

- 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

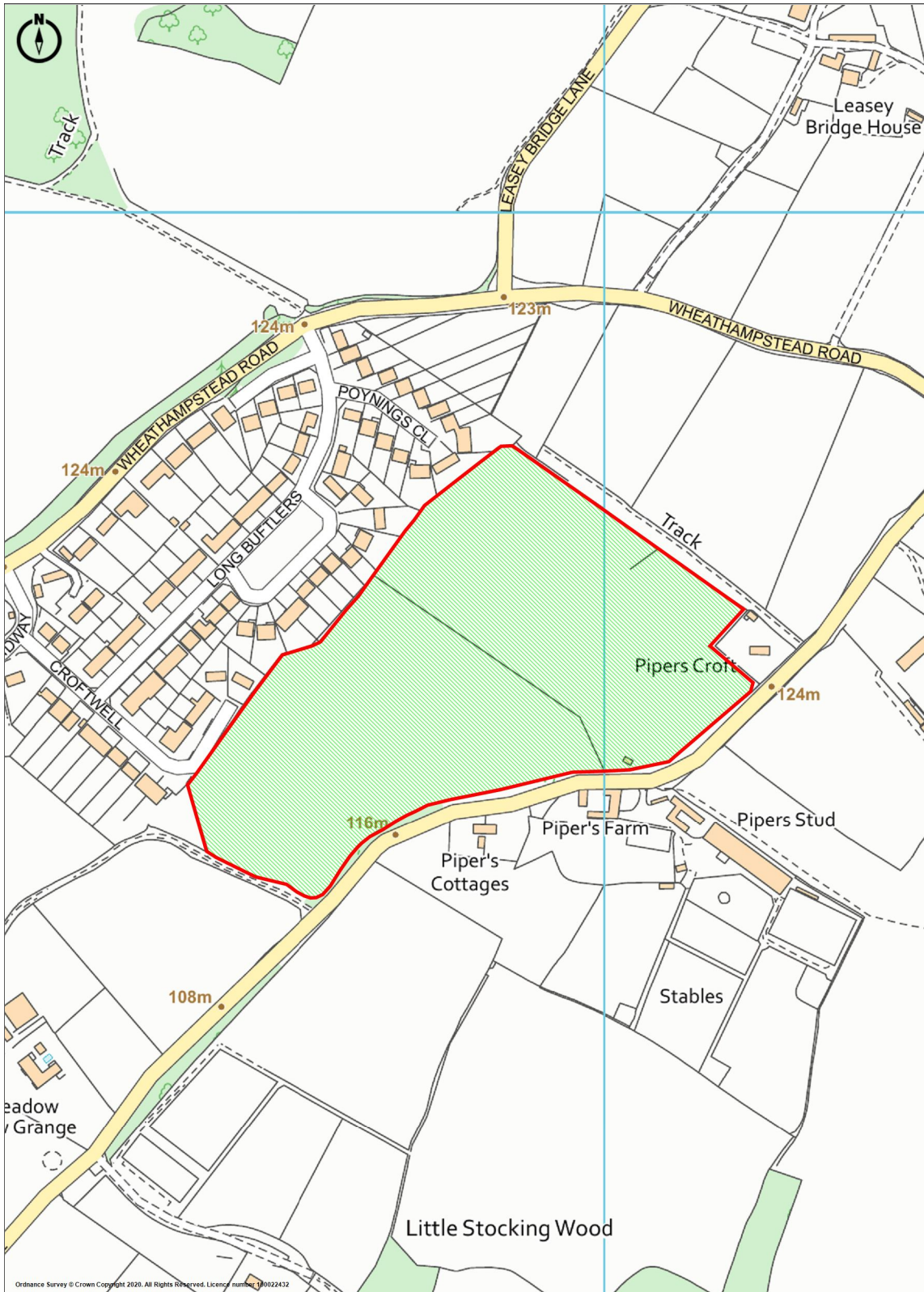
Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Land at Piper's Lane, Harpenden		
Site area (in hectares)	c.8.7		
Coordinates	Easting	515878	Northing 213639
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
---	--

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).

	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 which accompanies this Call for Sites submission.	

Land at Pipers Lane, Harpenden - Site Location Plan



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- KEY**
- SITE BOUNDARY
 - RESIDENTIAL DEVELOPMENT
 - PUBLIC OPEN SPACE
 - STREETS/ SHARED SURFACE
 - EXISTING TREES
 - PROPOSED TREES
 - POTENTIAL ATTENUATION
 - PLAY AREA
 - POTENTIAL FUTURE CONNECTION
 - EMERGENCY ACCESS
 - PUBLIC RIGHT OF WAY
 - CONTOURS

PIPERS LANE, HARPENDEN - CONCEPT MASTERPLAN



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St Albans Local Plan – Call for Sites

Land at Piper's Lane, Harpenden

Taylor Wimpey Strategic Land

March 2021

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CONTENTS

1. Introduction and Overview 4
2. The Site and Surrounding Area 5
3. Site’s sustainability and deliverability for housing 7
4. Overview 10

1. Introduction and Overview

- 1.1 This supporting statement accompanies the submission of Land at Piper's Lane, Harpenden ('the Site') to St Albans and City District Council's (SACDC) Call for Sites 2021.
- 1.2 A Site Location Plan is provided as **Appendix A** to this representation.
- 1.3 The Site and this statement is submitted on behalf of Taylor Wimpey Strategic Land. Taylor Wimpey Strategic Land is actively promoting the development of the Site to provide homes, including affordable homes and public open space.
- 1.4 The Site was identified in the Council's 2017 Strategic Housing Land Availability Assessment (SHLAA) and the subsequent 2018 update as site 502, however, the Council does not seem to have assessed the merits of the Site for housing.
- 1.5 The Site is proposed for development to deliver c.220 new homes, including both market and affordable housing and a variety of dwelling sizes. The density of development on the site would reflect that of the surrounding area. In addition, areas of public open space and landscaping are proposed, creating a new landscaped settlement edge. A concept masterplan is provided as **Appendix B** to this representation, but we wish to emphasise that this is merely indicative at this stage and this will evolve following further technical work and discussions with the Council and other stakeholders.
- 1.6 This representation provides details of the Site, its suitability and deliverability to provide homes to meet local needs, and its potential to form part of a sustainable spatial strategy for the District.
- 1.7 Further to this representation, we would welcome further discussions with the Council in respect of the new Local Plan and how this Site can help meet the new Local Plan objectives.

