

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Land south of the Slype
Blackmore End
Wheathampstead
Harpenden
AL4 8RY

Site area (in hectares)

4.66

Easting

516935

Northing

216113

Site Location Plan Attached

Yes

Upload Site Location

Land south of The Slype St Albans
Land south of The Slype St Albans

GIS mapping shapefile attached (in .shp file format)

No

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Current land use

Agricultural

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

In active use

Suggested land use

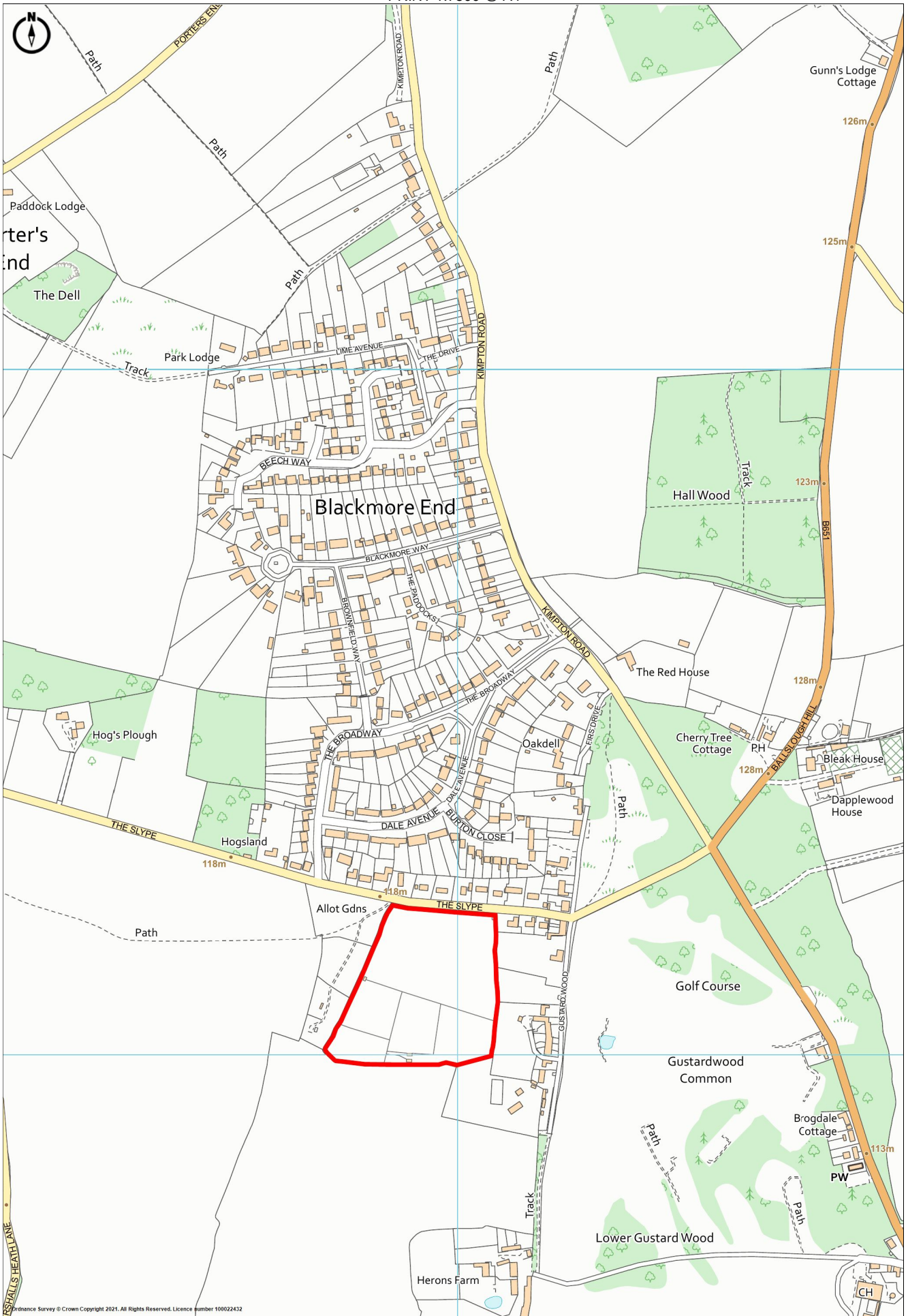
Housing

Reasons for suggested development / land use

The site sits in close proximity to Blackmore End and offers a small scale expansion of rural housing in this location.

Likely timescale for delivery of suggested development / land use	1-5 Years
Contamination/pollution issues (previous hazardous land uses)	No
Environmental issues (e.g. Tree Presentation Orders; SSSIs)	No
Flood Risk	No
Topography affecting site (land levels, slopes, ground conditions)	No
Utility Services (access to mains electricity, gas, water, drainage ect.)	No
Legal issues (For example, restrictive covenants or ownership titles affecting the site)	No
Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	Yes
Other constraints affecting the site	No
Planning Status	.
	Planning Permission Not Sought

LAND ON THE SOUTH SIDE OF THE SLYPE, WHEATHAMPSTEAD, ST ALBANS
PRINT 1:7500 @ A4



Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432

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 Wheathampstead Road Harpenden AL5 1JD	
Site area (in hectares) 5.9ha	

Coordinates	
Easting 515958	
Northing 213868	

Site Location Plan Attached

Yes ✓

No

GIS mapping shapefile attached (in .shp file format)

Yes

No ✓

**Current land use**

Agricultural land

Suggested land use

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

Reasons for suggested development / land use

The site 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 has the capacity for circa 100-120 new homes. 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.

Harpenden is a highly sustainable location within St Albans district. There are a range of services, facilities and education providers available for future residents to utilise. New homes in this location would support the sustainability of nearby services and will support local and district housing needs.

A review of land in the ownership of the Highways Authority has confirmed that there is sufficient space for a new footpath to the development to be created on Wheathampstead Road to be funded

through Section 106 contributions. This will ensure that the site is accessible through more sustainable modes of transport.

Likely timescale for delivery of suggested development / land use

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

Site Constraints

Contamination/pollution issues (previous hazardous land uses)

Yes
No ✓

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

Yes
No ✓

Flood Risk

Yes
No ✓

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

Yes
No ✓

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

Yes ✓
No

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

Yes
No ✓

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

Yes ✓
No

Other constraints affecting the site

Yes - (If yes, please specify)
No ✓

Planning Status

- Planning Permission Granted

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

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

- 5/1992/1550 - Erection of Barn – withdrawn 09/11/1992
- 5/1992/1700 - Deemed application on appeal against Enforcement Notice for the use of the land for stationing a caravan, storing of building materials, hardcore and bricks – approved 04/01/1993
- 5/1992/1701 - Deemed application on appeal against Enforcement Notice for the erection of structures on the land – approved 04/01/1993
- 5/1992/1848 - Change of use from agriculture to 9 hole pitch and putt course, with associated access, landscaping, parking and ancillary building – Appeal dismissed 12/10/1993
- 5/1993/1494 - Deemed application on appeal against enforcement notice for the provision of a vehicular access onto a classified road, namely Wheathampstead Road, Harpenden – Appeal dismissed

Other comments

Please see submitted covering letter.



