

Medium & Small Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-001	CH-01-21	North East of Austen Way, St Albans, AL4 0XH
C-012	CH-12-21	Land North of Boissy Close, AL4 0UE
C-037	HR-02-18	Wood End, Hatching Green, Harpenden, AL5 2JT
C-050	HT-04-21	Falconers Field, Harpenden, AL5 3ES
C-055	HT-11-21	Piggottshill Lane, Harpenden, AL5 5UN
C-056	HT-12-21	Baulk Close, Harpenden, AL5 4LY
C-057	HT-13-21	Townsend Lane, AL5 2RQ
C-067	HT-22-18	Rothamsted Lodge, Hatching Green, AL5 2JS
C-064	HT-20-21	Lower Luton Road, Harpenden, AL5 5AF
M-016	R-18-21	South of Harpenden Lane, AL3 7RQ
C-135	SA-18-21	Bedmond Lane, AL3 4AH
C-299	SA-07-21	Verulam Golf Club, London Road, St Albans, AL1 1JG
O-028	STS-30-21	North of Oakwood Road, Bricket Wood, AL2 3PT
C-237	STS-54-21	Bucknalls Drive, Bricket Wood, AL2 3YT
C-240	STS-57-21	Ashdale Lye Lane, Bricket Wood, AL2 3LQ
C-210	STS-32-18	Tippendell Lane and Orchard Drive, How Wood, AL2 2QF
C-286	WH-32-21	North of Wheathampstead Road, Harpenden, AL5 1AB
C-283	WH-28-21	Hill Dyke Road, AL4 8TR
C-280	WH-24-17	Amwell Top Field, Wheathampstead, AL4 8DZ

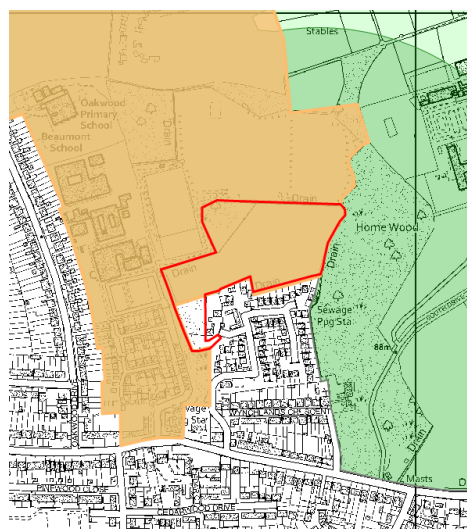
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Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-001	CH-01-21	SA-77a / RA-36 & RC-8	North East of Austen Way, St Albans, AL4 0XH	Colney Heath	3.3	Agriculture and trees	Primarily residential

Location of Site

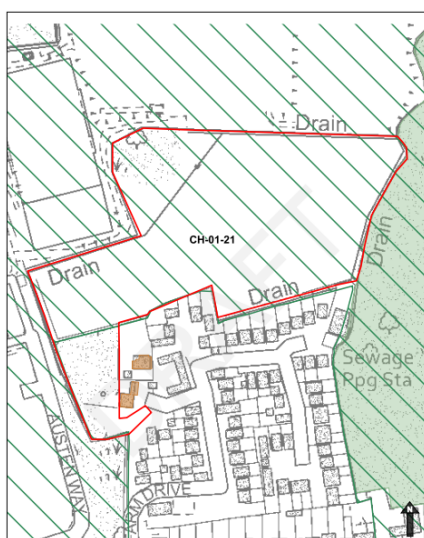
Green Belt Settlement Buffer Map



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 on the eastern side of St Albans, north of Hatfield Road (the A1057). It is located to the north of Wynchess Farm Drive and east of Austen Way, both residential roads. Beaumont School and playing fields are located to the north and north west of the site. Home Wood lies to the east of the site, and there are trees and scrub within the site itself.

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	Yes
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	M

Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	11 - Medium	11 - 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 St Albans, a Tier 1 Settlement in the Settlement Hierarchy. Most of site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from the nearest primary school, 950 metres from a secondary school, 520 metres from a bus stop, 2.8 kilometres from St Albans City railway station, 530 metres from a Local Centre.</p> <p>Home Wood is adjacent to the eastern site boundary, and it is designated as an Ancient Woodland, County Wildlife Site, deciduous woodland Priority Habitat, and an area TPO. The site is adjacent to several other individual TPOs and a group TPO.</p> <p>Two Grade II listed residential buildings on Kay Walk are adjacent to the southern part of the site.</p> <p>The site has a large number of undesignated trees and scrub cover. The western part of it is a deciduous woodland Priority Habitat and contains six individual TPOs.</p>

Part of the site is contaminated land.

Potential access could be provided via Austen Way.

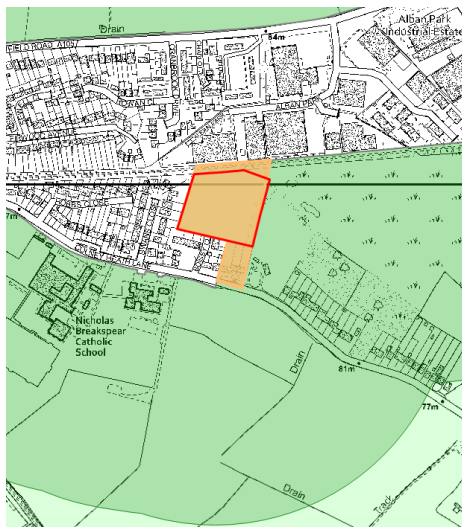
This site is recommended to progress.