2. The Site and Surrounding Area

Site Location and Context

- 2.1 The Site adjoins Harpenden, the second largest settlement within St Albans City and District, with a population of over 30,000 (30,240 recorded in the 2011 Census).
- 2.2 Harpenden benefits from a wide range of services and facilities, including: primary and secondary schools; healthcare facilities; a railway station providing direct links to a number of locations including London, London Luton Airport, London Gatwick Airport and Bedford; a range of retail services; employment opportunities; community facilities; parks and commons; and, other forms of social infrastructure one would expect to find within a settlement of this size.
- 2.3 The version of the Local Plan that was previously submitted for examination (the Submitted Local Plan (sLP)), identified Harpenden as one of only four Category 1 settlements (cities, towns, main urban settlements) in the District. The sLP described such settlements as the most accessible locations for development, with the widest range of services and facilities. This evidently remains the case, and settlements such as Harpenden are suitable to accommodate a relatively high proportion of the District's housing needs.
- 2.4 The Site is located on the eastern edge of Harpenden, outside of, but immediately adjacent to, the settlement boundary as defined by the District Local Plan Review (1994).
- 2.5 The surrounding area is characterised by suburban residential development. In addition to housing, the area contains a number of schools, all of which are accessible from the site. Notably, a new secondary school, Katherine Warrington School, has recently been constructed on the eastern side of Harpenden, less than a mile from the Site.
- 2.6 The Site is located approximately $\frac{3}{4}$ mile from the eastern edge of Harpenden Town Centre, which provides the aforementioned retail and leisure facilities and social infrastructure.

Site details and characteristics

- 2.7 The Site extends to approximately 8.7 ha and is currently used for horse grazing. The Site slopes gently from east to west and is predominantly featureless with the exception

of fencing demarcating field boundaries within the Site, several small outbuildings focussed on the boundaries, and mature landscaping which borders the Site and provides a significant degree of containment from the countryside beyond.

- 2.8 The Site adjoins existing residential development along its north western boundary. Mature landscaping is present along its north eastern, southern and south-western edges, whilst Pipers Lane forms southern boundary of the Site.
- 2.9 The Site is entirely within Flood Zone 1 as per the Environment Agency’s online mapping service. As such, it represents land least at risk of flooding from tidal or fluvial sources.
- 2.10 The Site is not located within or in close proximity to a Conservation Area, and there are no Listed Buildings within the Site. Beyond the Site, on the opposite side of Piper’s Lane, is a Grade II listed farm and barns and Grade II listed cottages, all of which are well screened from the Site and the setting of which would be preserved through the development of the Site.
- 2.11 The Site is not subject to any ecological designations which suggest its development would be harmful in this respect, and there are no indications that the Site is of any significant ecological value.
- 2.12 As with virtually all sites within St Albans City and District with the potential to make a meaningful contribution to housings needs, the Site is on land designated as Green Belt by the District Local Plan Review (1994). This issue is discussed further in Section 3 of this representation.

3. Site's sustainability and deliverability for housing

- 3.1 The Site represent a logical extension to the second largest settlement in the District – a settlement which evidently represents a sustainable location to direct a significant proportion of the District's housing growth.
- 3.2 It is particularly well-located in relation to a number of schools, and as such future residents would have to access these without reliance on the private car. This is of relevance given that private car traffic associated with transportation of pupils to and from schools makes a significant contribution towards congestion (the school run is estimated to contribute 24% of all traffic, nationally, at peak times (Sustrans, 2014)).
- 3.3 The Site is of a sufficient size to make a meaningful contribution to market and affordable housing needs and would be developed at a density that reflects that of the surrounding character. There are also opportunities to deliver public open space and areas of landscaping that could be enjoyed by both new and existing residents.
- 3.4 The character of the Site is very much influenced by the adjoining residential area, and a modest expansion of the residential envelope into this Site would not be at odds with the existing settlement pattern.
- 3.5 The Site is Green Belt, but it must be recognised that the current Green Belt boundary is based on a Development Plan that is 27 years old and very much out-of-date. Alterations to the Green Belt are required in order to meet the District's housing need; this issue was clearly set out at the recent Local Plan Examination Hearings. The key issue is therefore the extent to which the Site meets the purposes of the Green Belt.
- 3.6 The NPPF sets out (at paragraph 134) that the Green Belt serves the following purposes:
1. to check the unrestricted sprawl of large built-up areas;
 2. to prevent neighbouring towns merging into one another;
 3. to assist in safeguarding the countryside from encroachment;
 4. to preserve the setting and special character of historic towns; and
 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 3.7 In relation to each of these purposes and the Site's proposed development, it is important to recognise the following points.
- 3.8 Development of the Site would be contained by robust, physical boundaries such that it would not give rise to concerns in respect of unrestricted urban sprawl. As such, development of the Site would not undermine Purpose 1 of the Green Belt.
- 3.9 Development of the Site would still leave substantial gaps between the eastern edge of Harpenden and neighbouring settlements. It would not give rise to concerns in respect of coalescence, either actual or perceived (Purpose 2).
- 3.10 The physical and visual containment of the Site, combined with the influence of the surrounding built context, limits the contribution the Site makes to safeguarding the countryside from encroachment (Purpose 3).
- 3.11 In relation to Purpose 4 of the Green Belt, this is generally accepted as relating to very few settlements in practice. In most towns there already are more recent developments between the historic core, and the countryside between the edge of the town. This is of course the case in respect of this Site and the historic core of Harpenden between which is a significant quantum of modern development.
- 3.12 Purpose 5 is only of real relevance in considering the merits of removing a Site from the Green Belt where sufficient derelict and urban land which can be redeveloped is available to meet development needs in full. This is clearly not the case in this instance.
- 3.13 In addition, the development of the Site would enable the creation of a new, defensible Green Belt boundary between the Site and the countryside beyond that would have permanence and would not need to be altered further through the next local or neighbourhood plan.
- 3.14 It is considered that the Site can be removed from the Green Belt without undermining the strategic purposes of the Green Belt.
- 3.15 In light of its limited contribution to the purposes of the Green Belt, together with the extent of housing need and the lack of opportunities to meet this without altering the Green Belt boundary, it is considered there are exceptional circumstances which justify the removal of the Site from the Green Belt.

- 3.16 The Site's Green Belt designation is the primary constraint to its development, and this is a policy constraint as opposed to a physical constraint. The Site is not subject to any environmental, ecological or heritage constraints to its development.
- 3.17 A variety of dwelling sizes and tenures would be provided as part of the Site's development, to ensure that the differing housing needs of the community are met and that local people are afforded choice.
- 3.18 The Site is not subject to any legal or ownership constraints to its development and is being actively promoted by an established housebuilder. If allocated, the Council can be confident the Site will be delivered and contribute to meeting needs in the early years of the Plan period.