WHEATHAMPSTEAD ROAD

POYWINGS CLOSE

LONG BUFFLERS

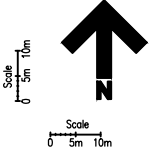
11

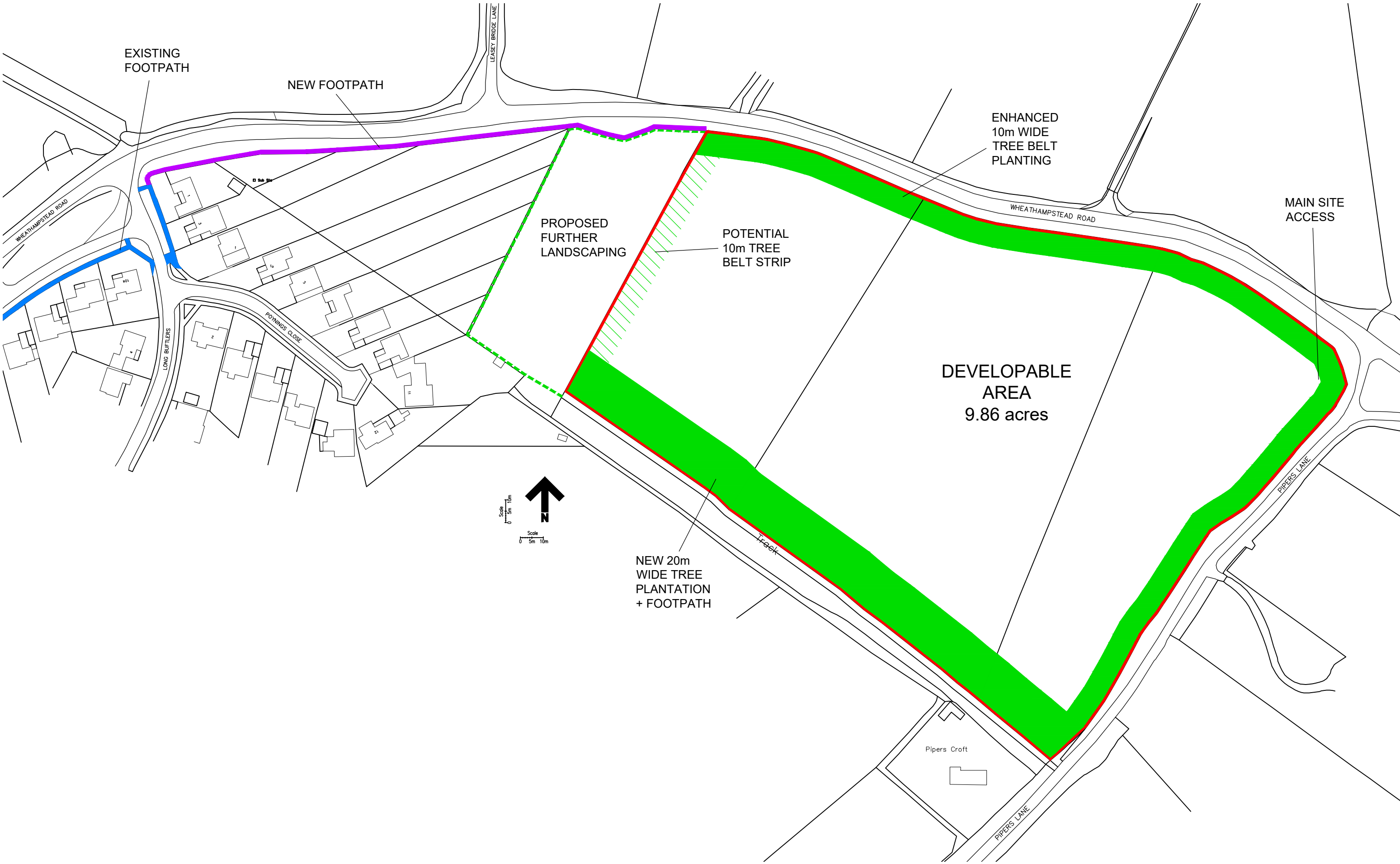
Track

PIPERS LANE

PIPERS LANE

Pipers Croft





EXISTING FOOTPATH

NEW FOOTPATH

ENHANCED
10m WIDE
TREE BELT
PLANTING

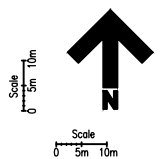
MAIN SITE
ACCESS

PROPOSED
FURTHER
LANDSCAPING

POTENTIAL
10m TREE
BELT STRIP

DEVELOPABLE
AREA
9.86 acres

NEW 20m
WIDE TREE
PLANTATION
+ FOOTPATH



WHEATHAMPSTEAD ROAD

WHEATHAMPSTEAD ROAD

LONG BUFTLERS

POYNGS CLOSE

PIPERS LANE

PIPERS LANE

Pipers Croft



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 WHEATHAMPSTEAD ROAD, HARPENDEN
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 the existing built form of a highly sustainable settlement in the authority 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 contribute towards both existing and future housing need.

Site Description

The site is located on the eastern edge of Harpenden. A Site Location Plan is enclosed.

The site is approximately 5.9ha in size and is currently in agricultural use. The site is bound by Wheahampstead Road to the north, agricultural fields to the east and south and existing properties to the west. The site is screened from the wider landscape through vegetation and trees in the land surrounding the site, and this limits views of the site to those from a short distance. 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.

There are no major environmental constraints for this site. Grade II listed Down Green House and a few other Grade II listed properties are located in the general area surrounding the house; a masterplan for the site would seek to minimise harm to these heritage assets.

There is currently a gate which allows access to the site off Wheathampstead Road. However, given the significant frontage of the site onto Wheathampstead Road, there is the potential to create new access points to the site should an allocation be made. Furthermore, the proposed development could

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

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

Harpenden is a highly sustainable location within St Albans district. There are a range of services, facilities and education providers available for future residents to utilise. Including: a Sainsburys, a Waitrose, pubs/restaurants, nurseries, primary, junior and secondary schools, medical centres and a hospital, employment opportunities, sport/social clubs, 4 golf clubs, etc.

There is the potential to introduce a new pedestrian route to the site. A review of land in the ownership of the Highways Authority has confirmed that there is sufficient space for a new footpath to the development to be created on Wheathampstead Road to be funded through Section 106 contributions. This will ensure that the site is accessible through more sustainable modes of transport and will also improve access to Wheathampstead Golf Course. This is illustrated in the attached illustrative plan.

There are bus stops (Long Buftlers) within walking distance of the site (c.5 minutes) which are served by route HA1. The site is located in close proximity to train services. Harpenden station is the nearest station and is a short distance away by cycling (c.10 minutes), car (c.6 minutes) or bus (c.28 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 site is, however, located adjacent to the existing Green Belt boundary where it is inset for the town of Harpenden. The site is therefore located in a logical location for growth and through enhancing the existing landscaping on the boundaries of the land, a clear separation from the surrounding countryside and edge to the settlement can be established.

Development of my client's site will help to meet the existing shortfall in housing needs and the emerging housing need in the district. The site has the capacity for circa 100-120 new homes. The site is proportional to the size of the settlement and is a logical location for growth given its location to existing built form.

As shown in the submitted illustrative plan for the site, a scheme can be designed which allows suitable highways and pedestrian access to the site. Existing and new landscaping can be appropriately used to screen the amenity of existing properties and the wider countryside. This will ensure that the proposal does not detract from the character the existing settlement and the wider Green Belt.

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

Neighbourhood Plan

The Harpenden Neighbourhood Plan was made on 20th February 2019. However, despite their location, the site and adjoining residential properties are located outside of the designated Harpenden Neighbourhood Plan area.

This area instead falls within the designated Neighbourhood Plan Area for Wheathampstead. This area was designated 21st July 2015, however there is no made Neighbourhood Plan for Wheathampstead.

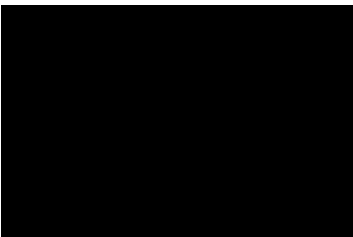
Conclusion

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 and district 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.