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-012	CH-12-21	SA-93 / RA-38	Land North of Boissy Close, AL4 0UE	Colney Heath	1.44	Scrubland (NB. Planning permission for Residential use was granted in 5/2022/2557 dated 17/06/2024)	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 to the east of St Albans, and south of Alban Park Industrial Estate. Residential properties are situated along the southern and western side of the site, with mature trees and scrub along the north and east boundary. The Alban Way cycle path runs along the northern boundary of the site.

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	S
Ancient Woodland	S

Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	S
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	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	7 - Medium	15 - Strong
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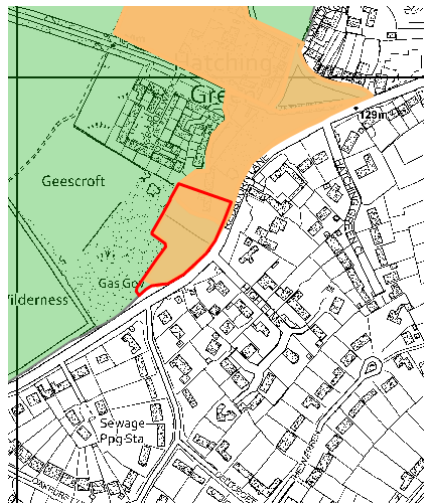
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 2.2 kilometres from a primary school, 390 metres from a secondary school, 250 metres from a bus stop, 3.5 kilometres from St Albans City railway station, 1 kilometre from a Local Centre.</p> <p>The site contains two woodland TPOs, one in the north western corner and the other parallel to the eastern boundary, which is also designated as a deciduous woodland Priority Habitat. The site is adjacent to an area of undesignated woodland to the west. The site is within the 100 metres buffer of two County Wildlife Sites.</p> <p>Part of the site is contaminated land.</p> <p>Potential access is via Boissy Close, which is a narrow residential road.</p> <p>This site received planning permission for residential use (ref 5/2022/2557).</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-037	HR-02-18	SA-14 / RA-9 & RC-2	Wood End, Hatching Green, Harpenden, AL5 2JT	Harpenden Rural	0.74	Residential	Primarily residential

Location of Site

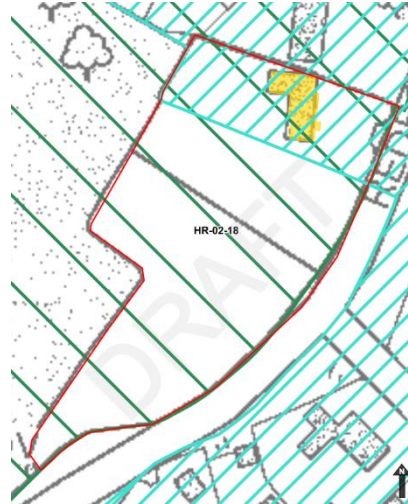
Green Belt Settlement Buffer Map



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

Aerial of Site



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Description of Site

The site is located in the south west of Harpenden. The site contains a large house at its northern end, with the remainder of the site being largely open grassland. Redbourn Lane runs along the south-east boundary of the site. Residential properties are adjacent to the north, with woodland adjoining 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	Partially – 4%
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

y

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	W
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	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	11 - Medium	16 - Strong
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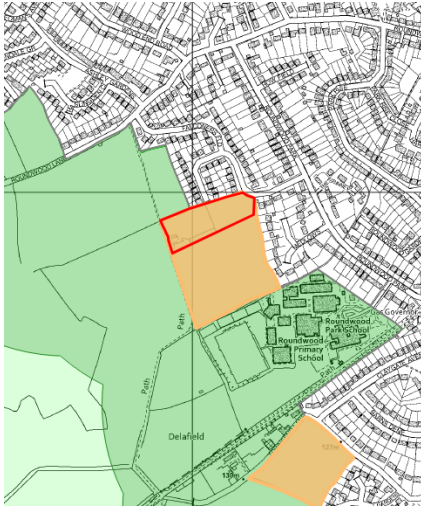
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.7 kilometres from a primary school, 2.7 kilometres from a secondary school, 70 metres from a bus stop, 1.9 kilometres from Harpenden mainline railway station and 1.2 kilometres from a District Centre.</p> <p>The site contains a locally listed building. It is adjacent to a deciduous woodland Priority Habitat and is within the 100 metres buffer of another. The south eastern boundary is adjacent to a strip of undesignated woodland. The site lies partially within Harpenden Conservation Area.</p> <p>A telecommunications site is adjacent to the southern site boundary.</p> <p>Potential access is via Redbourn Lane.</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-050	HT-04-21	SA-17 / RA-14	Falconers Field, Harpenden, AL5 3ES	Harpenden Town	1.16	Agricultural	Primarily residential

Location of Site

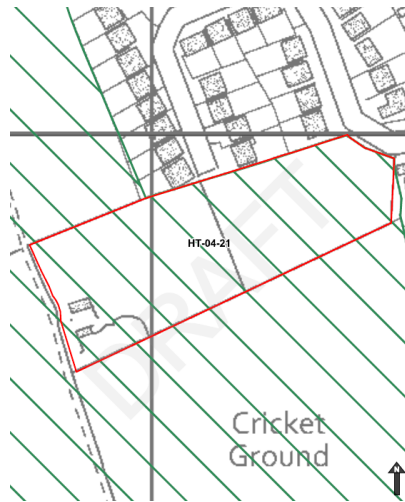
Green Belt Settlement Buffer Map



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 on the western side of Harpenden. Residential development on Falconers Field is located adjacent to most of the northern and eastern boundary of the site. Agricultural farmland lies to the west and a school (Roundwood Park School) sports playing fields lies to the south.

