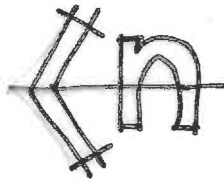


This drawing is the copyright of Jarvis Homes Limited.
All dimensions should be checked on site.
Do not scale from this drawing.



0 30m
Scale Bar

Fields.

Fields.

Existing tree zone

track

existing residential development

Landscaped buffer zone to Green Belt boundaries

Two dwellings.
(Mix of 3 and 4 beds)

Fields.

Rev. Description. Date.

Jarvis

Homes of Distinction

Title:
INDICATIVE PLAN
Site at Castle Rise
Wheatthorpe, Herts

Scale: 1:500 (at A3)
Date: 16/2/16 Drawn by: J

Dwg. No: P/CR/SE1

Jarvis Burgundy House, 21 The Foresters
Hempstead, Herts AL5 2FD
tel: 01982 711743
email: cboxstar@jarvishomes.co.uk
www.jarvishomes.co.uk



Sent via Email Only:
planning.policy@stalbans.gov.uk

St Albans City and District Council
Planning Policy
Civic Centre
St Peters Street
St Albans
AL1 3JE

Dear Sir/Madam,

**LAND AT CASTLE RISE, LEE VALLEY ESTATE
CALL FOR SITES
SUBMISSION ON BEHALF OF JARVIS HOMES LTD**

On behalf of my client, Jarvis Homes Ltd, I am delighted to submit this site for the St Albans City and District (SADC) Call for Sites.

As required, a call for sites form has been prepared detailing the basic information requested by the Council to enable consideration of the site. This letter sets out in a little more detail why the site is suitable for development and should form part of the development strategy within the new Local Plan.

The site is suitable for residential development. The site is located adjacent to existing built form in this location and the site contains a number of existing agricultural buildings, in varying conditions, which detract from the general countryside setting of the area. There are no significant constraints to development of the site and new homes in this location would support the sustainability of nearby services and both existing and future local housing need.

Site Description

The site is located as part of Lea Valley Estate just east of Harpenden, St Albans. A Site Location Plan is enclosed.

The site is approximately 0.88ha in size. The site is bound by agricultural fields to the north, east and west and existing properties to the south. The site is screened from the wider landscape through vegetation and trees in the land surrounding the site. Landscaping around the site could be re-enforced as part of any future planning application to ensure that this separation the wider landscape is maintained and enhanced.

The site has a historic agricultural use and as such any future planning application for the site would include a contamination report. Preliminary investigation on this matter has not found this to be a barrier to development.

An existing access for the site exists off Castle Rise and there is the potential to improve this access should an allocation be made using land which my client has the legal right to maintain and improve. This

Bidwells, John Ormond House, 899 Silbury Boulevard, Central Milton Keynes MK9 3XJ
T: 01908 202190 E: info@bidwells.co.uk W: bidwells.co.uk

will ensure that a suitable access and sufficient visibility splays can be achieved. Furthermore, the proposed development could accommodate all of the requisite parking to meet the requirements contained within the Revised Parking Policies and Standards policy document (2002).

Access to Services and Facilities

Development of the site would support the sustainability of existing services which serve the Lea Valley Estate, 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.

There are bus stops within walking distance of the site (c.3 minutes), at the end of Castle Rise. Castle Rise bus stops are served by routes 45, 357, 366 and 610 Dragonfly; these provide connections to Luton, Harpenden, Potters Bar, Borehamwood, Welwyn Garden City and Hatfield. This location is therefore well served by buses and sustainable transport options are a viable option for residents.

The site is located in close proximity to train services. Harpenden station is the nearest station and is a short distance away by bus (c.12 minutes), cycling (c.12 minutes) or car (c.7 minutes). The station has links to the wider train network.

Planning Policy Considerations

The new emerging Local Plan was recently withdrawn following it being found unsound due to the failure over the duty to cooperate. The Development Plan therefore comprises of the saved policies of the 1994 St Albans District Local Plan.

The Authority is currently facing a significant lack of supply of housing with the last published statement claiming a 1.9 years supply. As such, the Council cannot demonstrate a robust five-year housing land supply. It is therefore vital that smaller, more deliverable sites are identified to deliver much needed homes in the short-term.

Additional supplementary planning guidance of relevance comprise the following:

- Revised Parking Policies and Standards (2002)
- Roads in Hertfordshire Design Guide 3rd Edition
- Affordable Housing Supplementary Planning Guidance (2004)
- Design Advice Leaflet No. 1 'Design and Layout of New Housing'

The site is located within the designated Green Belt in the 1994 Local Plan Review. The Lea Valley Estate is identified as Green Belt settlement GBS.5. Saved Policy 2 notes that development will not be supported in settlements such as the Lea Valley Estate except to meet local housing needs (in accordance with a policy no longer saved) and the provision of local facilities/services. It is also expected that development must not detract from the character and setting of these settlements within the Green Belt.