Your Details	
Name	████████████████████
Company/Organisation	Plotolders Land Management Group Limited
Address	4 Hill Close, Horsell, Woking, Surrey
Postcode	GU21 4TE
Telephone	1) 01483 766778 2) 01483 870765
Email	████████████████████
Your interest	<input checked="" type="checkbox"/> Site Owner <input 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 to the north of Castle Rise, Wheathampstead, Nr Harpenden, Hertfordshire, AL4 8JB (lying on the north side of the existing Marshalls Way housing development. Land Registry Title No. HD451609: Ordnance Survey ref. TL1514NE.				
Site area (in hectares)	2.8 Hectares				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td></td> <td>Northing</td> <td></td> </tr> </table>	Easting		Northing	
Easting		Northing			
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)	Plottolders Land Management Group Limited (PLMGL) 4 Hill Close, Horsell, Woking Surrey, GU21 4TE Tel: (1) 01483 766778 (2) 012483 870765 <div style="background-color: black; width: 200px; height: 15px; margin: 5px 0;"></div>				
Current land use	Not Used: Fallow land covered in rough scrub and trees				
Condition of current use (e.g. vacant, derelict)	Vacant				
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	It is ideally suited for an extension to the existing housing development along the northern side of Marshalls Way.
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 checked="" type="checkbox"/> Yes <input 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 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 Please include details of the above choice below (for example planning reference numbers and site history) The site has been offered to the SADC in the 2018 “Call for Sites” as one having prime development potential. Should the SADC accept it as such, then PLMGL would propose to seek Pre-Application Advice and develop outline plans for a housing development	
Other comments		

Strategic Housing Land Availability Assessment (SHLAA) Site Identification Form



Please return the **site map and form** to the Spatial Planning and Design Team

By online consultation portal (Call for Sites events – annual):

<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, AL1 3JE

The best way for you to make representations is using the online consultation portal during a **Call for Sites event**.

This form has two parts –

Part A – Site Identification. Please submit a separate form for each site you wish to promote.

Part B – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

St Albans City and District Council updates its Strategic Housing Land Availability Assessment (SHLAA) on an ongoing basis to support its Development Plans work. Full details of the SHLAA process including Call for Sites can be found on the Council's website (Planning Policy Library of Documents).

You are invited to put forward any new sites that you would like the Council to consider in its SHLAA for possible housing development. The Council will take account of the submissions previously received since 2009. There is no need to resubmit information on these sites as they will form part of the Council's assessment.

Unfortunately, we cannot treat any of the information you provide as confidential.

It is important to note that not all sites will be appropriate for consideration as part of the SHLAA. As a general rule:

We encourage you to submit sites that:

- are likely to become available for housing development or redevelopment between now and 2031.

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, or already included in the Draft Local Plan process;
- have already been submitted to the Council for consideration (please note any such sites will be noted as part of the Council's SHLAA process but will not be assessed or reassessed);
- 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 use relevant sections of the form.

Part A: Site Identification Form

Site address: Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Land to the north of Castle Rise, Wheathampstead, Nr Harpenden, Hertfordshire, AL4 8JB (lying on the north side of the existing Marshalls Way housing development).

Land Registry Title No. HD451609: Ordnance Survey ref. TL1514NE.

Ownership details: Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

The Site is freehold ownership by a number of parties:

Plotholders Land Management Group Ltd (PLMGL) holds title to 80% of the site (including the existing site access area) and acts as agent for a further 10% of the site, holding exclusive Options to Purchase all plots in this latter area from the currently registered title holders. The company is now continuing to extend titled ownership and agency status (with corresponding Title Transfer Agreements) across the remainder of the site. PLMGL will thus be able to act as the sole Owner/Agent for the entire site in the near future.

Area of site (hectares)

2.8 Hectares

Current use(s)

Fallow land covered in rough scrub: Not presently in use.

Are there any factors that could make the site unavailable for development? (Please provide any details in the boxes labelled a to d below)

a. Ownership Constraints (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

Even though part of the site is in multiple ownership at present, as noted above PLMGL is making good progress in obtaining either titled ownership or Agency control over the entire site. Its present ownership will not render this site unavailable for future development.

There are no ransom strips for the site as PLMGL has titled ownership of all land on the western and southern boundaries of the site and a large area at the existing entrance in the south western corner which lies to the north of Castle Rise.

b. Awaiting relocation of current use

N/A

c. Level of developer interest (i.e. low, medium, high)

Not yet offered to any developer

d. Likely timeframe for development (i.e. completion). Please indicate if you anticipate that development may be split over different time periods.

To 2020	2021-2031 Full site development	2031 onwards
---------	------------------------------------	--------------

Are you aware of any particular constraints that might make the site unsuitable for development? (Please provide any details in the boxes labelled a to d below)

a. Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

There is common land on the eastern boundary of the site which we believe may be designated as a nature reserve but are uncertain of this fact. The site is bounded at its southern end by properties in Marshalls Way and in Marshalls Heath Lane. There are existing hedgerows along these boundaries and also on the eastern boundary of the proposed PLMGL site, which runs parallel to Marshalls Heath Lane. The hedging is thick and forms a natural barrier with the nature reserve. This hedging would be retained in any proposed settlement and the development of the site would not cause any greater impact upon wildlife than the existing properties at its southern end or indeed by Marshalls Heath Lane itself, which runs through the centre of the common land (possibly a nature reserve).

b. Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.

None

c. Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

The site has good access via Castle Rise and is flat even terrain with only a gentle slope on the eastern part of the site. There are no trees on the site itself and only hedging varieties on the boundaries. There are no known tree preservation orders as these would not be applicable to the present flora.

d. Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

The site is presently designated as Green Belt but is of poor agricultural value. A planning report commissioned by PLMGL in 2013 (copy attached) suggested that this designation could be relaxed in the future and the site could then be considered as an ideal infill development.

If any constraints have been identified above, do you think that they could be overcome? If so, how?

As indicated in the planning report, the site could realistically be considered as an ideal infill development in the future if the existing green belt designation was removed: It is adjacent to an existing housing development on the southern boundary and by a number of larger properties along the western boundary.

The land lying north of the site is in agricultural use but the site itself is covered in rough scrub long grass and is not considered of good enough quality for future agricultural use.

The northern boundary of the site is effectively an extension of the northern boundary line of the properties on the west of the site and any re-designation as housing land would be of minimal loss to the Green Belt area to the north of the existing Marshalls Way/Castle Rise housing development.

The site would be a logical extension of the existing housing area since the extended housing area, comprising the existing housing estate, the PLMGL site and the properties to the west of the site would then form a rectangular housing development at the southern edge of the Green Belt and the Green Belt boundary would be straightened.

To minimise the impact of any proposed development of the site upon wildlife in the adjacent nature reserve, PLMGL would retain the existing hedging and improve its quality by the planting of additional woodland tree varieties along a land strip parallel to the existing boundary line, in consultation with council designated environmental advisors, thereby enhancing the nature reserve area. All garden fencing along this boundary would be of heavy, rough overlap construction, thereby improving the integrity of the boundary and maintaining the solace of the nature area. PLMGL would also be please to consider other enhancements suggested by the council environmental advisors.

What is the estimated number of dwellings that could be provided on the site?

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

45 to 85 houses (based on Medium Density housing @ 20 - 35 houses per Hectare)

However, PLMGL would be guided by St Albans Council preferred housing density. The current housing density in the existing Castle Rise development is roughly 16 houses per hectare, but these have very large rear gardens)

Sketch scheme (submitted for information if necessary)

No housing layouts are developed at present but two site Location Plans (Plan 1 and Plan 2) are included in this submission together with two aerial views (Plan 3 and Plan 4),

If the St Albans Council has a preference for maintaining the character of the existing Marshalls Way and Castle Rise settlement across the proposed PLMGL site , then the site would support 45 houses in the same rectangular pattern to that on the north and south side of Marshalls Way. This existing layout is shown on the Land Registry title plan for the site (HD451609) attached herewith. However, if the Council wished to include a proportional number of affordable homes within the site, then a more appropriate, less formal layout can be developed.

A planning assessment for the site (commissioned by PLMGL in 2013) is also attached hereto. The assessment includes a general location plan, evidence that there are no flooding risks and other comments on its development potential.

Is there any other information that you would like to provide in relation to your proposed site?

If yes, please give details below (and attach if necessary)

The site is ideally suited as an extension to the existing Marshalls Way/Castle Rise development and there is easy access to all local shopping, community and transport facilities.

There is also scope within the proposed site to include community or schooling developments to suit local council needs.

Should the council consider an eastern access to be advantageous, this could be provided

from Marshalls Heath Lane by upgrading the path which presently serves as access to the last properties built on Marshalls Heath Lane. This would allow a “drive through” capability for the development and would provide a second access route to the existing Marshalls Way/Castle Rise settlement should the council decide that this was desirable.