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	Partially – 1%
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	S
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	W

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
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)	S
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	7 - Medium	18 - Strong
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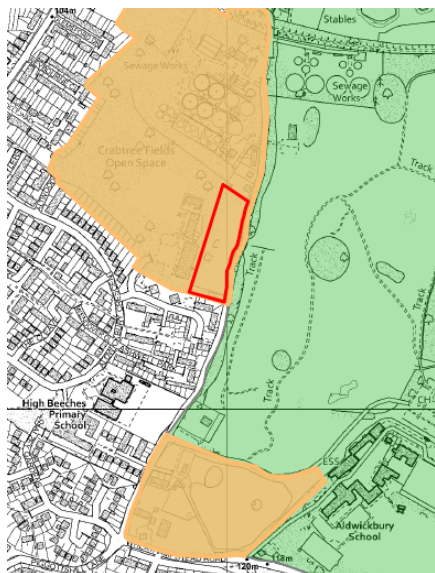
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is located approximately; 770 metres from a primary and secondary school, 1 kilometre from a bus stop, 2.7 kilometres from Harpenden mainline railway station, 970 metres to a Local Centre.</p> <p>Mature trees are situation along the site boundaries. Adjacent to the south western boundary is an individual TPO tree.</p> <p>The whole site is within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via Falconers Field Road. There is a public right of way footpath adjacent to the western boundary.</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-055	HT-11-21	SA-33 / RA-21 & RC-5	Piggottshill Lane, Harpenden, AL5 5UN	Harpenden Town	0.86	Agricultural	Primarily residential

Location of Site

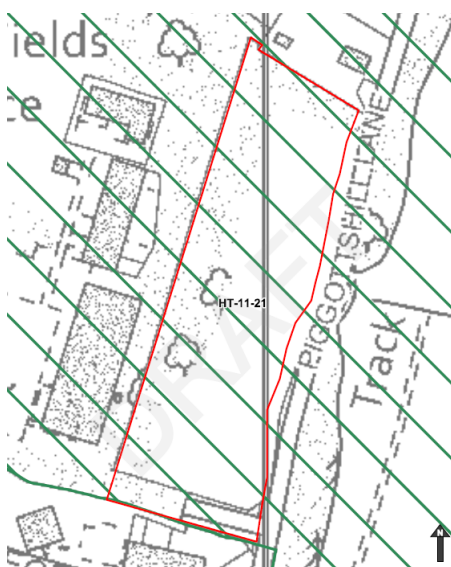
Green Belt Settlement Buffer Map



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 is located to the east of Harpenden. To the west of the site is an indoor bowling club, scout hut and other buildings. Piggottshill Lane runs parallel to the eastern edge of the site, however vehicular access is limited. Residential development (Waldegrave Park) lies to the south of the site.

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	Yes
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)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	W
Distance to nearest infant/primary school	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Internationally protected sites (SPA, SAC & Ramsar)	S
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	M
Source Protection Zones	M
Access to Open Space	S
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	M
Contamination	M
Mineral Resource	S
Waste	M
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	13 - 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 Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 460 metres from a primary school, 960 metres from a secondary school, 900 metres from a bus stop, 2.2 kilometres from Harpenden mainline railway station and 1.1 kilometres from a Local Centre.</p> <p>The site is adjacent to a deciduous woodland Priority Habitat, areas of undesignated woodland and mature trees. The site is within the 100 metres buffer of a landscape conservation area.</p> <p>The site is adjacent to contaminated land and a waste site allocation.</p>

Potential road access is via Piggotshill Lane to the east and potentially Marquis Lane to the North - both routes are single lane and narrow.

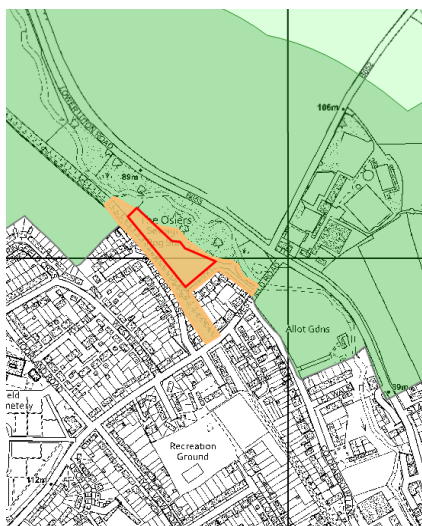
This site is recommended to progress.

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-056	HT-12-21	SA-22 / RA-16	Baulk Close, Harpenden, AL5 4LY	Harpenden Town	0.53	Scrub land	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
- 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 to the north east edge of Harpenden. The River Lea and open fields are located to the north and east of the site and residential developments lie to the south and 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 the Green Belt Study weakly performing area	No
Located within the Green Belt Study less important area	Yes
Located within the Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	M
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	M
Distance to nearest branch line railway station	W
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	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
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	W
Source Protection Zones	M
Access to Open Space	M
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	2 - Weak	14 - 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 Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 660 metres from a primary school, 1.6 kilometres from a secondary school, 170 metres from a bus stop, 2.3 kilometres from Harpenden mainline railway station and 850 metres from a Local Centre.</p> <p>The eastern edge of the site is in flood zones 2, 3, 3a + 35% climate change and 3a + 70% climate change. A Strategic Flood Risk Assessment Level 2 was undertaken for this site.</p> <p>The site is adjacent to and within the 100 metres buffer of a deciduous woodland Priority Habitat and is within the 100 metres buffer of a coastal and floodplain grazing marsh Priority Habitat. Part of the site is within the 100 metres buffer of a County Wildlife Site and Grade II listed building. The whole site is within a landscape conservation area.</p>

Potential access is via Baulk Close.