There has been limited development in the Lea Valley Estate and St Albans is facing a significant shortfall in Housing Land Supply as noted above. A small-scale development such as my client's site will

help to meet the existing shortfall in local housing needs and indeed the wider housing need of St Albans, in addition to emerging housing need in this location. The site is proportional to the size of the settlement and is a logical location for growth given the existing buildings already present on the site.

As shown in the submitted illustrative plan for the site, a scheme can be designed which is sympathetic to the local design vernacular and character. The development of this site can utilise existing and new landscaping around the proposal edge to re-enforce the settlement edge and shield both the development site and existing development in the Lea Valley Estate from the wider countryside. This will ensure that the proposal does not detract from the character and setting of this Green Belt settlement and indeed the wider Green Belt.

In view of the above, a residential allocation on the site should be made.

Neighbourhood Plan

The site falls under the Neighbourhood Plan area for Wheathampstead designated on 21st July 2015. There is no made neighbourhood plan for this area.

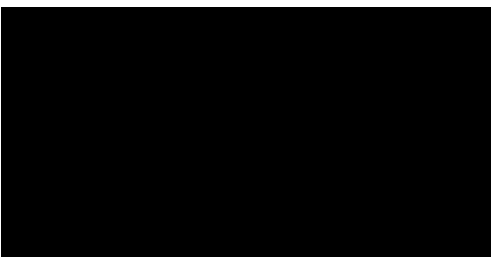
Conclusion

My client's site should be allocated for residential development. The site is sustainable and suitable for development and is capable of delivering new dwellings in the short-term. The site is located adjacent to existing built form in this location and can be screened from the surrounding countryside through re-enforcing existing landscaping. There are no significant constraints to development of the site and new homes in this location would support the sustainability of nearby services and will support local housing needs.

The site is capable of meeting the required policy standards and can be developed in a way which will not result in any harm by way of ecology, neighbour amenity, impact on services and facilities, landscaping, etc.

My client welcomes the opportunity to promote this site through the Call for Sites. Should you have any questions or comments, please do not hesitate to contact me.

Kind regards



Enclosures Site Location Plan

 Illustrative Site Plan

 Call for Sites Form

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.

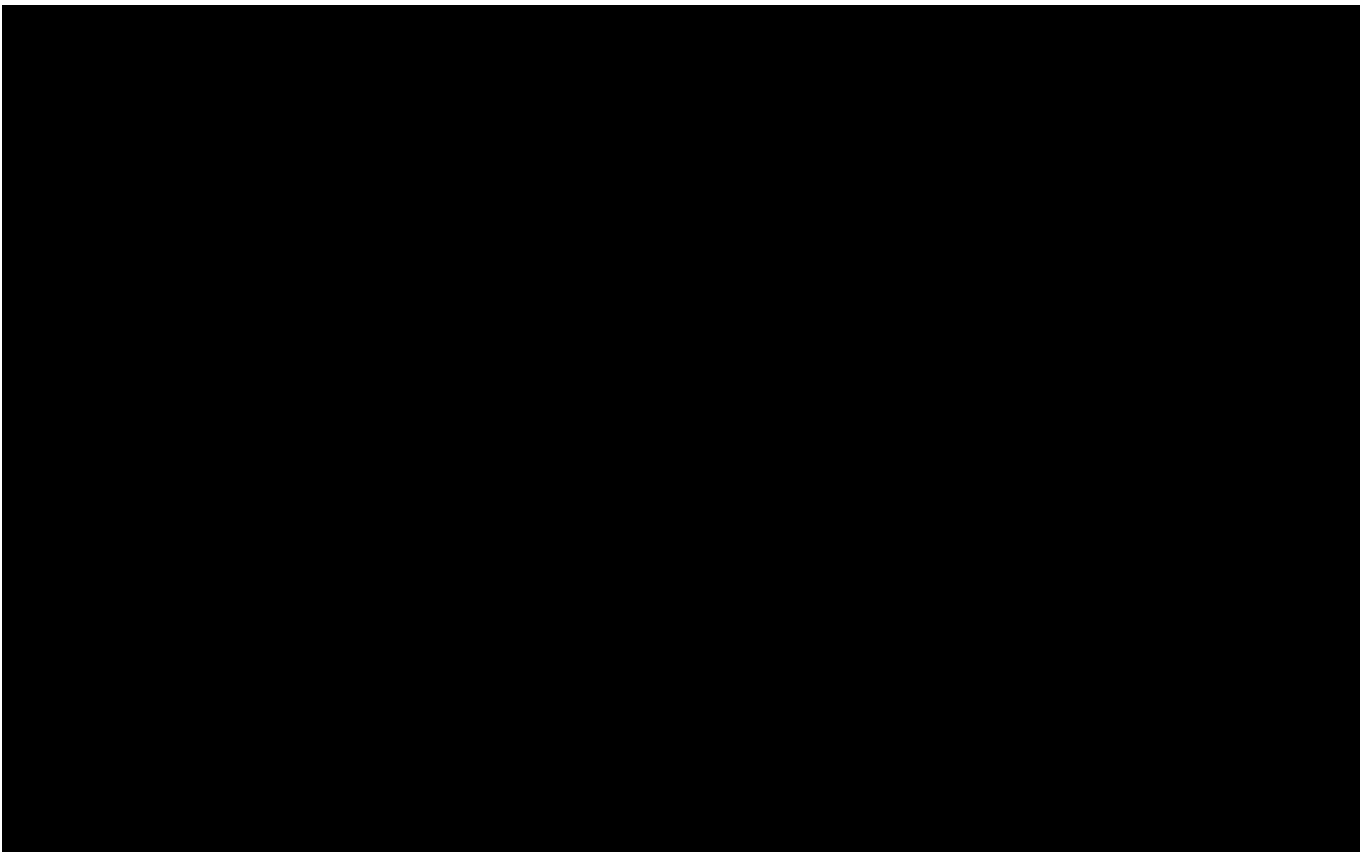
By online consultation portal:

<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.

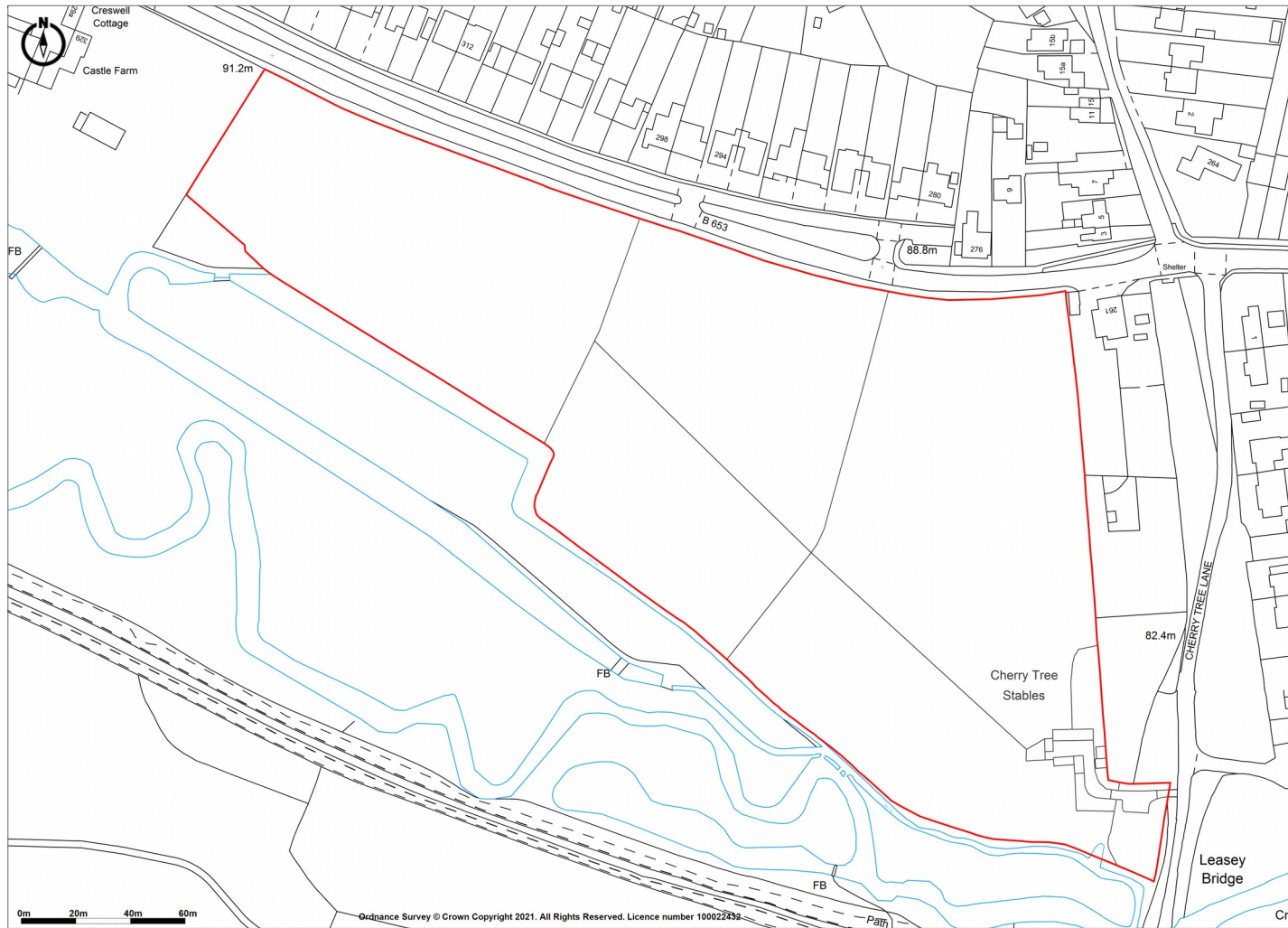


Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Land at Cherry Tree Lane, Wheathampstead Approx. post code: AL4 8HU		
Site area (in hectares)	4.363		
Coordinates	Easting	516027	Northing 214603
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	Equestrian grazing and stabling		
Condition of current use (e.g. vacant, derelict)	Subject to a year-to-year tenancy. In use, but very poor pasture		
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		
Reasons for suggested development / land use	<p>Site is very well contained by absolute constraints, namely by way of trees/river to the south and the road network/existing built form to the east and north. Excellent access is available; the site is deliverable early in the Local Plan period; and the site is already developed on two of three sides. Existing local services are available within walking distance, and public transport links are good meaning that the location is sustainable. A small area of land that would be used for access and mitigation planting is identified as being in a flood zone, but over 90% of the site is unaffected.</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 Preservation 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 has significant frontage to the public highway at Lower Luton Road, but also has fully established (and recorded on the title) rights over third party land to Cherry Tree Lane