The land to the north of the site is the only area which is being used for agricultural cultivation at present. The proposed site is only suitable for very rough pasture and there would be minimal loss to the Green Belt if development were approved.

Part B: Contact Details

Name

████████████████████

Company/Organisation (if relevant)

Plotolders Land Management Group Ltd. (PLMGL)

Address

4 Hill Close,
Horsell,
Woking, Surrey,
GU21 4TE
(Registered office)

Telephone number

(1) 01483 766778: (2) 01483 870765

Email address

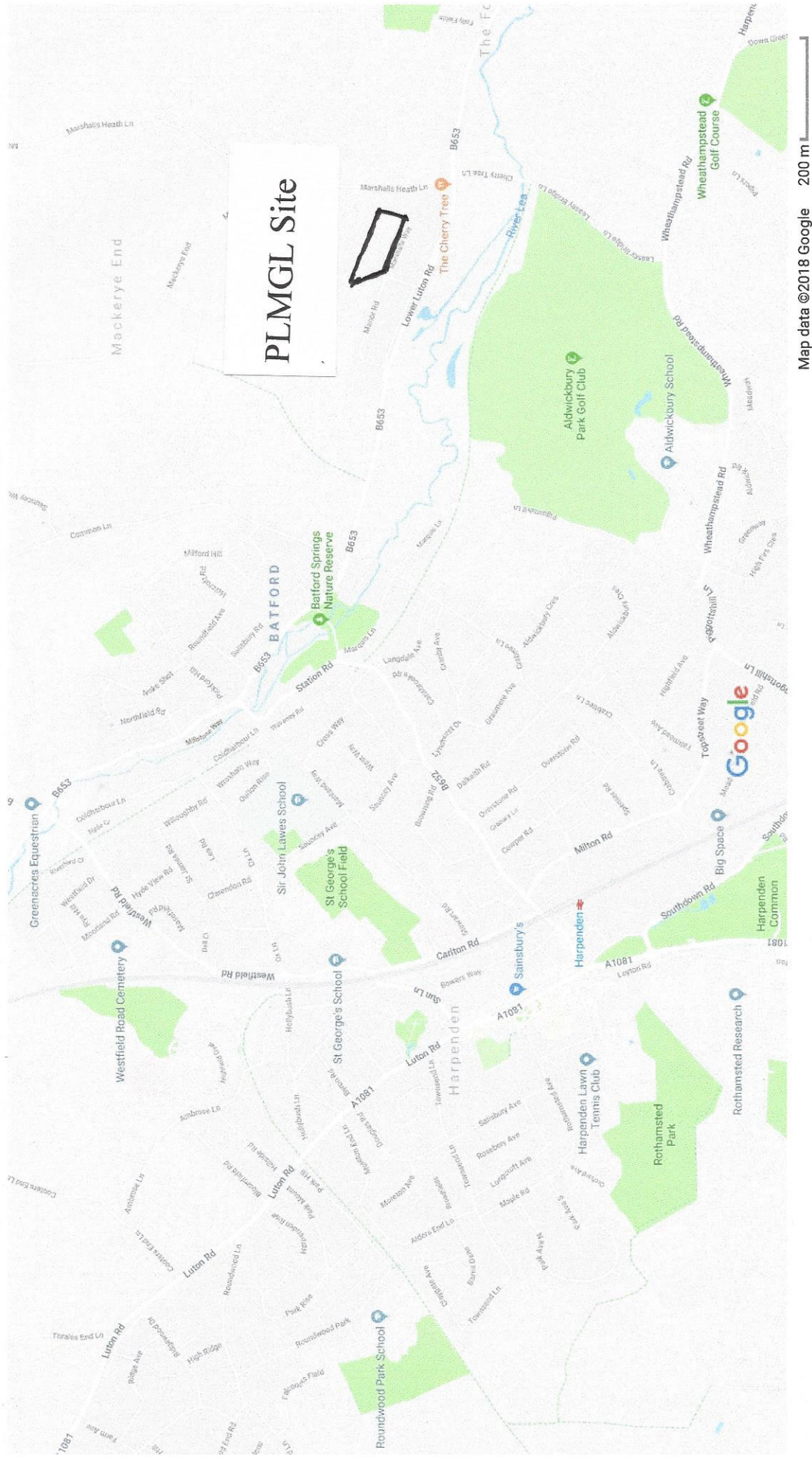
████████████████████

Please tick all of the following that apply to you:

Landowner	Yes
Land agent	Yes
Planning consultant	
Registered social landlord	
Developer	
Other	

Proposed PLMGL Site (Plan 1)

(North of Castle Rise and Marshalls Way)



"Sandringham" "Harpenden, St Albans AL4"

Proposed PLMGL Site (Plan 2)

(North of Castle Rise and Marshalls Way)



Map data ©2018 Google

50 m



Proposed PLMGL Site (Plan 3)

(North of Castle Rise and Marshalls Way)



"Sandringham" Harpenden, St Albans AL4"



Proposed PLMGL Site (Plan 4)

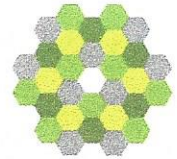
(North of Castle Rise and Marshalls Way)



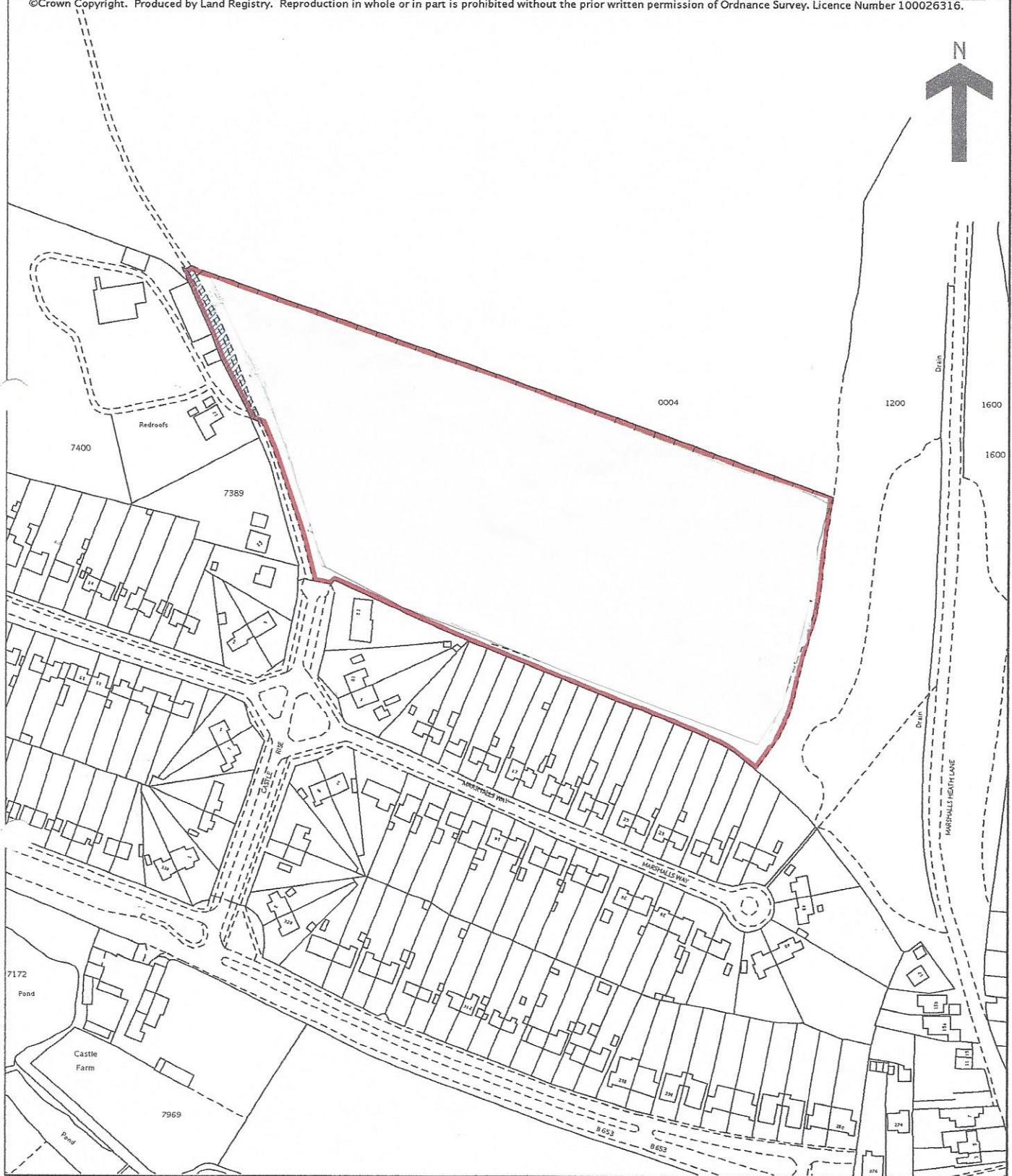
Imagery ©2018 Google, Map data ©2018 Google 20 m