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-057	HT-13-21	SA-16 / RA-13	Townsend Lane, AL5 2RQ	Harpenden Town	1.91	Agricultural	Primarily residential

Location of Site

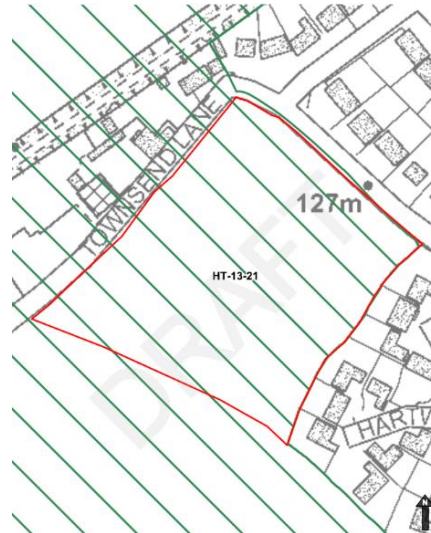
Green Belt Buffer Map



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 on the western edge of Harpenden. Open fields lie to the south, south west and north west of the site and residential areas lies to the east and north east of the site.

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 the Green Belt Study weakly performing area	No
Located within the Green Belt Study less important area	Yes
Located within the 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)	W
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Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
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	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)	S
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	10 - Medium	15 - Strong
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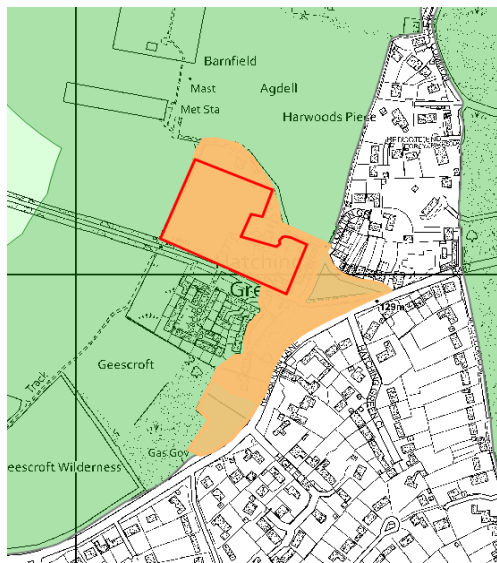
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 860 metres from a primary school, 860 metres from a secondary school, 1.2 kilometres from a bus stop, 1.9 kilometres from Harpenden mainline railway station and 1.2 kilometres from a Town Centre.</p> <p>Part of the site is within the 100 metres buffer of a County Wildlife Site. The site's south eastern boundary is adjacent to a woodland TPO, including several individual TPO trees. Hedgerows can be found along most of the sites' boundaries.</p> <p>Most of the site is in Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access to the site is via Townsend Lane, a single-track lane.</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-067	HT-22-18	SA-15B / RA-12 & RC-2	Rothamsted Lodge, Hatching Green, AL5 2JS	Harpenden Town	1.90	Agricultural (NB. Planning permission for residential use for part of the site was granted in 5/2022/1814 dated 14/12/22)	Primarily residential

Location of Site

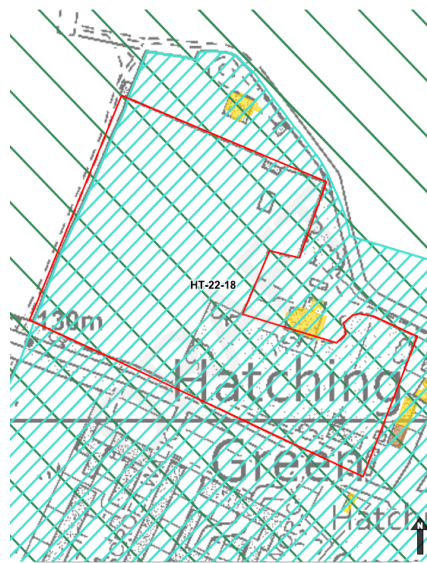
Green Belt Settlement Buffer Map



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 to the west of Harpenden and north of Hatching Green. Residential areas are located to the south and east of the site, with a village green in between. To the north and west of the site are open fields. The site currently contains green space and a children's nursery.

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	Partially – 9%
Located within the Green Belt Study weakly performing area	No
Located within the Green Belt Study less important area	Yes (Partly less Important)
Located within the 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	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	W
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)	W
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
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	7 - Weak	8 - Medium	16 - 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 relatively close to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 280 metres from a bus stop, 1.7 kilometres from a primary school, 2.7 kilometres from a secondary school, 2 kilometres from Harpenden mainline railway station and 1.2 kilometres from a District Centre.</p>

Within the site is a locally listed building (Rothamsted Lodge) and adjacent to the site is a row of Grade II thatched cottages and several locally listed buildings. The site is within a conservation area and there is also a deciduous woodland Priority Habitat within the site. There are mature trees within the site.

Potential access is via single track Hatching Green Road. There is a public right of way footpath along the southern boundary of the site. There are mature trees, hedgerows and scrub within and on the boundary of the site.

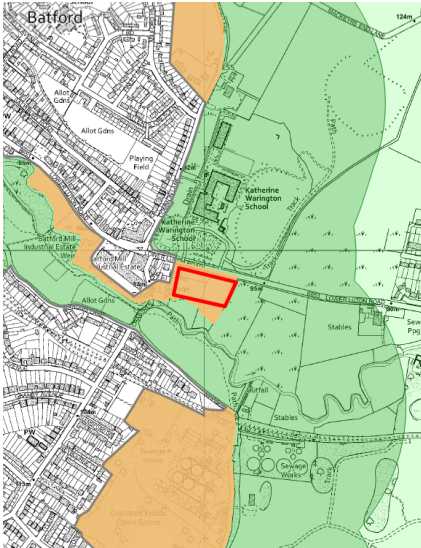
This site is recommended to progress.

