

Large Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
M-036	STS-04-21	Burston Nurseries, North Orbital Road, AL2 2DS
C-247	STS-64-21	West of Watling Street, Park Street, AL2 2PZ
C-218	STS-38-18	East and West of Miriam Lane, Chiswell Green, AL2 3NY

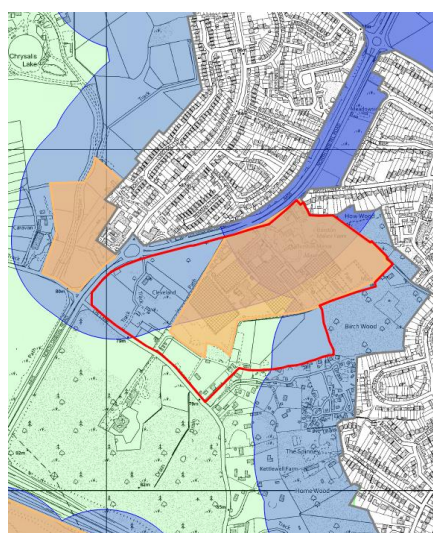
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Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-036	STS-04-21	SA-129, SA-130, SA-131 / RA-46	Burston Nurseries, North Orbital Road, AL2 2DS	St Stephen	27.30	Commercial / Residential / Scrubland	Primarily residential

Location of Site

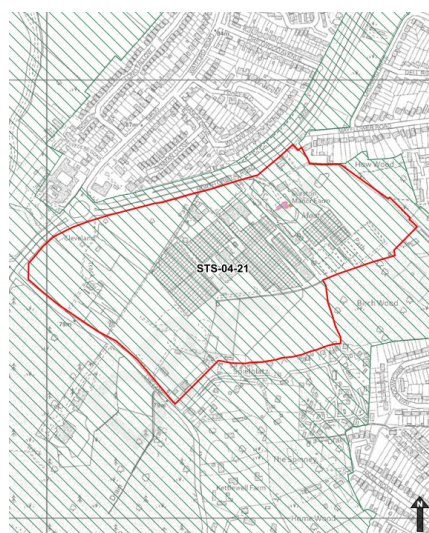
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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Description of Site

The site is located south of Chiswell Green and west of How Wood. The North Orbital Road runs alongside the site's northern boundary with residential areas of Chiswell Green beyond. To the north east and south east are densely wooded areas. To the west lies Lye Lane and beyond are open fields. In the centre of the site are buildings associated with Burston Nurseries.

This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 76%
Located on previously developed land	Partially – 47%
Located within Green Belt Study weakly performing area	Partially (Does not meet) – 52%
Located within Green Belt Study less important area	Partially – 52%
Located within Green Belt Study Recommended for further Consideration area	Partially – 52%

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
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Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	S
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	12 - Weak	8 - Medium	12 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to How Wood and is relatively close to Chiswell Green, both Tier 5 Settlements in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 1 kilometre from a primary school, 2.7 kilometres from a secondary school, 700 metres from a bus stop, 5.1 kilometres from a St Albans Mainline station and 650 metres from a Local Centre.</p> <p>The site contains two listed buildings and an archaeological area subject to recording conditions.</p> <p>The site contains a traditional orchard and several deciduous woodland Priority Habitats. It is also adjacent to several other deciduous woodlands Priority Habitats. The site is adjacent to two County Wildlife Sites (How</p>

Wood and Birch Wood) to the east, which are also deciduous woodlands Priority Habitats. Two group TPOs can be found within the site.

The site contains two telecommunication sites and an area of contaminated land.

Potential access is via the North Orbital Road (A405) and Lye Lane. There are two public rights of way through the site.

Part of this site received planning permission for a new retirement community use (ref 5/2020/3022).

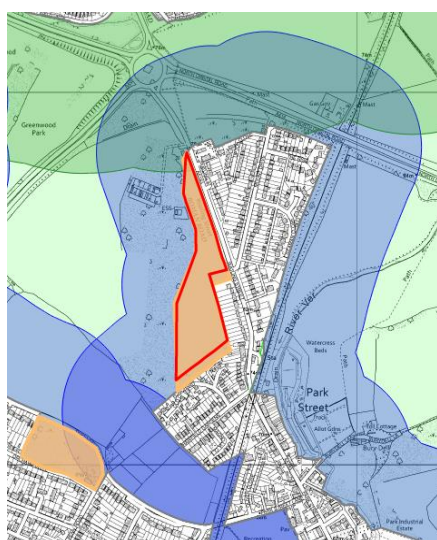
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-247	STS-64-21	SA-108 / RA-41	West of Watling Street, Park Street, AL2 2PZ	St Stephen	4.33	Agricultural	Primarily residential