4 Overview

- 4.1 The Site represents a sustainable location to accommodate growth on the edge of a Category 1 settlement. Harpenden has excellent social infrastructure, retail and leisure provision to serve new development.
- 4.2 Development of the Site could deliver c.220 new homes that would make a meaningful contribution to meeting both market and affordable housing need in the local area.
- 4.3 The Site is available and is not subject to any environmental, physical or ecological constraints that suggest its development should be prohibited. The primary constraint to its development is a policy one: its current designation as Green Belt. However, it is considered that the Site makes a limited contribution to the purposes of the Green Belt, and – given the extent of housing needs, together with the suitability and sustainability of the Site to help meet this – exceptional circumstances exist which justify its removal from the Green Belt.
- 4.4 We would very much welcome the opportunity to discuss the Site and its proposed development with the Council, and how it could contribute to achieving objectives of the new Local Plan.

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

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

Your Details	
Name	██████████
Company/Organisation	Taylor Wimpey
Address	Form 1, 17 Bartley Wood Business Park, Bartley Way, Hook, Hampshire
Postcode	RG27 9XA
Telephone	██████████
Email	██
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input 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 east of The Hill (B651), Wheathampstead		
Site area (in hectares)	14.4 hectares		
Coordinates	Easting	517880	Northing 213036
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 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 checked="" type="checkbox"/> Biodiversity Improvement / Offsetting <input checked="" type="checkbox"/> Green Belt Compensatory Land <input checked="" type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		

<p>Reasons for suggested development / land use</p>	<p>The site is available and is considered to be suitable and deliverable for residential development and small-scale community infrastructure/service facilities where required. The site presents an opportunity, alongside 'Land at Hill Dyke Road' and 'Land south of Hill Dyke Road' (separate submissions) to deliver a proportionate extension to a sustainable settlement. The site also has the potential to make a significant contribution to biodiversity enhancement, which will offset development of this site but potentially also development elsewhere in the District, and part of the site could feasibly be used as Green Belt compensatory land.</p> <p>Wheathampstead demonstrates good quality service and amenity provision to support additional growth and it is considered that additional housing provision is required to ensure the vitality of the village. The site will bring new residents into the village to maintain the critical mass required to support service and amenity provision and the site's location in close proximity to bus stops and walking routes presents an opportunity to promote sustainable modes of transport. Development of the site will also allow new walking links to be created to popular countryside footpaths to the south of Wheathampstead.</p> <p>The site is free from absolute constraints, can be developed with limited landscape impact and a new Green Belt boundary with permanence beyond the Plan Period can be achieved through structural planting. It can deliver a genuine mix of dwellings to achieve a balanced community and help meet the District's acute housing need, whilst also delivering a significant amount of quality public open space to meet an identified shortage in Wheathampstead.</p> <p>Land south of Hill Dyke Road is being promoted by a national housebuilder with a proven track record of delivery and development of the site can be achieved in the early years of the Plan period.</p>
<p>Likely timescale for delivery of suggested development / land use</p>	<p> <input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years </p>

<p>Site Constraints</p>	<p>Contamination/pollution issues (previous hazardous land uses)</p>	<p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p>
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	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input checked="" type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other	

	<p>Please include details of the above choice below (for example planning reference numbers and site history)</p> <p>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.</p>
Other comments	



 Site Boundary



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

 01462 743647
 ashwell@csaenvironmental.co.uk
 csaenvironmental.co.uk

Project Land East of the Hill (B651), Wheathampstead

Drawing Title Site Location Plan

Client Taylor Wimpey Strategic Land

Drawing No. CSA/2067/109

Scale @ A4 1:1250

Date March 2021

Rev -

Drawn SP

Checked RR

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We encourage you to submit sites that are likely to become available for development or redevelopment between now and 2038.

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

Your Details	
Name	██████████
Company/Organisation	DLA Town Planning
Address	5 The Gavel Centre, Porters Wood, St Albans
Postcode	AL3 6PQ
Telephone	██████████
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details					
Requirements: <ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Land North of Wheathampstead Road, Harpenden				
Site area (in hectares)	2.1ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>514970</td> <td>Northing</td> <td>213854</td> </tr> </table>	Easting	514970	Northing	213854
Easting	514970	Northing	213854		
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)	Hertfordshire Land Ltd				
Current land use	Vacant, open land				
Condition of current use (e.g. vacant, derelict)	Vacant 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	Harpenden is the second largest town in the district and is clearly a sustainable location for growth. The report site is well located in relation to key services and facilities and is within walking distance of schools, shops, health and leisure facilities. It lies less than 300m from a bus stop and 1.8km from the railway station.				

	The site has built development to west, south and east, with a golf course on the northern boundary. Given the pattern of existing development, the site will not extend the built envelope of Harpenden any closer to neighbouring settlements so will not cause coalescence in any form. The impact of development on the purposes of the Green Belt would therefore be very limited.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input checked="" type="checkbox"/> Planning Permission Granted <input checked="" type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other 5/2001/0621 – Demolition of existing and erection of six detached dwellings. Approved – 30/04/2003 5/2003/2454 – Erection of five dwellings with five garages and change of use of former dairy to dwelling (resubmission following approval of 5/01/0621). Appeal Dismissed – 02/11/2004 5/2004/1141 – Demolition of existing and erection of four dwellings and access road. Appeal Dismissed – 02/11/2004 5/2006/0753 – Demolition of existing and erection of four dwellings and access road, refurbishment of granary building and replacement dairy building. Refused – 25/05/2006 5/2006/1535 – Demolition of existing and erection of four dwellings, access road and refurbishment of granary building (resubmission following refusal of 5/06/0753). Approved – 04/09/2006	
Other comments		

Land at Wheathampstead Road, Harpenden
Aerial Survey, July 2017



Figure 1 - Aerial Survey of site facing south east



Figure 2 - Aerial Survey of site facing north west



Figure 3 - Aerial Survey of site



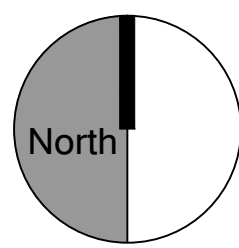
Figure 4 - Aerial Survey of site facing south west