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-064	HT-20-21	SA-32 / RA-20	Lower Luton Road, Harpenden, AL5 5AF	Harpenden Town	0.74	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 is located on the eastern edge of Harpenden. Lower Luton Road lies to the north of the site, with a school beyond. Residential and employment areas are located to the west of the site. The River Lea is to the south of the site, with open fields to the east.

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	Partially – 3%
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)	M
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	M
Distance to nearest branch line railway station	W
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	S
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	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	M
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 relatively close to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.1 kilometres from a primary school, 90 metres from a secondary school, 50 metres from a bus stop, 2.6 kilometres from Harpenden mainline railway station and 750 metres from a Local Centre.</p> <p>A small section of the site is in flood zone 2, 3, 3a, 3a + 35% climate change and 3a + 70% climate change. A Strategic Flood Risk Assessment Level 2 was undertaken for this site.</p> <p>The whole site is within a landscape conservation area. The site is within the 100 metres buffer of a Thatched Cottage Grade II listed building and a coastal and floodplain grazing marsh Priority Habitat. The site contains some hedgerows and individual mature trees.</p>

A telecommunication site is to the north west of the site. A waste site allocation and water pumping station are just west of the site.

Potential access is via Lower Luton Road.

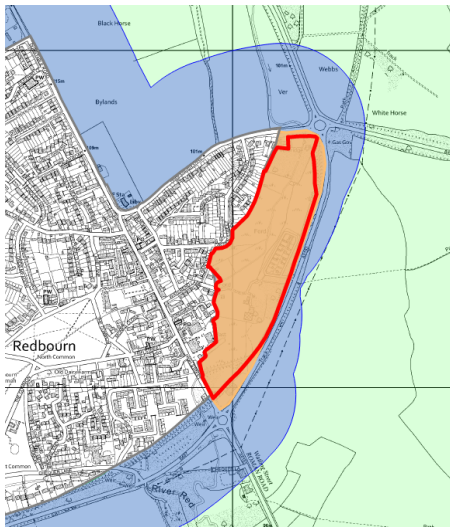
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Reference	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-016	R-18-21	SA-8 / RA-4	South of Harpenden Lane, AL3 7RQ	Redbourn	12.56	Agricultural / Vacant / Scrub / Traveller Site	Primarily residential

Location of Site

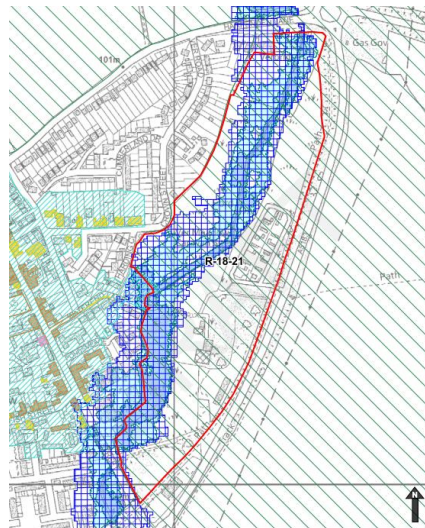
Green Belt Settlement Buffer Map



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 adjacent to the eastern boundary of Redbourn Village. The busy A5183 bypass is adjacent to the eastern boundary of the site, with open fields beyond. The River Ver lies partially within the site, and to the west are residential areas and Redbourn Industrial Estate.

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	Partially - <1%
Located within Green Belt Study weakly performing area	Yes
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)	W
Heritage Asset or its setting	W
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	W
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	S
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	S
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	M
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	12 - Weak	6 - Medium	13 - Strong
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Qualitative Assessment

The site is recommended for further consideration by the Green Belt Review Stage 2 Report.

The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.

The site is approximately; 1.4 kilometres from a primary school, 6 kilometres from a secondary school, 380 metres from a bus stop, just under 4.8 kilometres from Harpenden mainline railway station and 340 metres from a District Centre.

Approximately half of the site is within flood zone 2, 3a, 3b, 3a + 35% climate change and 3a + 70% climate change; and some of the site is within flood zone 3. A Strategic Flood Risk Assessment Level 2 was undertaken for this site.

The site contains deciduous woodland Priority Habitats in the south, east and north, along with a woodland TPO and an area TPOs in the south. The site also contains areas of undesignated woodland and individual mature trees. Part of the site is within the 100 metres buffer of a conservation area, listed buildings, and

locally listed buildings. The site is within the 100 metres buffer of a County Wildlife Site and an archaeological area subject to recording conditions.

A telecommunication site is located on western boundary, electricity (33kv) overhead lines and poles and a gas pipeline within 70 metres of the eastern boundary. The site contains contaminated land. The whole site is in the Chiltern Beechwoods SAC Zone of Influence.

Potential access is via the A5183 to the east and Harpenden Lane to the north. To the west, access could be gained via Crown Street, Harding Close, Waterend Lane or High Street. A public right of way footpath crosses across the centre of the site and another follows part of the western boundary.

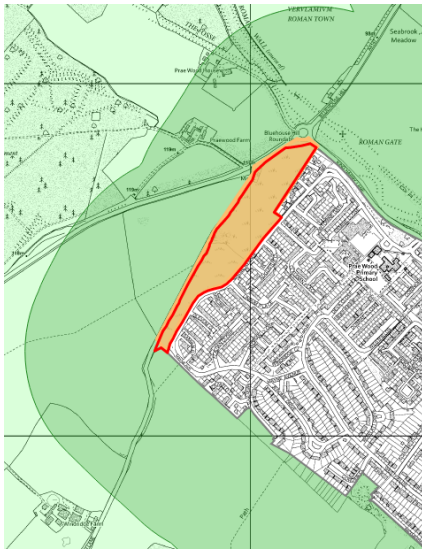
This site is recommended to progress.