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



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Plotted Scale - 1:2500. Paper Size – A4

For Sale



Land at Cherry Tree Lane, Wheathampstead

Marshalls Heath | Wheathampstead | Hertfordshire

A rare investment opportunity, to acquire a parcel of let land in a sought after and strategic location between Harpenden and Wheathampstead

- Approximately 10.77 acres (4.36 hectares) permanent pasture
- Located to the west of the town of Harpenden, adjacent to the River Lea
- Guide Price £150,000
- Sold subject to a tenancy

Your Local Team

At Strutt & Parker, we know the importance of teamwork and experience gained through local knowledge.

St Albans 01727 738280
 stalbans@struttandparker.com

60 offices across England and Scotland including 10 offices in Central London



facebook.com/struttandparker



twitter.com/struttandparker

For Sale

The Land

The property extends to approximately 10.77 acres (4.36 hectares), subdivided into smaller fields and laid to permanent pasture. The land is gently sloping with a southerly aspect, strategically located between Wheathampstead and Harpenden with extensive road frontage and surrounded on two of three sides by existing built form.

Any equestrian equipment, including the stables, is excluded from the sale which is for the bare land only.

Situation

The land is situated in an attractive part of Hertfordshire, to west of the popular town of Harpenden and accessed from Cherry Tree Lane. The centre of Harpenden is 1.5 miles to the west, with Wheathampstead within 1.2 miles to the east.

Planning

The land is designated Green Belt. A submission has been made to St Albans City & District Council's Call for Sites 2021 proposing the site for residential development, with copies available on request. The selling agent will not advise as to the prospects for development of the land, and prospective buyers must make and rely on their own enquiries in this regard.

General

Tenure The land is sold freehold, subject to an unwritten tenancy at a rent of £3,850 per annum (paid quarterly). Further information is available on request.

Method of Sale For sale as a whole by private treaty.

Local Authority St Albans City and District Council

Services Mains water is believed to be connected. Services have not been tested.

Overage The seller will require an overage deed to be entered by the buyer for 50% of any uplift in value for a period of 25 years from the date of sale, triggered by any and all non-agricultural/equestrian uses.

Wayleaves, Easements and Rights of Way The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, and whether specifically mentioned in these particulars or not. There are no known public rights of way

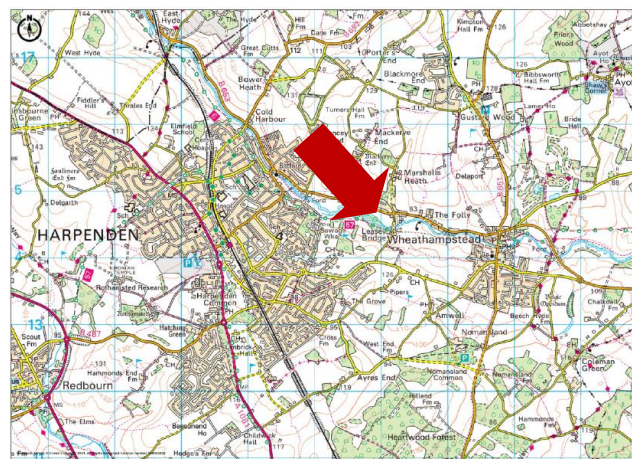
Value Added Tax Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the land or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition

Postcode AL4 8HW is the approximate postcode

Health and Safety Please be as vigilant as possible when making your inspection of the land for your own safety.

Directions

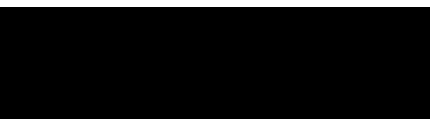
Available from Strutt & Parker.



Viewings

As the property is tenanted we would request that any inspections are made from the roadside unless specifically agreed otherwise.