Figure 5 - Aerial Survey of site facing east

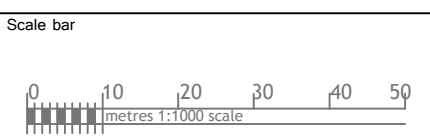


Figure 6- Aerial Survey of site facing south west



100
90
80
70
60
50
40
30
20
10
0

Rev	Date	Comments
0	10	
1	20	
2	30	
3	40	
4	50	
5	60	
6	70	
7	80	
8	90	
9	100	



Title
Wheathampsted road Harpenden
 Nett Assets
 The Studio, 141 New Road,
 Croxley Green, Herts, WD3 3EN.
 Tel:- 01923 293117, 07531 124528
 Web:- www.nettassets.co.uk

Detail Outline Development layout			
Date	Dec 2017	Job Ref	17099
Scale	1:1000@A3	Dwg No.	PP-01
		Rev.	P2



LAND NORTH OF WHEATHAMPSTEAD ROAD, HARPENDEN

St Albans Call for Sites response 2021

Planning Report on behalf of Hertfordshire Land Ltd

DLA Ref: 04/205

March 2021

CONTENTS

1.0	INTRODUCTION	1
2.0	SITE & CONTEXT ANALYSIS.....	2
3.0	STRATEGIC CONTEXT	6
4.0	PLANNING HISTORY.....	8
5.0	PREVIOUS SHLAA ASSESSMENT	9
6.0	OUTLINE OF PROPOSAL.....	11
7.0	GREEN BELT IMPACT	12
8.0	CONCLUSIONS	16

1.0 INTRODUCTION

1.1 This report is submitted in response to the Call for Sites on behalf of the owners of the land north of Wheathampstead Road. The site is being promoted for residential development.

1.2 There is an evident and urgent need for additional housing sites within St Albans district. A greater emphasis on small and medium-sized sites is needed to ensure a balanced portfolio and provide a more robust and resilient housing land supply. The Council's new Green Belt Review will therefore need to assess the specific Green Belt impact arising from potential development sites, rather than the previous broad-brush assessment.

1.3 Harpenden is the second largest town in the district and is clearly a sustainable location for growth. The report site is well located in relation to key services and facilities and is within walking distance of schools, shops, health and leisure facilities. It lies less than 300m from a bus stop and 1.8km from the railway station.

1.4 The site has built development to west, south and east, with a golf course on the northern boundary. Given the pattern of existing development, the site will not extend the built envelope of Harpenden any closer to neighbouring settlements so will not cause coalescence in any form. On this basis, the site is considered extremely suitable for residential development.

1.5 There are no constraints that would prevent development. The presence of two Listed Buildings nearby will be a design consideration but these do not represent an absolute constraint to development.

1.6 The site is in single ownership and could be brought forward for development quickly. There are no 'ransom strips' present and the development is not dependent upon overcoming any constraints, including the need to deliver significant infrastructure. This is particularly important given the urgency of the housing need and the time needed for strategic sites to deliver on the ground.

1.7 The site should be allocated for housing and removed from the Green Belt in the next iteration of the Local Plan.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

The site is situated on the eastern edge of the town of Harpenden as defined by the Local Plan Review, some 1.5km to the east of the town centre. The site is located on the northern side of Wheathampstead Road at the junction with Piggottshill Road to the west onto which it also has a frontage.

2.2.0 Context & Land Uses

This broadly rectangular and essentially level site extends to around 2.1ha and comprises the following elements as identified on the location plan opposite:

- 1) **Aldwickbury Farmhouse:** Located to the north-western corner of the site, set back from the Piggottshill Lane frontage from where it is accessed is Aldwickbury Farmhouse, a substantial detached dwelling.
- 2) **Land in front of Aldwickbury Farmhouse:** a small undeveloped area of land lying between the Farmhouse, the adjacent dwellings and Piggottshill Lane.
- 3) **Field:** This extends to the east and north east of Aldwick Manor and includes 2 small copses.

2.2.1 Adjacent to the site is the former farmyard associated with Aldwickbury Farmhouse. This site was redeveloped around 10-15 years, now comprising a terrace of 3 cottages, adjacent to and set perpendicular to Piggottshill Lane, facing a large detached cottage, (Hunter's Lodge), separated by a central lawned area. The latter includes the former granary, a Grade II listed building within its curtilage. The northern terrace shares the access to Aldwickbury Farmhouse, with Hunter's Lodge having an independent access from Piggottshill Lane.

2.2.2 Aldwick Lodge is a modern dwelling fronting Wheathampstead Road. To the east of Aldwick Lodge is Aldwick Manor – a Grade II listed building comprising a large, detached house set in substantial grounds extending eastwards and including a tennis court. The listed building is around 60m from the boundary of the site, separated by a line of trees and a hedge.

2.2.3 In addition to the residential development within and around the Report Site, due to this urban edge location it is located opposite residential frontages to the west and south, adjoining a school site to the east and a golf course to the north. The immediate context of the Report Site contains the following elements set out below on the aerial imagery.