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-135	SA-18-21	SA-55 / RA-31	Bedmond Lane, AL3 4AH	St Albans	5.84	Paddock Land / Vegetation	Primarily residential

Location of Site

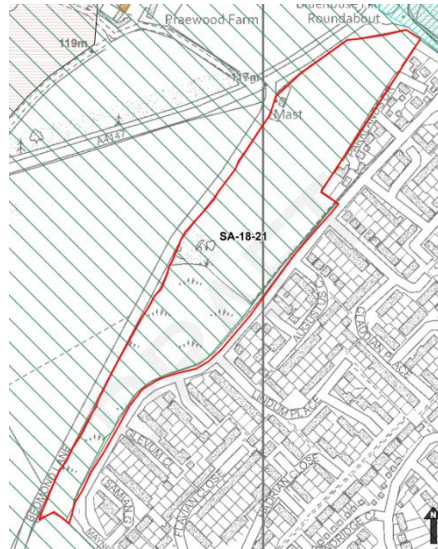
Green Belt Settlement Buffer Map



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

Aerial of Site



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Description of Site

The site is located to the south west of St Albans. The site is Green Belt land, with a mixture of existing woodland and scrub. Directly to the east is Mayne Avenue, with Verulam Estate beyond and to the west is Bedmond Lane, with open fields beyond. To the north is a roundabout between Hemel Hempstead Road (A4147), Bluehouse Hill and King Harry Lane.

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	M
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	S3
Distance to nearest infant/primary school	S
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)	S
Existing Woodland	W
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	M
Source Protection Zones	M
Access to Open Space	M
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	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	8 - Weak	10 - Medium	13 - 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 St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 480 metres from a primary school and 1.8 kilometres from a secondary school, 50 metres from a bus stop, 3.8 kilometres from St Albans City railway station and 350 metres from a District Centre.</p> <p>The northern section of the site is within the 100 metres buffer of a conservation area, landscape conservation area, Scheduled Monument, an area of archaeological significance. The whole site is within an archaeological area subject to recording conditions. The site contains area, woodland and group TPOs. The site also contains areas of undesignated woodland, mature trees, and scrubland.</p> <p>The site also contains a gas pipeline and telecommunications mast, and areas of contamination along the western boundary.</p>

Potential access is via Bedmond Lane, King Harry Lane or Mayne Avenue. There is a public right of way running from east to west across the centre of the site, and another running from south to north parallel to the east boundary.

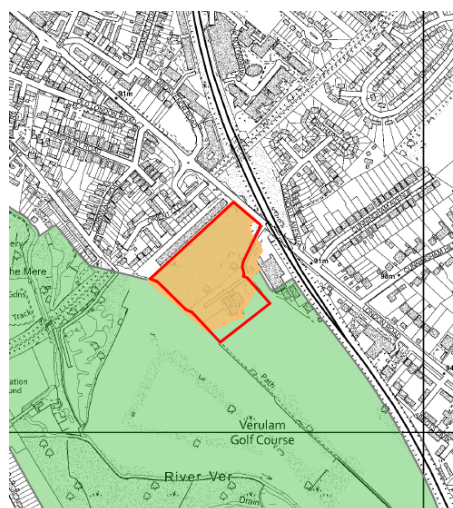
This site is recommended to progress.

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-299	SA-07-21	SA-103 / RA-39	Verulam Golf Club, London Road, St Albans, AL1 1JG	St Albans	3.19	Vacant / Scrub / Golf Club	Primarily residential

Location of Site

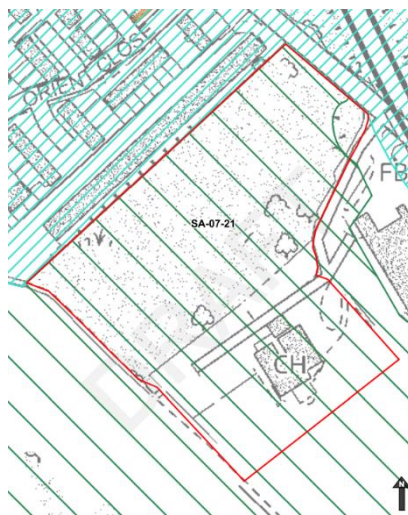
Green Belt Settlement Buffer Map



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 adjacent to the southern boundary of St Albans. Orient Close is located to the north west of the site, with commercial units adjoining the site. London Road (A1081) and the mainline railway tracks are located to the north and north-east of the site, with a Golf Course to the south. An employment area is located to the east.

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	Partially – 24%
Located within Green Belt Study weakly performing area	Yes
Located within Green Belt Study less important area	Yes (Partly Less Important)
Located within Green Belt Study Recommended for further Consideration area	Partially – 88%

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	S
Distance to nearest branch line railway station	M
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	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
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	9 - Medium	18 - 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 St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 980 metres from a primary school, 1.3 kilometres from a secondary school, 220 metres from a bus stop, 950 metres from St Albans City railway station and 650 metres from the City Centre.</p> <p>The site is within the 100 meters buffer of a listed building and a conservation area.</p> <p>The site contains a deciduous woodland Priority Habitat, which parts of are designated as two woodland TPOs. The site contains other areas of individual mature trees.</p>

Potential access is via an existing internal road leading to London Road (A1081). There is a public right of way along the south west site boundary.