Contact



Tel: 01727 738297

15 London Road, St Albans
Hertfordshire, AL1 1LA

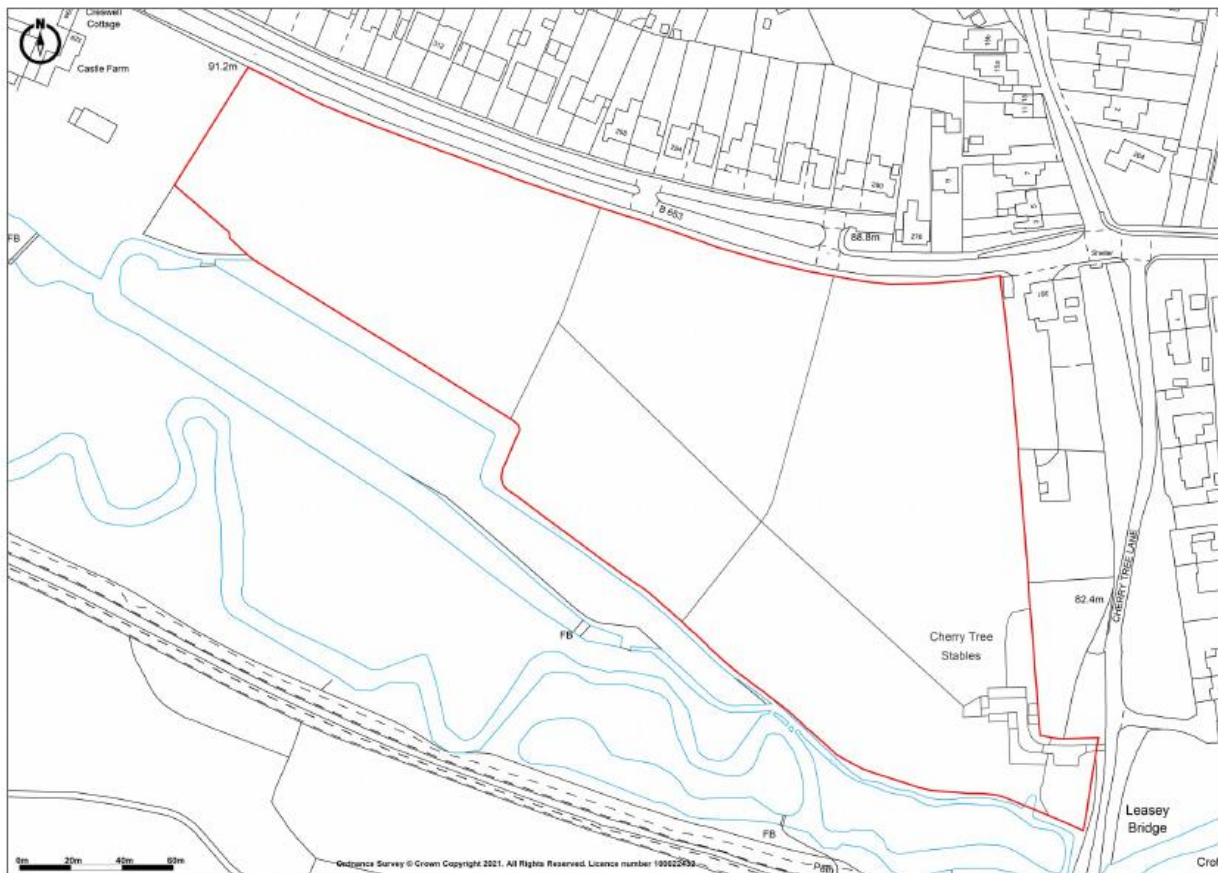
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For Sale



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St Albans Call for Sites March 2021

Land at Common Lane, Harpenden

On behalf of the [REDACTED]

[REDACTED] (advised by DLA Planning) we submit the site shown edged red on the attached plan. Since a previous Site Assessment (SHLAA 2016 Update SHLAA-GB-H-441) there has been a material change following discussions with the Highway Authority.

[REDACTED] the strip of land fronting Common Lane required for widening. Together the owners are in a position to deliver a development of around 200 dwellings serviced from Common Lane.

DLA Planning may also submit independently their clients land Sauncey View for up to 28 dwellings (2016, SHLAA -GB-H-421)

It should be noted that [REDACTED] continue to work with and co- operate with Crest Nicholson in the delivery of the Strategic Site North East Harpenden and Crest Nicholson have been made aware of the submissions now made. We have also been copied into the submissions by Barton Wilmore on behalf of Crest Nicholson.

The land is permanent pasture which will have some ecological value along with the field hedgerows.

Collectively the owners are submitting this site in relation to its ability to deliver an independent development or as a phase of development within the wider Strategic Allocation previously identified in submitted Local Plan as North East Harpenden (Policy S6 vii). It is not envisaged this site will be prejudicial to a Strategic Allocation, in fact quite the reverse, it is complementary and provides benefits which were not included in earlier Master Plan iterations. In addition opening up a Strategic Site from Common Lane and Bowers Heath Lane will enable the faster delivery of housing.

We attach a Master Plan illustration which shows how the site can be independently developed but providing connectivity and permeability with the remainder of a Strategic Allocation by enabling the potential for safe pedestrian and cycleway connections and access for Emergency service vehicles, through the open space (this is shown on the inset on the Access Plan). Residents and school children within a Strategic Allocation would have a more direct and safe access to the Katherine Warington School and the bus route on Common Lane, thereby providing a more sustainable development. It would be a complementary development and a phase of development which largely mirrors earlier Master Plans for the Strategic Allocation.

As part of a Strategic Allocation, contributions towards education and community facilities can be readily achieved by Section 106 obligations, which will assist in the delivery of these additional facilities to be provided within the Strategic Allocation.