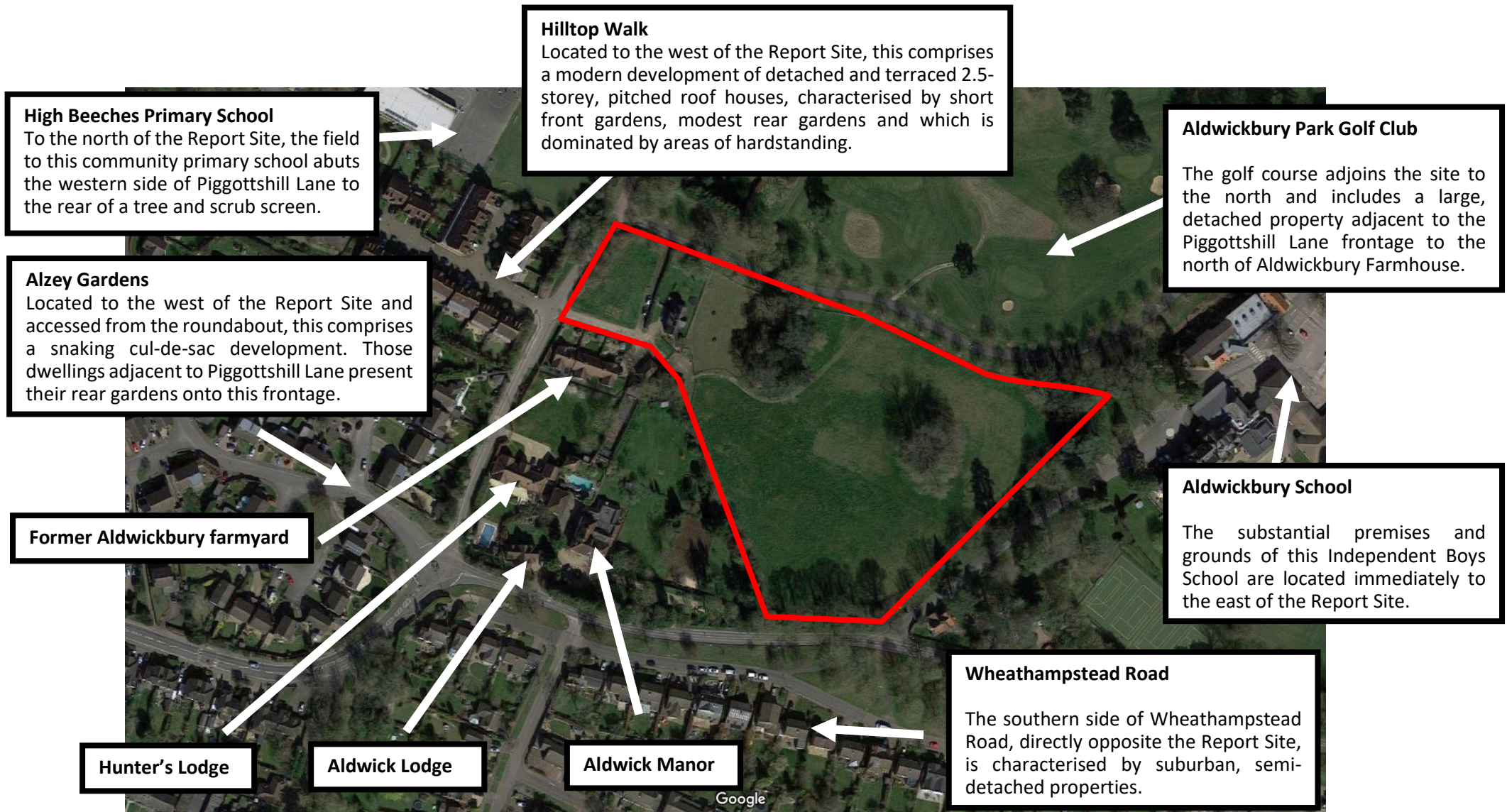


Figure 1: Immediate Context Surrounding the Report Site

2.4.0 Access

The proposed site layout at Figure 2 below shows that two potential points of access can be achieved – one off Piggotshill Lane and one from Wheathampstead Road.

2.5.0 Development Plan Notation

The proposals map of the St Albans District Local Plan Review 1994 shows the Site within the Metropolitan Green Belt (MGB) and a Landscape Conservation Area, adjacent to the defined urban area of Harpenden. The site is not subject to any other designation or at risk from flooding.

2.6.0 Local services

The site enjoys excellent access to a range of local services and facilities. As detailed below, the majority of these services are located within 2km of the site.

2.7.0 Accessibility

The Report Site is well served by public transport services and also benefits from excellent access to a good range of local services and facilities as set out below.

Facility	Local Provision	Proximity to site (km)
Education	Aldwickbury School	200m

	High Beeches Primary School	415m
	Crabtree Infant School	760m
Retail	Variety of local shops and supermarket at Grove Road	800m
	Harpenden Town Centre	1.8 km
Health	Southdown Dental Practice	800m
	Harpenden Memorial Hospital	850m
	Manor Pharmacy	850m
	The Elms Medical Practice	2 km
Sport/Leisure	Aldwickbury Park Golf Club	170m
	Public Open Space	300m
	Lea Valley Walk/National Cycle Route 57	430m
	Café/Restaurant	1 km
Employment	Southdown Employment Site	1 km
	Harpenden Town Centre	1.8 km

2.7.1 Public Transport

The nearest bus stop is located some 290m to the south-west at the junction of Piggotshill Lane and Topstreet Way, on Route HA1 and 307

2.7.2 Harpenden Railway Station is located some 1.8km to the south-west of the Report Site, providing frequent services to St Albans,

St Pancras International, Gatwick Airport and Brighton to the south and Luton Airport, Luton and Bedford to the north.

3.0 STRATEGIC CONTEXT

- 3.1 This Call for Sites opportunity marks the start of a new Local Plan process. With the withdrawal of the draft Local Plan in 2020 following the withdrawal of the Strategic Local Plan in 2017, the need for an up-to-date strategic framework for development is more urgent than ever.
- 3.2 The objectively assessed housing need for St Albans district is around 900 dwellings per year. This should be the starting point. However, the Council will also be aware of neighbouring authorities that are struggling to meet their own housing requirements. The Council will need to have open and constructive dialogue with these authorities if it is to satisfy the Duty to Cooperate. The potential for St Albans district to assist with meeting housing needs from surrounding areas should not be dismissed at this stage. There is considerable development potential within the district, partly stemming from the fact that Green Belt boundaries have not been properly reviewed for around 35 years. The Council should not see the 900 homes per year target as a ceiling if greater potential emerges through the Green Belt review or other evidence.

Housing need

- 3.3 The reliance on a Local Plan adopted in 1994 and the housing policies and land allocations therein has had a catastrophic effect on housing delivery within the district. With an annual housing target of around 900 homes per year and annual housing completions since 2001 running at 376 homes per year, a whole generation of young people have been largely unable to access the housing market. Recent performance can be judged by the latest Housing Delivery Test results for St Albans District (published in February 2021), which indicated a HDT measurement of only 63% for the period 2017/18 to 2019/20 – the 33rd worst of the 298 local authorities in England.
- 3.4 While housing completions have, to a degree, been propped up by recent changes to permitted development rights, these have not had an impact on the delivery of affordable housing. The target of 200 affordable homes per year from the 1994 Local Plan has not been met. Since 1994, 1,826 affordable homes have been delivered, against a target of 5,200 – only 34% of the target and a shortfall of 3,374 affordable homes. In 2019/20, only 31 affordable homes were completed – just 7% of total completions.
- 3.5 The delivery of a new Local Plan with updated housing targets, new housing allocations and new Green Belt releases is of the utmost importance for the district.

The portfolio of housing sites

- 3.6 To meet housing need will require the delivery of a mixed portfolio of housing sites. A range of sizes, types and locations will be needed to enable a wide range of housebuilding organisations to contribute to meeting needs, including arrangements for self-build properties.
- 3.7 The previous focus only on strategic sites of 500 dwellings or more must change. As highlighted by the Inspectors examining the now-withdrawn draft Local Plan, and as recognised by the Council's Planning Portfolio holder, small and medium-sized sites within the Green Belt must be seriously considered.