Location of Site

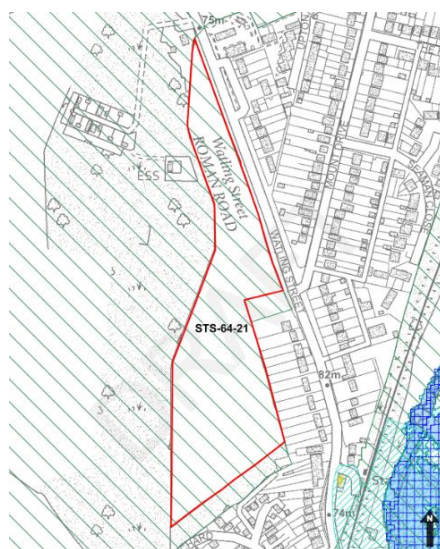
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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Description of Site

The site lies to the west of Watling Street and the North Orbital Road (A414) is to the north. To the north west of the site is a Gypsy and Traveller site and an electricity sub-station with areas of scrub and trees, to the south and east is the residential area of Park Street.

This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt study weakly performing area	No
Located within Green Belt study less important area	Yes
Located within Green Belt study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	

Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	S
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	10 - Medium	17 - Strong
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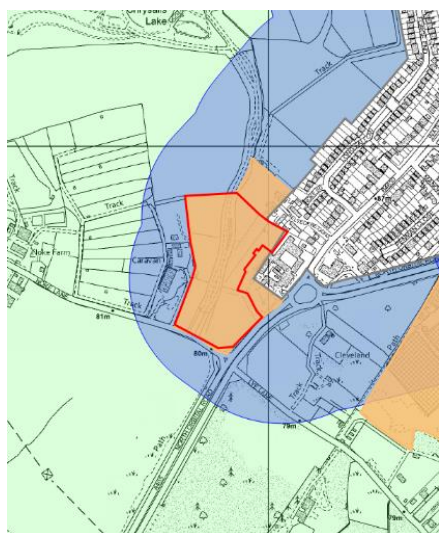
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Park Street, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 1.5 kilometres from a secondary school, 100 metres from a bus stop, 4.5 kilometres from St Albans City Station and 700 metres from a Local Centre.</p> <p>Part of the site is within the 100 metres buffer of a conservation area and a locally listed building. Parts of the site are within the 100 metres buffer of several deciduous woodland Priority Habitats. Areas of undesignated woodland are adjacent to the site. Hedgerows and mature trees border the site.</p> <p>The site is adjacent to contaminated land.</p> <p>Potential access is via Watling Street.</p> <p>This site is recommended to progress.</p>

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-218	STS-38-18	SA-134, SA-135 & SA-136 / RA-47 & RC-10	East and West of Miriam Lane, Chiswell Green, AL2 3NY	St Stephen	4.08	Scrubland	Primarily residential

Location of Site

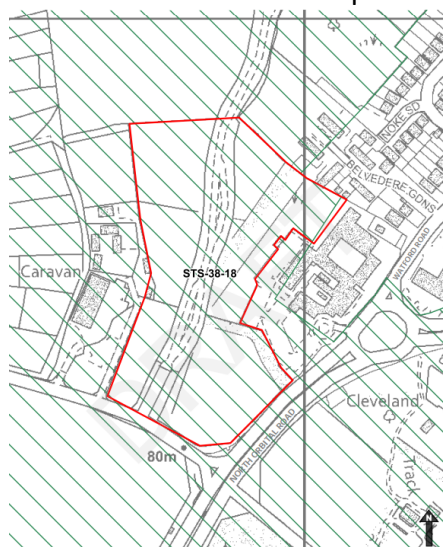
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
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- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



Aerial of Site



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Description of Site

The site is located to the south west of Chiswell Green. Miriam Lane runs from north to south through the centre of the site. Noke Lane is to the south west, with open fields beyond, and the North Orbital Road (A404) to the south east. To the east of the site is a Hotel, and a commercial use adjoins the site to the west.

This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	Partially - 55%
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
Accessibility	

Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	8 - Medium	15 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.1 kilometres from a primary school, 3.3 kilometres from a secondary school, 290 metres from a bus stop, 5.4 kilometres from St Albans City Station, and 1.4 kilometres to a Local Centre.</p> <p>An area TPO and mature trees are in the eastern half of the site. The site is with the 100 metres buffer of a traditional orchard Priority Habitat which lies to the north. Hedgerows are situated within and along site boundaries.</p> <p>Potential access is via the North Orbital Road or Miriam Lane.</p> <p>This site is recommended to progress.</p>