The Master Plan demonstrates at a high level that approx 165 dwellings could be built (this excludes Sauncey View) with policy compliant provision of Public Open Space which includes a Formal Play Area. The existing public right of way (FP 61) is maintained and will be enhanced to provide a greater accessibility to the Green Belt and Countryside beyond. The new footpath/cycleway roughly running north/south through the site would connect to FP 61.

Discussions have been held with Herts Highways and agreement reached that Common Lane would be widened to a 5.5 m wide carriageway with a 3 m shared footpath/ cycleway to promote sustainable

modes of transport, benefiting the Strategic Allocation. The Highways Consultants have assessed the site in relation to 200 dwellings to include Sauncey View. A safe shared footpath/cycleway along Common Lane benefits accessibility for the Strategic Site. Without these highway improvements there would remain a narrow stretch of Common Lane with no footpath or cycleway.

The site is in a sustainable location being on the edge of the urban area and within walking distance of the Katherine Warrington Secondary School, Batford Nursery and Early Years Schools and Sauncey Wood Primary School as well as local shops, pubs, community facilities and local bus route (Arriva Route 357) with bus stops within 400 metres.

The NPPF para 138 refers to compensatory improvements to the environmental quality and accessibility where land is to be removed from the Green Belt, but provides no specific measures. This for instance could entail developer contributions towards a larger compensatory provision which is of general district benefit rather than local piecemeal proposals. There is no requirement that compensatory improvements need be in close proximity to areas removed from the Green Belt. If necessary mitigation measures can be independently suggested but the "Call for Sites" does not seem to be the appropriate vehicle for dialogue.

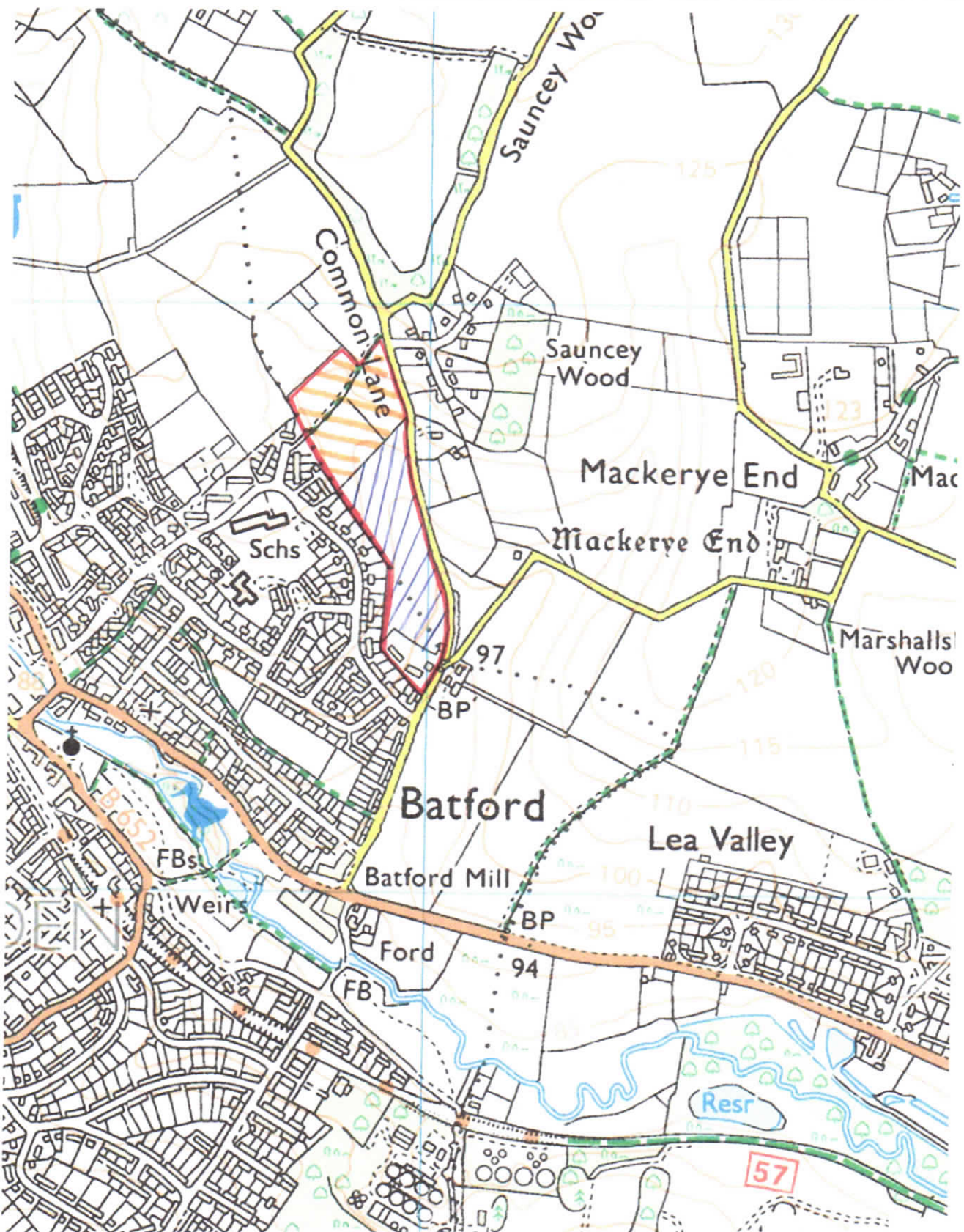
It is considered that a 10% net bio- diversity gain can be achieved with on- site provision by enhancing the field hedgerows, new landscaping and providing an improved variety of ecology in conjunction with surface water mitigation and attenuation.