Green Belt considerations

- 3.8 The Council's Green Belt review from 2012 provides a useful starting point but is in no way adequate to support a new Local Plan. The focus on strategic sites must change and the Green Belt review must look at the site-specific impacts of proposed development sites. The broad-brush, coarse-grain approach to assessing parcels of Green Belt land in the 2012 Review must be developed into a more sophisticated and nuanced review of development potential. This will include both strategic and smaller-scale housing and employment sites.

4.0 PLANNING HISTORY

4.1.0 Site

The table below shows the relevant planning history for this site.

	5/2006/1535 including a 3 bay cart shed to replace the 2 bay cart shed	
--	--	--

LPA Reference	Proposal	Decision
5/2001/0621	Demolition of existing and erection of six detached dwellings	Approved – 30/04/2003
5/2003/2454	Erection of five dwellings with five garages and change of use of former dairy to dwelling (resubmission following approval of 5/01/0621)	Appeal Dismissed – 02/11/2004
5/2004/1141	Demolition of existing and erection of four dwellings and access road	Appeal Dismissed – 02/11/2004
5/2006/0753	Demolition of existing and erection of four dwellings and access road, refurbishment of granary building and replacement dairy building	Refused – 25/05/2006
5/2006/1535	Demolition of existing and erection of four dwellings, access road and refurbishment of granary building (resubmission following refusal of 5/06/0753)	Approved – 04/09/2006
5/2007/0090	Revised parking arrangement to Units 2, 3 and 4 of approval	Approved – 15/03/2007

5.0 PREVIOUS SHLAA ASSESSMENT

- 5.1.0 This site has been submitted through previous Call for Sites invitations and was assessed by the Council in the 2016 Strategic Housing Land Availability Assessment (SHLAA). At that stage the Council found the site was not appropriate as it was felt to have a rural character, constituted countryside that would be encroached upon, concerns about the impact on the Listed Buildings and the lack of a logical Green Belt boundary.
- 5.1.1 A consultation response was made to the 2016 SHLAA finding, which noted the difficulty in associating a rural character to the site, being on the edge of Harpenden, opposite suburban development and adjacent to a golf course. While the site is undeveloped, it is not considered to be “rural” in character. Similarly, it is not considered to be “open countryside” on to which development would encroach. A sensitively planned development would not harm the character of the adjoining Listed Buildings.
- 5.1.2 A new Green Belt boundary could be created along the eastern and northern edges of the site. New homes are needed within Harpenden and this site could be released without unduly affecting the wider purposes of the Green Belt, as set out in Section 8 below.

6.0 SITE CONSTRAINTS

6.1.0 The Council's Call for Sites 2021 pro forma seeks information on any constraints affecting potential sites. While the constraints applying to this site are discussed throughout this report, the information is summarised here in the same format as requested on the pro forma, for ease of reference.

6.2.0 Contamination/Pollution

No suspected issues of contamination or pollution that would preclude development.

6.3.0 Environmental issues

No significant environmental constraints other than the site is located within the Green Belt.

6.4.0 Flood risk

The site is located within Flood Zone 1 and therefore is at very low risk of flooding.

6.5.0 Topography

The site is essentially level such that large amounts of spoil would not need to be removed.

6.6.0 Utility services

It is likely that utilities are available in Wheathampstead Road to which a connection could easily be made. Utility connections are not expected to be a barrier to development, particularly since there is built development on three sides of the site, all of which benefit from services.

6.7.0 Legal issues

The site is in single ownership and could be brought forward for development quickly. There are no 'ransom strips' present.

6.8.0 Access

The proposed site layout shows that two potential points of access can be achieved off Piggotshill Lane and from Wheathampstead Road.

6.9.0 Other constraints

The site is located within close proximity to two Grade II listed buildings known as, Aldwick Manor and the Granary at Aldwickbury Farm. The proposed layout illustrated in figure 2 below shows how the scheme will provide a soft, landscape buffer to protect their setting.

7.0 OUTLINE OF PROPOSAL

7.1.0 An indicative development layout has been produced showing how the site could accommodate 38 dwellings. Access is available from either Wheathampstead Road or Piggottshill Lane. The layout is an informal arrangement of properties and includes retained landscaping and new planting to strengthen the boundaries of the site.

7.1.1 40% of the properties on the site would be affordable housing which, based on the indicative layout, would equate to 15 dwellings. These will be in a range of types and tenures, subject to discussion with the local authority's housing team.

7.1.2 The site is adjacent to the current built-up area of Harpenden and would be a sensible addition to it. The site is within walking distance of a range of local facilities, including High Beeches Primary School, The Grove Junior School and local shops on Grove Road.

7.1.3 There are no designations that would prevent development of the site. The two listed buildings nearby – Aldwick Manor and the former granary building – are both around 60m from the boundary of the site and separated by a substantial tree screen (see attached aerial survey photos). While the impact on the setting of these listed buildings will need to be considered at the

planning application stage, there is nothing at this stage to suggest that the presence of these listed buildings should prevent development of the report site. It will be a factor that affects the density, layout and density of the proposed development, rather than the principle. In any event, the indicative layout shown at Figure 2 proposes a substantial area of buffer planting along the south-west boundary to help limit any impact.

7.1.4 The site is in single ownership and could be brought forward for development quickly. There are no 'ransom strips' present and the development is not dependent upon overcoming any constraints, including the need to deliver significant infrastructure. This is particularly important given the urgency of the housing need and the time needed for strategic sites to deliver on the ground.



Figure 2: Indicative Layout for 38 Dwellings

8.0 GREEN BELT IMPACT

8.1.0 Paragraph 134 of the NPPF states that the Green Belt serves five purposes. These five purposes have been set out below with an assessment on the site's contributions to each purpose.

8.2.0 **Purpose 1 – to check the unrestricted sprawl of large built-up areas.**

The Council's latest Green Belt Review (2013) concluded that Harpenden was not one of the "large built-up areas" to which this purpose applies. For this reason, the wider parcel of land within which the report site sits was considered by the Council's consultants to make "limited/no contribution" to this purpose.

8.2.1 Whilst the site would extend the built-up area of Harpenden, it is not considered that this would be 'unrestricted sprawl'. The incorporation of the entire Report Site into the Harpenden Settlement boundary would essentially reflect the extent of the northern spread of built development and the new urban edge would be defined by the landscaped access road to the golf course. The new eastern boundary would similarly be formed by the mature tree line along the common boundary with Aldwickbury School.