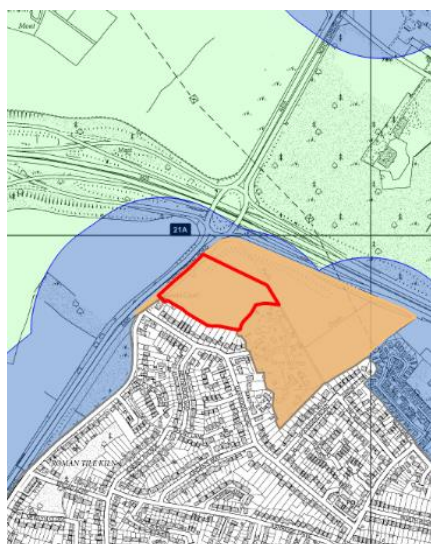
This site is recommended to progress.

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
O-028	STS-30-21	SA-161, RA-50	North of Oakwood Road, Bricket Wood, AL2 3PT	St Stephen	3.07	Scrubland	Commercial

Location of Site

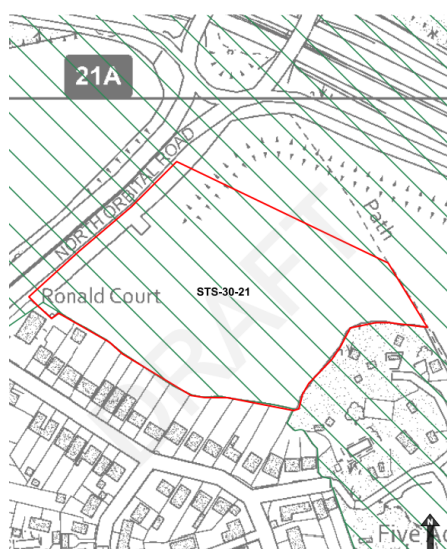
Green Belt Settlement Buffer Map



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 north of Bricket Wood. The M25 motorway runs close to the northern boundary of the site, separated by open space. The North Orbital Road (A405) runs along the western boundary of the site. Residential dwellings along Oakwood Road and Five Acres Wood are located to the south. Residential areas and open field to the east.

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	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	N/A
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	N/A
Distance to nearest infant/primary school	N/A
Distance to nearest secondary school	N/A
Distance to nearest GP surgery	N/A
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	M
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	N/A
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	M
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	6 - Weak	5 - Medium	14 - Strong
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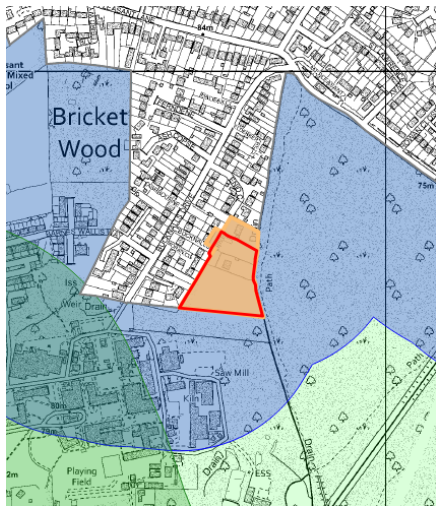
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 170 metres from a bus stop, 5.9 kilometres from St Albans City railway station and 1.8 kilometres from Bricket Wood branch line station.</p> <p>The site is adjacent to a deciduous woodland Priority Habitat, parts of which are designated as a woodland TPO and a group TPO. The site contains mature trees, scrub and a strip of undesignated woodland along the site boundaries.</p> <p>The site is within the 100 metres buffer of an archaeological area subject to recording conditions.</p> <p>The site contains an area of contaminated land.</p> <p>Potential access includes via Oakwood Road.</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-237	STS-54-21	SA-158 / RA-49	Bucknalls Drive, Bricket Wood, AL2 3YT	St Stephen	1.28	Residential / Open land	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 to the south of Bricket Wood and is a largely open area of land with some border planting and rough grass. Residential properties off Bucknalls Drive lie to the west and north. To the east is Bricket Wood Common and to the south, a strip of woodland separates the site from the Building Research Establishment site.

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	Partially – 2%
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	S
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	W

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	M
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	S
Nationally (European) Protected Sites (SSSI)	M
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
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	W
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	9 - Medium	13 - 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 Bricket Wood, 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, 3.1 kilometres from a secondary school, 1.7 kilometres from a bus stop, 6.5 kilometres to Radlett mainline railway station and 830 metres from a Local Centre.</p> <p>The site is adjacent to a Site of Special Scientific Interest (SSSI), Bricket Wood Common, which is also designated as a deciduous woodland Priority Habitat. Within the site are two woodland TPOs and a group TPO. Adjacent to the southern site boundary is a woodland TPO that is also designated as a deciduous woodland Priority Habitat and a County Wildlife Site. The site is within the 100 metres buffer of a few areas to the west of the site that are designated as deciduous woodland Priority Habitats, County Wildlife Sites and woodland/area/group TPOs. The site contains an area of undesignated woodland to the north and some mature trees on the boundaries.</p>

Potential access is via Bucknalls Drive.

Part of this site received planning permission for residential use (ref 5/2023/0603).

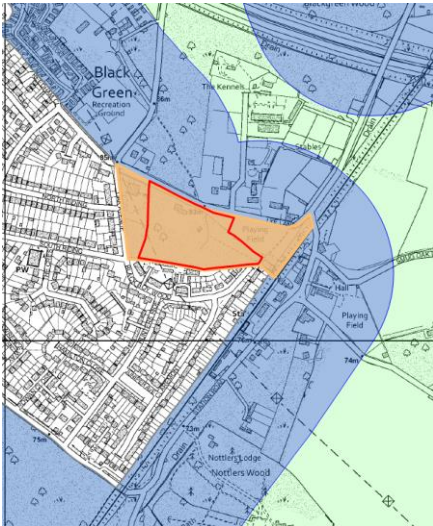
This site is recommended to progress.