Land Registry
Official copy of
title plan

Title number **HD451609**
Ordnance Survey map reference **TL1514NE**
Scale **1:2500**
Administrative area **Hertfordshire : St Albans**



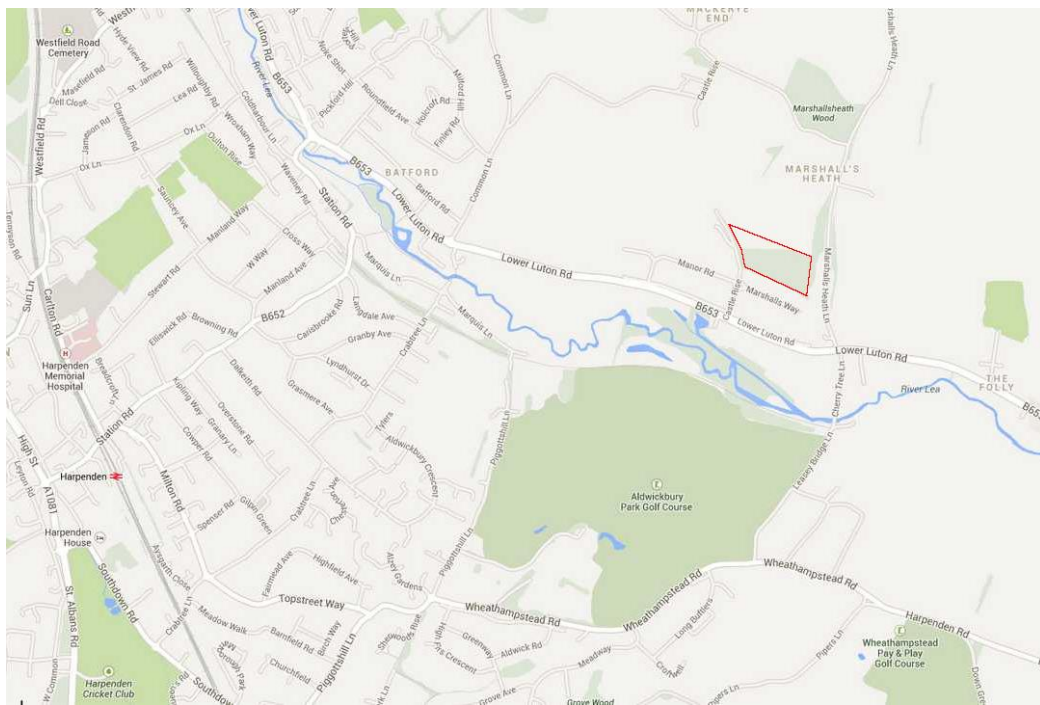
©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



Harpenden Site

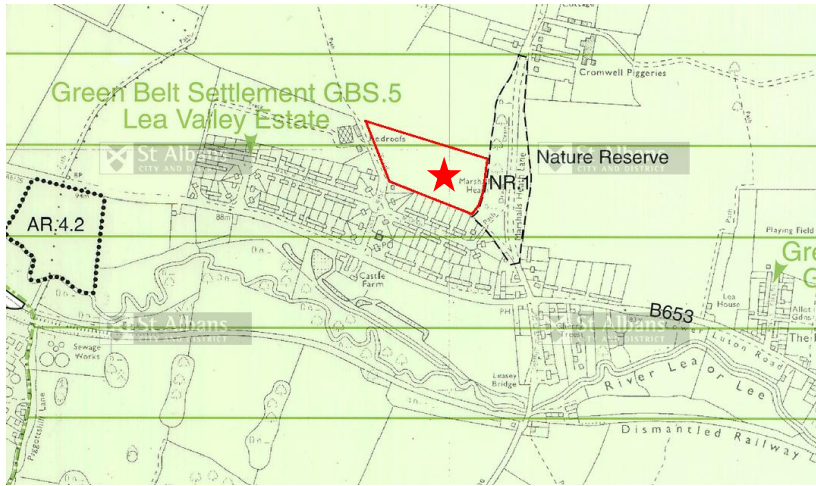
Land to the north of Castle Rise, Wheathampstead, Nr Harpenden,
Hertfordshire, AL4 8JA

St Albans City and District Council



Site Location Plan (appraisal site edged in red)

Site Specifics



Current Proposals Map (Extract)

- 1 The 2.8 hectare site (outlined red) is within a small built up area located to the west of the village of Weathampstead and approximately 2km east of the centre of Harpenden. It is located within St Albans and City District Council. The agricultural land is located immediately to the north of linear residential development fronting on to Marshall's Way. There is further agricultural land to the north and east, while the largely open land to the west (containing a cluster of what appear to be agricultural buildings), is separated from the site by a farm track and public right of way, extending from Castle Rise.
- 2 The site is located within the Metropolitan Green Belt (light green shading) between St Albans and Luton and within a Landscape Conservation Area (horizontal green hatching). In addition, immediately to the east of the site, there is an area designated as a Nature Reserve (dashed black outline).
- 3 The adjacent built up area is designated as a Green Belt Settlement and is referred to as the Lea Valley Estate. This settlement is washed over by the Green Belt and has not been given a defined settlement boundary.
- 4 The site is not within a flood risk area, as illustrated by the Environment Agency, flood map extract below, and there are no other relevant designations on the site. In addition, there is no available planning history for the site.



EA Flood Map Extract

Local Development Framework Progress

- 5 The Council's current development plan is made up of the saved policies of the Local Plan (1994). This is currently being updated in the form of a Strategic Local Plan (SLP) and a Detailed Local Plan (DLP). The former was at an advanced pre-submission stage in 2012. However, prior to publication, the Council agreed to a number of recommendations including a review of the Green Belt Boundaries and a study of all potential housing locations. This is to be considered further at a cabinet meeting in late 2013/early 2014.

Spatial Strategy

- 6 The current Draft DLP (2012) provides a Spatial Strategy under emerging Policy SLP1. It places Green Belt Settlements, such as the Lea Valley Estate located adjacent to the site, in the third of three tiers of the Settlement Hierarchy. The policy states that, in the Green Belt Settlements, development will be limited to small scale infilling and redevelopment of previously developed land that reflects the character of the settlements.
- 7 The document states that this approach will be defined in more detail in the DLP and also confirms that any proposals in advance of this will not be considered acceptable.
- 8 The SHLAA (2009) report considered a smaller site, to the east of Cherry Tree Lane and states that unless the village was reclassified as being excluded from the Green Belt (elevated to tier 2 of the Settlement Hierarchy), the site would not be suitable for development. However, the green belt policy may be reviewed in the future, and the Harpenden site could then be considered as an infill site due to its proximity to the existing development.
- 9 Saved Local Plan Policy 8 does provide the opportunity for rural affordable housing exception sites. However, the policy states that such sites should fulfil an identified need for low cost housing within the village or parish, which cannot be met in a non-Green Belt location. In addition, the policy states that such sites must be within the reasonable physical limits of a Green Belt Settlement and should not normally exceed 0.4 hectares.