In summary this site should now be considered not only as part of the Strategic Site by providing a safe access on foot and cycles, but also separately as an independent site should the wider scheme no longer find favour with the Council.

[REDACTED]

Bidwells, John Ormond House, 899 Silbury Boulevard, Milton Keynes, MK9 3XJ

[REDACTED]





Site Schedule

Total Site Area = 6.85ha
 60% Developable Area = 4.11ha
 @ 40dph = 165 dwellings
 40% Open Space = 2.74ha

- Site Boundary
- Proposed Residential Development
- Landscaping
- Formal Play Space / Recreational Area
- Green Open Space
- - - - - Public Right of Way





SITE
APPROXIMATELY 165
RESIDENTIAL UNITS

SAUNCEY VIEW
LODGE SITE
APPROXIMATELY 28
RESIDENTIAL UNITS

Strip of Sauncey View
Lodge land required.
Generally 1.0m - 1.5m wide,
with local widening to 4.7m
adjacent to the existing
electric sub station

ESS

Existing Highway
Land/Boundary

Proposed speed table at
Common Lane/Mackerye
End Lane junction

Batford Farm

Proposed 5.5m wide
Major Access Road

Proposed 1.0m wide
Grass Verge

Strip of land required (within
Client's control). Varies in
width up to 4.6m including
1.0m wide grass verge, along
the Batford Farm frontage.

Existing Highway Boundary

Proposed 5.5m wide
Development Access
Bellmouth

Proposed 3.0m
wide Shared
Foot/ Cycleway

Proposed 3.0m
wide Shared
Foot/ Cycleway

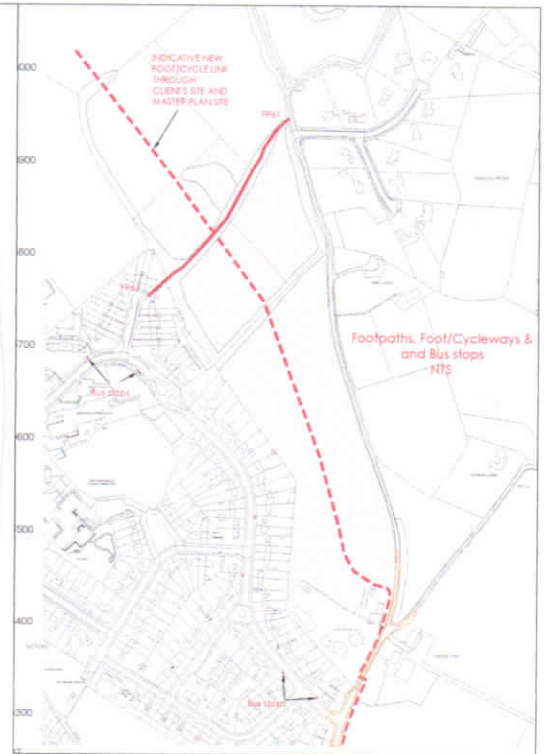
R=10m

R=10m

2.4m x 43m VS

2.4m x 43m VS

dge



KATHERINE WARINGTON
SECONDARY SCHOOL
(UNDER CONSTRUCTION)

A	Common Lane re-aligned	20/07/20	SA Y	BDP
Rev	Description	Date	Drawn	Checked
Project				
Land at Woodlands, Sauncey Wood, Batford				
Drawing Description				
Proposed Common Lane Widening/Improvements				
Drawing Number	Scale	Date	Drawn	Checked
ST-2929-01-A	1:500@A2	07.10.19	DGS	SY
Client	4628867			

On the issue of this drawing
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Any discrepancies or errors should be brought
to the attention of the engineer immediately.
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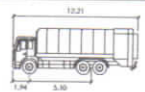
12.205m Refuse Vehicle

12.205m Refuse Vehicle

ESS

ESS

edge



12.205m Refuse Vehicle

Width	2.20
Track	2.49
Low to Track Base	1.40
Clearance Height	3.82



SCALE BAR 1:250

Site Description

Land at Woodlands, Sauncey Wood, Bafford

Drawing Description

Swept Path Analysis
Refuse Vehicle

Drawing Number: ST-2929-02 Scale: 1:250@A2 Date: 08.10.19 Drawn by: SIV Checked by: DGS

Client: [REDACTED]

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Tel: 01392 553333 Fax: 01392 553333 Email: info@stomor.com
License No: 100000488

REFUSE VEHICLE ACCESSING SITE

REFUSE VEHICLE LEAVING SITE

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.