8.3.0 **Purpose 2 – to prevent neighbouring towns merging into one another.**

The nearest town to the east of Harpenden would be Welwyn Garden City (Wheathampstead being a village). Linear residential development already extends along the southern side of Wheathampstead Road for a distance of over 800 metres to the east of this site and, on this basis, development of this site would not cause coalescence between towns. Similarly, the existing development to the north would prevent any contribution to coalescence in that direction. The site is considered to make no contribution to this purpose.

8.4.0 **Purpose 3 – to assist in safeguarding the countryside from encroachment.**

The western section of the Site constitutes previously developed land. With regard to the eastern section, given the contained nature of the Site, even this part of the Site is considered to be distinct from the wider area of countryside to the north and beyond Aldwickbury School to the east. In essence, it does not have a sense of separation from the settlement of Harpenden and is largely suburban in character such that there is a very limited contribution to this purpose.

8.5.0 **Purpose 4 – to preserve the setting and special character of historic towns.**

The land does not form part of the setting of Harpenden or contribute to its special character. This should be limited or no contribution.

8.6.0 **Purpose 5 – to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

The Council's 2013 Green Belt Review did not assess parcels of land against this purpose since it was established that all parcels would perform equally well and any attempt to differentiate would be meaningless (SKM Review, November 2013, paragraph 5.2.20).

8.7.0 **Summary of harm to Green Belt**

Paragraph 133 of the NPPF stipulates that *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*. Thus, whilst openness is an essential characteristic, in assessing its importance this cannot be divorced from the overriding aim of preventing urban sprawl. This notion is supported by paragraph 139 of the Framework, with regard to Green Belt boundaries. This states that when defining boundaries, local planning authorities should, inter alia, *“not include land which it is unnecessary to keep permanently*

open”. As such, it is considered that the harm would be very limited for the following reasons:

- The site would involve the incorporation of what is now, following the residential redevelopment of Aldwickbury Farm, a suburban, residential frontage and which makes little contribution to the openness of the Green Belt.
- The remainder of the site can be described as open scrub land. However, its contribution to the wider openness of the Green Belt is limited: it is contained by the aforementioned residential development to the west and the substantial premises of Aldwickbury School to the east; it is located opposite a markedly suburban residential frontage to the southern side of Harpenden Road; and the tree lined access road to the north mark a clear distinction from the neighbouring golf course.

8.7.1 In light of the above, there is limited value in retaining any part of the Report Site as designated Green Belt.

8.8.0 **New position of Green Belt boundary**

An alternative Green Belt boundary has been illustrated below in Figure 3 below. This would run along the tree lined access road to the north, marking a clear distinction from the neighbouring golf course. It would then turn south-westwards to follow the tree-lined access to the School.

Figure 3: Existing & Proposed Green Belt Boundaries



9.0 CONCLUSIONS

- 9.1 There is an evident and urgent need for additional housing sites within St Albans district. A greater emphasis on small and medium-sized sites is needed to ensure a balanced portfolio and provide a more robust and resilient housing land supply. The Council's new Green Belt Review will therefore need to assess the specific Green Belt impact arising from potential development sites, rather than the previous broad-brush assessment.
- 9.2 Harpenden is the second largest town in the district and is clearly a sustainable location for growth. The report site is well located in relation to key services and facilities and is within walking distance of schools, shops, health and leisure facilities. It lies less than 300m from a bus stop and 1.8km from the railway station.
- 9.3 The site has built development to west, south and east, with a golf course on the northern boundary. Given the pattern of existing development, the site will not extend the built envelope of Harpenden any closer to neighbouring settlements so will not cause coalescence in any form. The impact of development on the purposes of the Green Belt would therefore be very limited.
- 9.4 There are no constraints that would prevent development. The presence of two Listed Buildings nearby will be a design consideration but these do not represent an absolute constraint to development.
- 9.5 The site is in single ownership and could be brought forward for development quickly. There are no 'ransom strips' present and the development is not dependent upon overcoming any constraints, including the need to deliver significant infrastructure. This is particularly important given the urgency of the housing need and the time needed for strategic sites to deliver on the ground.
- 9.6 The site should be allocated for housing and removed from the Green Belt in the next iteration of the Local Plan.

WH15

St Albans Call for Sites 2021 - Site Identification Form

Your Details	
Name [REDACTED]	
Company/Organisation Bidwells	
Address John Ormond House 899 Silbury Boulevard Central Milton Keynes	
Postcode MK9 3XJ	
Telephone [REDACTED]	
Email [REDACTED]	
Your interest	
Site Owner	
Planning Consultant	X
Registered Social Landlord	
Local Resident	
Developer	
Community	
Other	
Site address/location (Please provide a map showing the site boundary) Land south of Codicote Road (B653) Wheathampstead St Albans, AL4 8GD	
Site area (in hectares) 0.91ha	

Coordinates	
Easting	518051
Northing	214438

Site Location Plan Attached
Yes ✓
No

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

Current land use The site comprises general scrub land with some self-seeded trees.
Suggested land use <ul style="list-style-type: none"> • 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 <p>The site is suitable for residential development and or retirement living.</p> <p>The site is located at the northern extent of Wheathampstead. Wheathampstead is a small village, but benefits from a good provision of services, and also close proximity to Harpenden.</p> <p>The site is designated as Green Belt, however it is located immediately adjacent to the existing residential area in Wheathampstead with existing development to the south and west.</p> <p>The site is a logical extension to and in proportion with the size of the village. There is a significant shortfall in housing land and delivery in the authority; development of the site will help the district to meet both local housing needs in Wheathampstead, in addition to the housing needs of the wider authority. There is also a significant need for care home spaces in Hertfordshire which development of the site could contribute towards.</p>
Likely timescale for delivery of suggested development / land use <ul style="list-style-type: none"> • 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

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)

The planning history for the wider site is as follows:

- 5/1994/1974 - Development of land for housing, employment and landscaping use (outline) – Withdrawn 14/02/1995
- 5/1995/0583 - Development of land for residential, employment, veterinary hospital and landscaping (outline) – Withdrawn 1995
- 5/1995/1008 – Demolition of existing house and erection of two detached dwellings (The Raquet Court) – Refused 30/08/1995
- 5/1998/1299 - Two storey extensions, conservatory and conversion of garage to habitable room (The Raquet Court) – Refused 03/09/1998
- 5/1998/2053 - Two storey and single storey front and side extensions (The Raquet Court) – Approved 08/11/1998
- 5/1999/0406 - Replacement dwelling (The Badgers) – Approved 30/04/1999
- 5/2011/1392 - Outline application (access and layout) for the erection of 10 dwellings – Refused 14/09/11

Other comments

Please see the submitted covering letter.