Conclusions

- 10 There is a certain degree of uncertainty in the Council's overall spatial strategy, due to the potential Green Belt review as part of the new Local Plan, thus it would be wise to keep track of this review process. In view of the expected future need for housing across the UK, the limiting factors noted above could be relaxed in the future and the site would then be well placed for a small infill development adjacent to the existing settlement. Such a development is unlikely to compromise the nature reserve to the east of the site since with a judicious housing layout, and the retention of the existing hedging the dwellings along this boundary could be limited in number and would be no more intrusive to the nature reserve than those on the southern boundary of the site, lying at the eastern end of Marshalls Way.

PLOTHOLDERS LAND MANAGEMENT GROUP Ltd.

4 Hill Close, Horsell, Woking, Surrey, GU21 4TE

Tel: 01483 766778

8th March 2021

Ref: PLMGL/SADC/001)

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

Sent by e-mail Only to: planning.policy@stalbens.gov.uk

Land to the North of Castel Rise, Lee Valley Estate: Call For Sites

Dear Sir/Madam,

We originally submitted this site for consideration in response to your 2018 Call for Sites but as some of the details have changed we are re-submitting it again.

This letter sets out in a little more detail why the site is suitable for residential development and should form part of the development strategy within the new Local Plan.

The site is located adjacent to two existing housing areas, one lying to the North side of Marshalls Way and one to the West of Castle Rise. 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 part of Lea Valley Estate just east of Harpenden, St Albans. A Site Location Plan is enclosed.

The site is approximately 2.8 Hectares in size and is bounded by agricultural fields to the North and existing housing to the West and South. Several years ago it was rough pasture land but is now covered by brushwood and saplings. It is screened from the wider landscape through vegetation and trees in the land surrounding the site. Landscaping around the site could be enhanced and re-enforced as part of any future planning application to ensure that this separation from the wider landscape is maintained and improved.

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

An existing access to the site exists at the entry to Castle Rise but future access points can be provided from any point along the Northern part of Castle Rise. Should an allocation be made we would offer the Western boundary of the site our land to construct a new and improved roadway along Castle Rise in accordance with SADC preferences. This 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).

PLOTHOLDERS LAND MANAGEMENT GROUP Ltd.

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 only limited growth to date due to the blanket Green Belt designation covering the area and the developments of a 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 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 and 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 also 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.

However, 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 further small-scale development such as we propose 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 in relation to the existing housing areas adjacent to the site.

We have no specific plans for the layout of the site at present and would propose to discuss the preferences of the SADC in this regard to ensure that its preferred mix of housing types is fully accommodated. We would also ensure that that any proposed housing scheme is sympathetic to

PLOTHOLDERS LAND MANAGEMENT GROUP Ltd.

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, we submit that 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 existing neighbourhood plan for this area.

Conclusion

We submit that in view of the comments above, the site should be allocated for residential development. It is sustainable and suitable for development and is capable of delivering new dwellings in the short-term. The site is located adjacent to two existing housing estates 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.

We also understand that an application will be made for the development of a smaller housing estate on the Western side of Castle Rise. These two sites would complement each other and we would be fully prepared to work in conjunction with the owners of this site to ensure a consistency in housing character and design.

We would be pleased to discuss the SADC preferences in relation to our site your planning department at any point of time in the future. Please contact me us by email or telephone should you have any questions or comments.

Thanking you in anticipation

Yours faithfully



(For and on behalf of the directors of Plotolders Land Management Group Ltd and its subsidiary site specific companies)

Enclosures

- 1) St Albans HELAA Form (2021) (PLMGL)
- 2) St Albans Call for Sites Form (2018) (PLMGL) (Rev1-2021)
- 3) Land Appraisal (PLMGL) (Castle Rise) PLMGL
- 4) Site Plans (1 through 5)

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	[REDACTED]
Company/Organisation	Lansdown
Address	Ground Floor, 18 Queen Square, Bath
Postcode	BA1 2HN
Telephone	01225 632360
Email	[REDACTED]
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

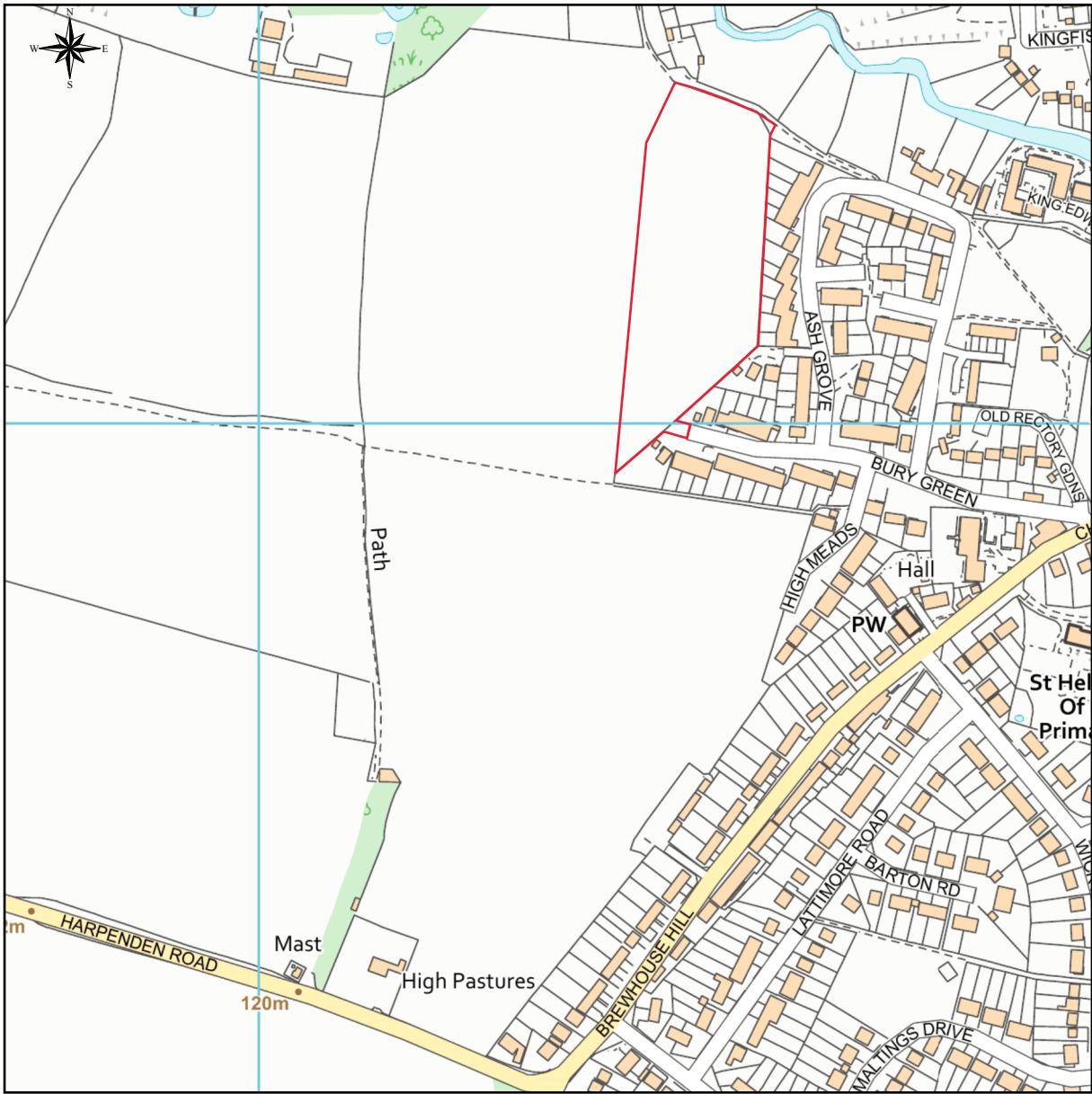
Site Details					
Requirements:					
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Land west of Bury Green, Wheathampstead, AL4 8DB				
Site area (in hectares)	2.07 hectares				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>517218</td> <td>Northing</td> <td>214112</td> </tr> </table>	Easting	517218	Northing	214112
Easting	517218	Northing	214112		
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)					
Current land use	Agriculture				
Condition of current use (e.g. vacant, derelict)	Vacant				
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 in a very sustainable location being approximately 400M from the High St. The land can comfortably accommodate 30 dwellings and would form a logical urban extension in relation to the existing pattern of development whilst also delivering a strong woodland buffer to the west.				