Your Details	
Name	
Company/Organisation	Taylor Wimpey
Address	c/o Agent
Postcode	c/o Agent
Telephone	c/o Agent
Email	c/o Agent
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input checked="" type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

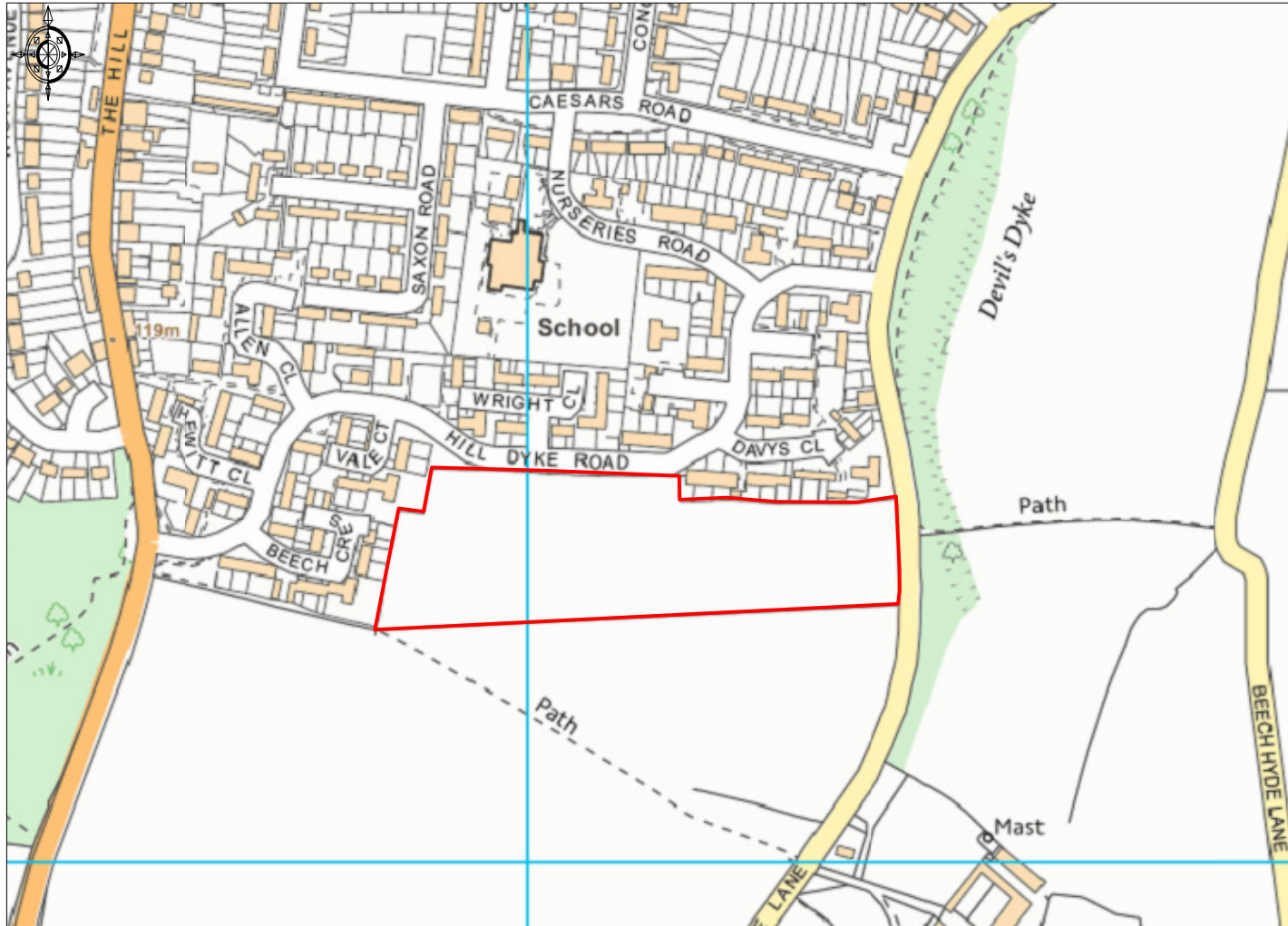
Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Land at Hill Dyke Road, Wheathampstead		
Site area (in hectares)	c. 3.5		
Coordinates	Easting	518066	Northing 213235
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Landownership (please include contact details if known)	Taylor Wimpey have an option agreement with the landowner.		
Current land use	Agriculture		
Condition of current use (e.g. vacant, derelict)	Cultivated agricultural land		
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		
Reasons for suggested development / land use	The site is considered to be suitable, available and achievable for residential development. Please see accompanying supporting statement for further details.		

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
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Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Preservation 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). N.B. There is potential to secure vehicular access via Council owned land and we would welcome further discussions on this.

	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) The site is not the subject of any planning permission or live planning application. The site is being promoted through the emerging Local Plan, however it is the developer's intentions to seek planning permission for the site in accordance with the status and weight of the new Local Plan.	
Other comments	Please see supporting statement and studies which accompany this Call for Sites submission.	

Land South of Hill Dyke Road



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