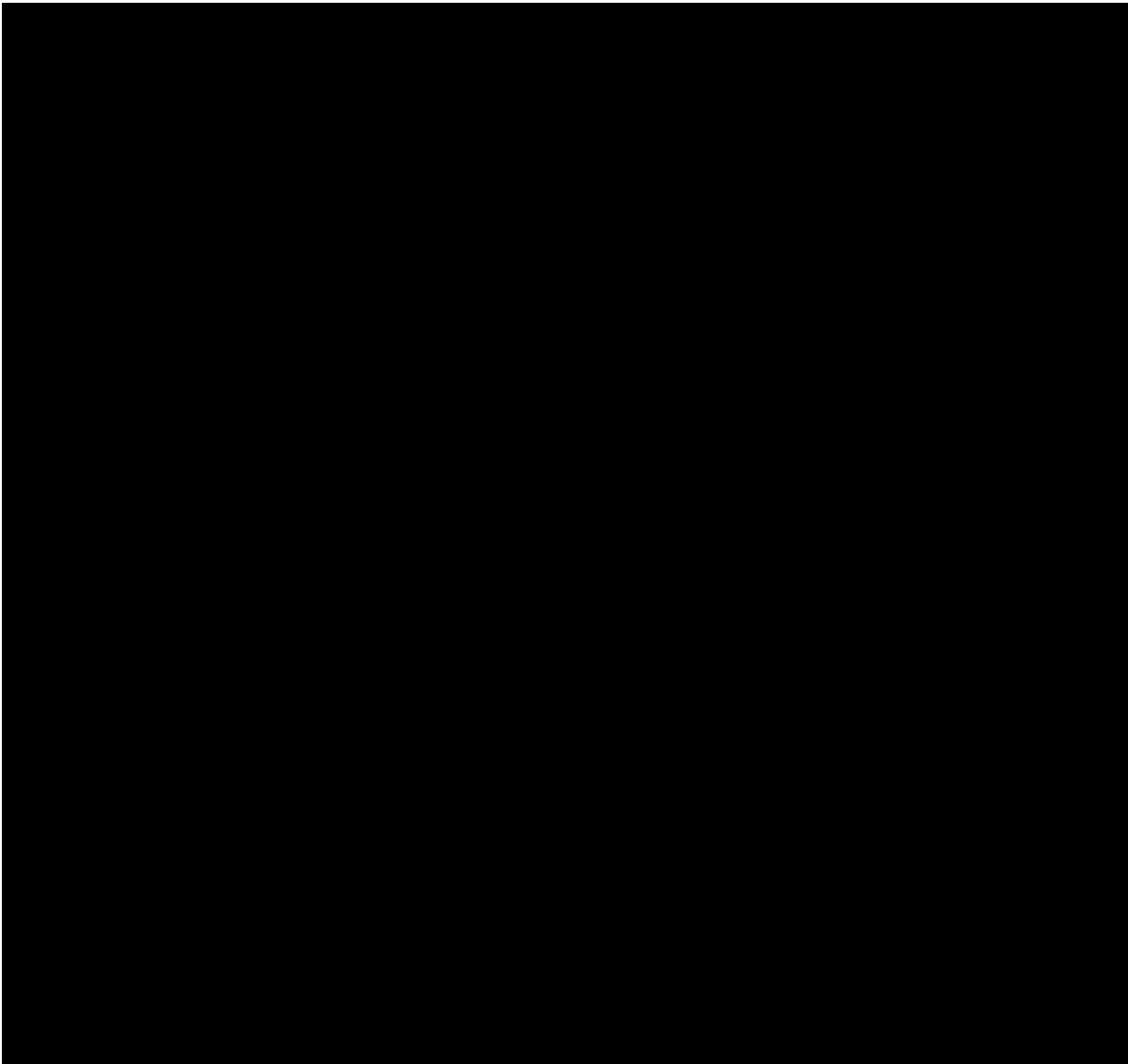
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St Albans Call for Sites 2021 - Site Identification Form



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

Land at Castle Rise
Lea Valley Estate
Wheathampstead
AL4 8JB

Site area (in hectares)

0.88ha

Coordinates

Easting
515764

Northring
215060

Site Location Plan Attached

Yes ✓

No

GIS mapping shapefile attached (in .shp file format)

Yes

No ✓

Current land use

Agricultural use.

Suggested land use

- Housing ✓
- Gypsies & Travellers
- Mixed Use (please specify)
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land
- Land for Tree Planting
- Other (please specify)

Reasons for suggested development / land use

The site is located adjacent to existing built form.

The site is identified as Green Belt land and built form which the site is adjacent to is also located within the established Green Belt. There are a number of existing buildings on the site, in various conditions, associated with the historic agricultural activity on the site. Therefore, whilst this site is considered agricultural land, the site itself is not as unobtrusive on the Green Belt from a visual perspective as implied by such a label. Development of the site would result in the site being cleared up and a more sympathetic landscape character established.

Development of the site would support the sustainability of existing services in this location, including The Cherry Tree Pub, Willow Tree Café, a vets and bus services. This location will have experienced limited growth due to the blanket Green Belt designation covering the area and a small site such as that proposed would go a long way towards sustaining the viability of these local level services. The site is also in walking distance (by public footpath) of Katherine Warington School on the edge of Harpenden and other facilities in this part of Harpenden including a Tesco Express, Coop and pubs.

Likely timescale for delivery of suggested development / land use

- 1-5 Years ✓
- 6-10 Years
- 11-15 Years
- 15+ Years

Site Constraints

Contamination/pollution issues (previous hazardous land uses)

Yes
No ✓

Environmental issues (e.g. Tree Presentation Orders; SSSIs)

Yes
No ✓

Flood Risk

Yes
No ✓

Topography affecting site (land levels, slopes, ground conditions)

Yes
No ✓

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

Yes ✓
No

Legal issues (For example, restrictive covenants or ownership titles affecting the site)

Yes
No ✓

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

Yes
No ✓ - However, my client has the legal right to maintain and improve the existing access road. Therefore, whilst technically land in different ownership is utilised, access to the site is achievable.

Other constraints affecting the site

Yes - (If yes, please specify)
No ✓

Planning Status

- Planning Permission Granted
- Planning Permission Refused
- Pending Decision
- Application Withdrawn
- Planning Permission Lapsed
- Pre-Application Advice
- Planning Permission Not Sought

- Other ✓

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

- 5/2015/3066 - Certificate of lawfulness (existing) - in connection with use of land and buildings for agricultural purposes - Refused 19/02/16
- 5/2016/3011 - Prior Approval - Change of use of agricultural barns to two dwellings and associated operational development – appeal dismissed
- 5/2018/2240 - Prior Notification - Change of use of building from agricultural use to a Class B8 (storage and distribution) – refused 30/11/18
- 5/2019/0976 - Prior Notification - Change of use of building from agricultural use to a Class B8 (storage and distribution) – refused 11/06/19
- 5/2020/0255 - Prior Notification - Change of use of building from agricultural use to a Class B8 (storage and distribution) – withdrawn 30/03/20
- 5/2020/0927 - Prior Notification - Change of use of a building from agricultural use to a flexible commercial use falling within Class B8 (storage and distribution) – refused 22/06/2020
- 5/2020/1681 - Prior Approval - Change of use of building from agricultural use to flexible commercial use to store machinery – refused 05/10/20

Other comments

See submitted covering letter.