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Your ref:
Our ref: JB62943
DD: 07976711995
E: Suzi.green@bidwells.co.uk
Date: 08/03/2021

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

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

Dear Sir/Madam,

**LAND SOUTH OF CODICOTE ROAD, WHEATHAMPSTEAD
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 should be allocated for residential development and/or retirement living. The site is a logical extension to and in proportion with the size of the village. Development of the site would support local housing needs – both existing and future – in addition to contributing to the significant housing delivery shortfall in the wider district. Development would also support the viability of local services.

Site Description

The site is located to the north-east of Wheathampstead. A Site Location Plan is enclosed.

The site is approximately 0.91ha in size. The site is bounded by Codicote Road and an existing footpath to the north, vegetation to the east, existing properties to the south and west (including gardens). There is an existing access point off Codicote Road at the north-eastern corner of the site and there is an existing access point which serves The Badgers. There are trees and vegetation on the site.

According to the Environment Agency's Flood Maps for Planning, the site is located within flood risk zone 1, the lowest risk flood zone, and the site is not vulnerable to surface water flooding. The site is not or located near to an Area of Outstanding Natural Beauty, a Local Nature Reserve or a Ramsar Site. The site is located on the outer edge of an SSSI Risk Zone for Sherrardspark Wood. A Grade II listed front screen wall at Wheathampstead House is located further along Codicote Road to the west of the site. There are no other historical constraints.

Access to Services and Facilities

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

Development of the site would support the sustainability of existing services in Wheathampstead, including: a Tesco Express, St Albans High School prep, St Helen's Church of England Primary School, social/sports clubs, community facilities, a doctors surgery, places of worship and pubs/restaurants. The site is in walking distance of key facilities in Wheathampstead.

There are bus stops within walking distance of the site (c.5 minutes). Bus stops are served by routes 45, 304, 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 and their families and potential care home staff.

The site is located in close proximity to train services. Harpenden station is the nearest station and can be reached by bus (c.18 minutes), cycling (c.18 minutes) or car (c.9 minutes). The station has links to the wider train network.

Planning Policy Considerations

The 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'

In the 1994 Local Plan Review, the site is located within a designated Green Belt as identified under Policy 1 of the Local Plan Review, restricting development unless exceptional circumstances can be demonstrated.

The site is located within Landscape Conservation Area .1 as identified under 'Policy 104 Landscape Conservation'. The site is also located adjacent to a designated employment area (ref: EMP.6) and residential allocation (ref: RW.2), however it is notable that EMP.6 was ultimately developed for residential properties.

The site is in a logical location for growth in Wheathampstead, adjacent to existing residential properties and is proportional to the size of the settlement.

The site is screened from the wider landscape through existing vegetation and therefore makes a limited contribution to the wider countryside landscape, and this landscaping can be enhanced with any development proposal that comes forward. Due to these strong boundaries, the development of the site

would not unlock any other sites nearby for development and as a result this would not result in the cumulative encroachment of the surrounding countryside.

There is a significant shortfall in housing land and delivery in the authority; development of the site will help the district to meet both local housing needs in Wheathampstead, in addition to the housing needs of the wider authority. There is also a significant need for care home spaces in Hertfordshire which development of the site could contribute towards.

In view of the above, a residential and/or care home allocation on the site should be made.

Neighbourhood Plan

Wheathampstead Parish Council are in the process of preparing a Neighbourhood Plan. A Neighbourhood Area was designated in July 2015 and a Regulation 14 Plan was out for consultation 24th February to 6th April 2020.

The majority of the site was submitted for consideration as part of a Call For Sites (site ref: Site WCS-07). 18-20 dwellings were proposed on the site. None of the 14 sites put forward have been proposed for allocation on the grounds that they are all located in the Green Belt and 'sufficient justification to modify the Green Belt boundary' was not provided.

Conclusion

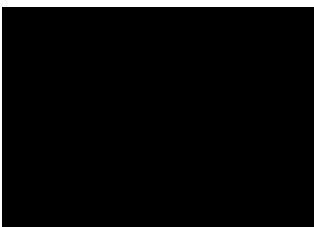
My client's site should be allocated for residential and/or retirement living. The site is located in a logical location for growth in Wheathampstead, adjacent to existing residential properties and is proportional to the size of the settlement.

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.

Residential use in this location would help the authority to meet the significant shortfall in both existing and future local housing need and potentially care bed spaces in Hertfordshire.

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.

Your Details	
Name	██████████
Company/Organisation	Taylor Wimpey
Address	Form 1, 17 Bartley Wood Business Park, Bartley Way, Hook, Hampshire
Postcode	RG27 9XA
Telephone	██████████
Email	██
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input 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 south of Hill Dyke Road, Wheathampstead		
Site area (in hectares)	3.8 hectares		
Coordinates	Easting	518135	Northing 213118
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 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	<p>The site is available and is considered to be suitable and deliverable for residential development. The site presents an opportunity, alongside 'Land at Hill Dyke Road, Wheathampstead' (separate submission) to deliver a proportionate extension to a sustainable settlement. The footpath running along the south western edge of the site represents a physical feature in the landscape that could form the new Green Belt boundary when reinforced with mature structural planting.</p> <p>Wheathampstead demonstrates good quality service and amenity provision to support additional growth and it is considered that additional housing provision is required to ensure the vitality of the village. The site will bring new residents into the village to maintain the critical mass required to support service and amenity provision and the site's location in close proximity to bus stops and walking routes presents an opportunity to promote sustainable modes of transport.</p> <p>The site is free from absolute constraints and can be developed with limited landscape impact. It can deliver a genuine mix of dwellings to achieve a balanced community and help meet the District's acute housing need, whilst also delivering quality public open space to meet an identified shortage in Wheathampstead.</p> <p>Land south of Hill Dyke Road is being promoted by a national housebuilder with a proven track record of delivery and development of the site can be achieved in the early years of the Plan period.</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 is intended to be accessed via 'Land at Hill Dyke Road, Wheathampstead' (same ownership) which in turn will be accessed off the adopted highway (Hill Dyke Road).

	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	

	<p>Please include details of the above choice below (for example planning reference numbers and site history)</p> <p>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.</p>
Other comments	



 Site Boundary



Dixies Barns, High Street,
Aswell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land South of Hill Dyke Road, Wheathampstead	Drawing No.	Rev
Drawing Title	Site Location Plan	CSA/2067/110	-
Client	Taylor Wimpey Strategic Land	Scale @ A4	Drawn
		1:1250	SP
		Date	Checked
		March 2021	RR