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 type="checkbox"/> Planning Permission Not Sought <input checked="" type="checkbox"/> Other <hr/> Please include details of the above choice below (for example planning reference numbers and site history) No relevant planning applications at the site found.	
Other comments	Please see attached site proposal document for further detail.	

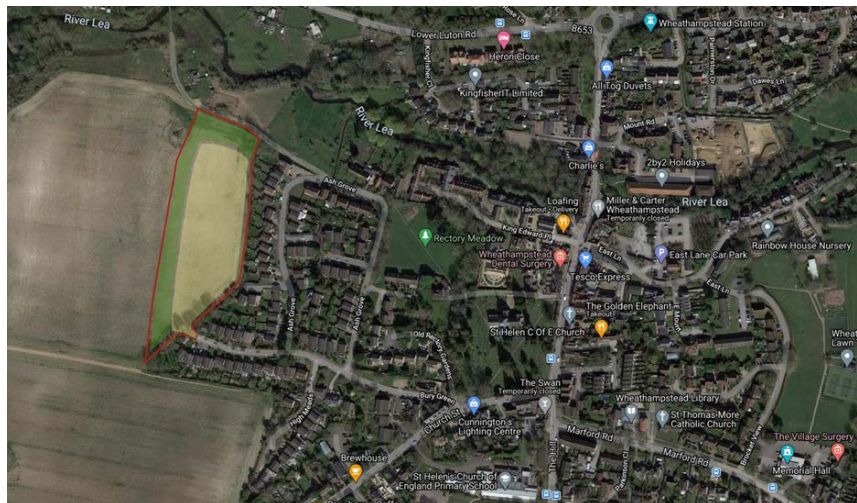
Land West of Bury Green, Wheathampstead, AL4 8DB Location Plan



This Plan includes the following Licensed Data: PDF Printed Plan OS VectorMap Local Raster by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031673

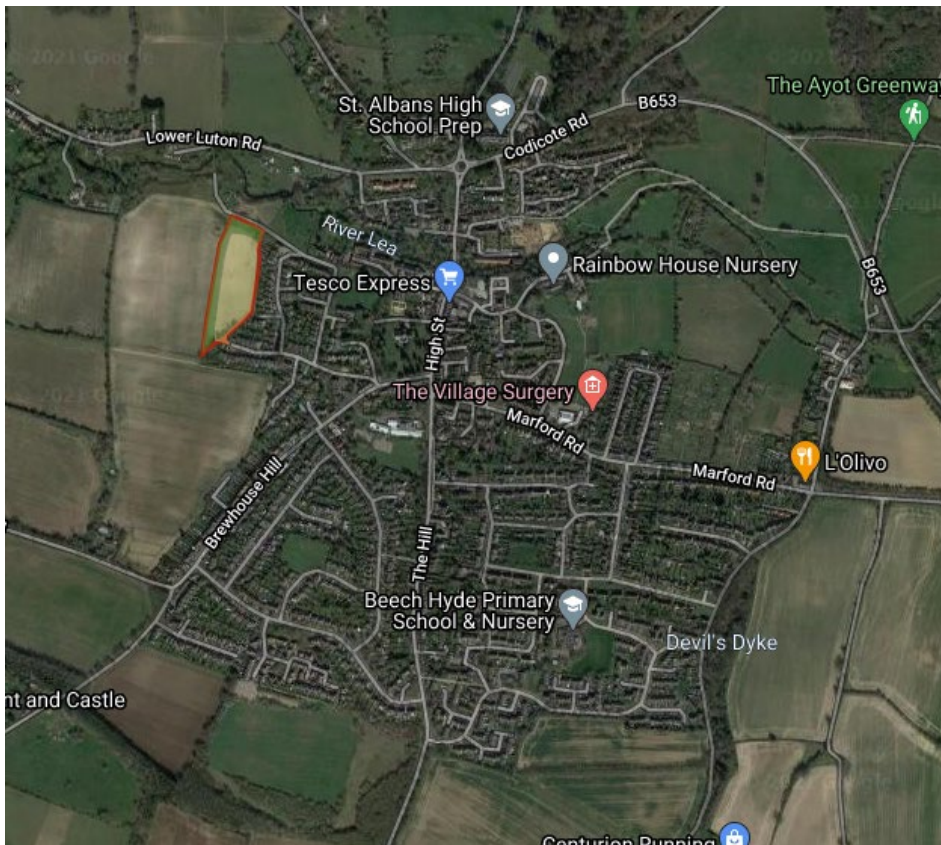
0m 50m 100m 150m 200m 250m 300m 350m 400m

Scale: 1:5000, paper size: A4



Supporting Statement

Land West of Bury Green,
Wheathampstead,
AL4 8DB



Date: 08/03/2021

Table of Contents

1. Introduction.....	1
2. Site Context and Details.....	2
3. Proposal.....	4
4. Planning Constraints.....	5
5. Discussion.....	5
6. Conclusion	7

1. Introduction

- 1.1. This Supporting Statement has been produced to support the Call for Sites 2021 submission of the land west of Bury Green, Wheathampstead for a sustainable residential development, comprising 30 dwellings.
- 1.2. This document forms part of the overall submission pack, which also consists of:
 - Call for Sites Submission Form
 - Location Plan
- 1.3. The main purpose of this report is to provide a discussion covering the following matters:
 - Site context;
 - Proposed development; and
 - Merits of the proposal.
- 1.4. The evidence and case put forward in favour of this site demonstrates its suitability for development. In particular, the site would make a meaningful contribution to the housing supply, meeting the current and future development needs for St Albans City and District Council.

2. Site Context and Details

- 2.1. The site is located West of Bury Green, falling directly adjacent to the western settlement boundary of Wheathampstead. The land is 2.07 hectares in size.
- 2.2. The site is well contained, being bordered by housing along the full eastern boundary and to the south. Open fields lie to the west of the site, whilst the River Lea runs parallel to the northern boundary. The site is entirely located within flood zone 1 (land with the lowest flood risk).
- 2.3. Existing vehicular access into the site is gained from Bury Green and Ash Grove to the north. Bury Green would form the proposed vehicular access to the development with pedestrians able to utilise both existing accesses.
- 2.4. The site benefits from existing public footpaths leading into the south of the site via Bury Green and the north of the site via Ash Grove. These provide easy pedestrian access (400m) from the site into the Wheathampstead High Street, which has a strong presence of services and facilities, including: pubs, restaurants, supermarket, GP surgery, post office and schools. The pedestrian links from the site to the High Street has been illustrated by the yellow lines in the map below (Figure 1).

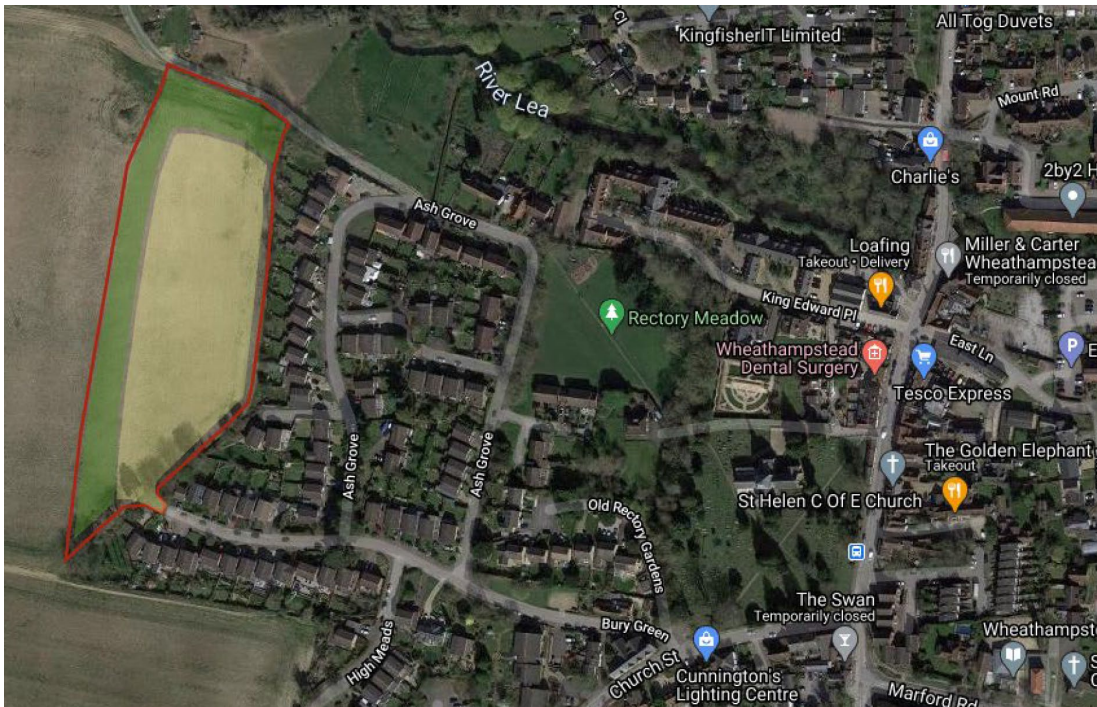


Figure 1: Map illustrating pedestrian links from the site to Wheathampstead High Street.

- 2.5. A number of bus stops are also located on the High Street, which offer frequent services to a range of key settlements including Luton, Harpenden, St Albans, Potters Bar, Borehamwood and Hatfield. The nearest train station is located 3.5km west in Harpenden, which runs regular services into London.
- 2.6. Therefore, it is considered that the site is sustainably located and would be able to sufficiently accommodate the proposed level of residential development.

3. Proposal

- 3.1. The proposal for the site has been devised following an assessment of the wider District's development needs and the characteristics of the site, including sustainability and relevant planning constraints. The proportionate expansion of Wheathampstead is considered essential in meeting the housing needs of St Albans.
- 3.2. The site is immediately available for a residential development of 30 dwellings and would be deliverable within 1-5 years. The density proposed is relatively low given the size of the site (equating to approximately 20 dwellings per hectare). The reason for this is that this enables the delivery of a strong tree lined buffer to the western and northern boundaries as shown below. This will further strengthen the contained nature of the site as well as delivering a significant net gain in biodiversity.



- 3.3. The development will be founded on the highest sustainability standards with a high quality and aesthetic design that sensitively integrates with the surrounding landscape.
- 3.4. The housing will be of a tenure and mix to reflect the assessed housing need within the District. Affordable provision will also be included in line with the local policy requirement.

4. Planning Constraints

4.1. The site is subject to the following planning constraints, as indicated by the existing St Albans Local Plan Proposals Map:

- Green Belt (whole site)

5. Discussion

Green Belt

- 5.1. The site is located within the Green Belt which presents the largest constraint to development of the site. Green Belt boundaries, in accordance with Paragraph 136 of the NPPF, can be altered through the preparation or updating of plans where exceptional circumstances are clearly evidenced and justified.
- 5.2. With an established need to consider Green Belt release to meet both the housing and employment demand for the plan period, it is important that sites are only released where its contribution to the five purposes of the Green Belt (NPPF Paragraph 134) is limited and sustainable development is promoted.
- 5.3. The site, west of Bury Green, as previously discussed, is well contained by adjacent residential development aligning its eastern and southern boundaries. Therefore, the development of the site would have a relatively limited impact on openness.
- 5.4. The site also benefits from a strong buffer to the north by the River Lea which will minimise encroachment into the countryside northwards. The proposed extension west of Wheathampstead would also not lead to the merging of any settlements. The eastern edge of Harpenden is located over 1.5km west of the site and the proposal would not reduce this gap. Land further west of the site is undevelopable due to a gas main constraint. The proposed woodland buffer would also further strengthen this western boundary.
- 5.5. Development of the site would not impact negatively on any heritage constraints.
- 5.6. The parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage. It does not form a connection with a wider network of parcels to restrict urban sprawl.
- 5.7. All of these factors combine to demonstrate that, if the site were released from the Green Belt for the proposed development, there would be minimal harm to wider Green Belt land and the openness of the wider Green Belt would be protected.

- 5.8. The site represents a logical release of Green Belt Land that offers a deliverable housing site to meet the Council's significant and immediate need.

Sustainability

- 5.9. The site is clearly inherently sustainable in its location with public transport connections, in particular bus stops, and pedestrian links to local services and facilities.
- 5.10. As a settlement Wheathampstead is very well served by a full range of local services and facilities to support the core needs of the population. Key employment and service centres such as Luton, Harpenden, St Albans, Potters Bar, Borehamwood and Hatfield can all be reached by a short bus journey.
- 5.11. It is clear residents of Wheathampstead are able to take advantage of its good quality service provision and access to key nearby settlements. This is what sets it apart from the other large villages in St Albans in terms of its sustainability.
- 5.12. The site's proximity to the existing pedestrian and cycle network, public transport facilities and local amenities is considered to encourage the use of sustainable transport modes from the proposal site. This will help contribute to the development needs for the District in a sustainable manner, reducing reliance on private car use.
- 5.13. Focused growth in rural settlements such as Wheathampstead will help support existing services and facilities through further spending by the new population or offer further provision, and in doing so help to create more sustainable rural communities.
- 5.14. It is considered that carefully planned growth west of Wheathampstead will enhance availability, choice and affordability of homes, whilst simultaneously boosting local jobs and spending within the local economy. Given the above sustainability considerations, this proposal which represents a proportional increase to the settlement should be strongly considered for allocation.

6. Conclusion

- 6.1. This statement has been produced by Lansdown to support the submission of the land west of Bury Green, Wheathampstead for a 30-dwelling development.
- 6.2. The site is within the Green Belt, but its sustainable location and containment by surrounding development means it could be safely released without significant harm to wider Green Belt land.
- 6.3. Wheathampstead represents a highly sustainable settlement with a strong provision of local services and facilities. This means the area has considerable potential to be a hub for new, sustainable development that utilises key public transport networks to their full opportunity.
- 6.4. The sustainable location of the site and proximity to Wheathampstead High Street would further promote transport other than private vehicular modes since key services will be within walking distance of the site.
- 6.5. Therefore, given the lack of wider Green Belt harm, the sustainability of the site and the Wheathampstead area as a whole, and the significant development needs of the District, we feel the site should be strongly considered for allocation in the emerging Local Plan. The site is deliverable in the short-term and can make a significant and positive contribution to the local area and wider District in a sustainable and balanced manner.

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	ADPractice Ltd.
Address	2 Mill Walk, Wheathampstead, Herts
Postcode	AL4 8DT
Telephone	01582 834361
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 to the West of High Meads, Wheathampstead				
Site area (in hectares)	1.7 ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>17372</td> <td>Northing</td> <td>13913</td> </tr> </table>	Easting	17372	Northing	13913
Easting	17372	Northing	13913		
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 DWG of site attached				
Landownership (please include contact details if known)	<div style="background-color: black; width: 100%; height: 40px;"></div> <div style="background-color: black; width: 100%; height: 20px;"></div>				
Current land use	Agricultural				
Condition of current use (e.g. vacant, derelict)	Farmed				
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	See Attached Statement.				

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 - Site on slope but not sufficient to stop development
	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).



Illustrative Housing Mix

4	1 Bed Attic Flats	30m2
16	2 Bed Flats	41m2
18	3 Bed Semis	76m2 + Int G
3	5 Bed Detached	140m2 + DG
6	2 Bed Flats	40m2
6	4 Bed Detached	123m2 + Int G
3	2 Bed bungalows	56m2

1.7 ha developable land

33 dwellings per ha

adpractice ltd

2 Mill Walk, Wheathampstead, Herts. AL4 8DT

+44 (0)1582 834361

enq@adpractice.co.uk
www.adpractice.co.uk

Client:-
[Redacted]

Job:-
**Land off High Meads
Wheathampstead
Herts AL4 8DN**

Detail:-
Illustrative layout

Scale:-
1:1000

Date:-
Feb 18

Drawn
by:- **DJP**

Drawing
No:- **2448 - 02**

Rev:-