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-240	STS-57-21	SA-123 / RA-45	Ashdale Lye Lane, Bricket Wood, AL2 3LQ	St Stephen	2.47	Residential / Woodland	Primarily residential

Location of Site

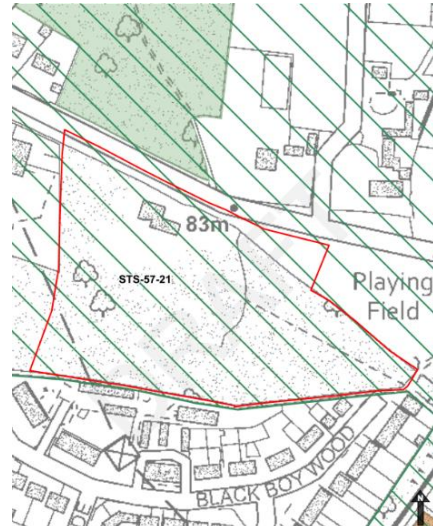
Green Belt Settlement Buffer Map



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

Aerial of Site



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Description of Site

The site is located to the east of Bricket Wood. Lye Lane is directly north of the site, with woodland and residential dwellings. Smug Oak Green lies to the east, with the Abbey Line Railway track beyond. To the south are residential dwellings along Black Boy Wood. To the west is a social club and woodland with Oak Avenue and a residential area beyond.

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	Partially – 2%
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	S
Ancient Woodland	M
Accessibility	

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

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	6 - Medium	16 - 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 Bricket Wood, 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; 1.6 kilometres from a primary school, 3.4 kilometres from a secondary school, 1.6 kilometres from a bus stop, 5.3 kilometres to Radlett mainline railway station and 540 metres from a Local Centre.</p> <p>Most of the site is designated as a deciduous woodland Priority Habitat, a County Wildlife Site and a woodland TPO. To the west, the site is adjacent to another area that is designated as a deciduous woodland Priority Habitat and a County Wildlife Site. The northern half of the site is within the 100 metres buffer of an Ancient Woodland, which is also designated as a County Wildlife Site and woodland TPO. A small part of the south western corner of the site is within the 400 metres buffer of a SSSI. The site is within 100 metres of an area of undesignated woodland to the east.</p>

A national grid electricity cable is in the south west corner of the site.

Potential access is via two lane Lye Lane to the north of the site. A public right of way footpath runs along the southern boundary of the site.

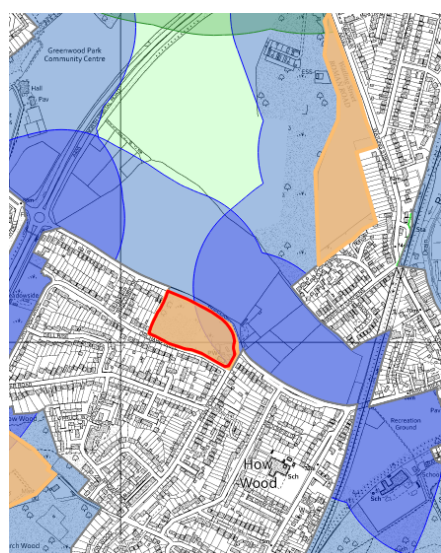
This site is recommended to progress.

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-210	STS-32-18	SA-109 / RA-42	Tippendell Lane and Orchard Drive, How Wood, AL2 2QF	St Stephen	2.32	Vacant / Church	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 north of How Wood and is bounded by Tippendell Lane to the north, Orchard Drive to the south and Penn Road to the east. Residential properties lie to the south and west of the site, whilst open countryside lies to the north of Tippendell Lane. Park Street Baptist Church occupies the south eastern corner of the site with access from Penn Road.

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	Partially – 2%
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	S
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	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	S
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	5 - Medium	20 - Strong
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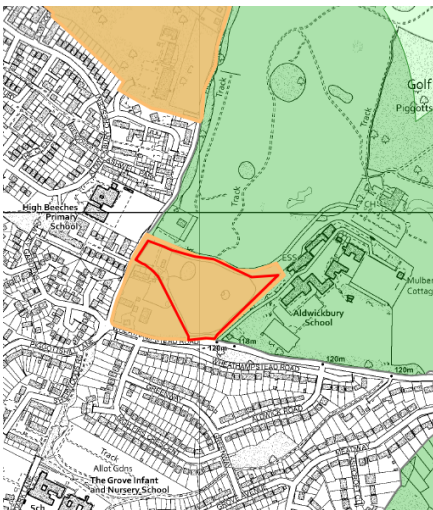
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 report.</p> <p>The site is adjacent to How Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within two 250 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 520 metres from a primary school, 2.4 kilometres from a secondary school, 660 metres from a bus stop, 4.7 kilometres from St Albans City railway station, 1 kilometre from a branch line station and 450 metres from a Local Centre.</p> <p>The site contains a group TPO in the south east corner. The site also contains areas of undesignated woodland, mature trees, and scrub.</p> <p>Potential access is via Penn Road, a two-lane road, or potentially via Tippendell Lane or Orchard Drive.</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-286	WH-32-21	SA-36 / RA-22	North of Wheathampstead Road, Harpenden, AL5 1AB	Wheathampstead	2.26	Agricultural / Grazing land	Primarily residential

Location of Site

Green Settlement Belt 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 to the east of Harpenden and comprised of grass and trees. To the west of the site is Piggottshill Lane, with residential dwellings and High Beeches Primary school beyond. To the south west are residential dwellings, and Wheathampstead Road is directly to the south with residential dwellings beyond. To the east is Aldwickbury School and to the north is Aldwickbury Park Golf Club.

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	Partially - <1%
Located within the Green Belt Study weakly performing area	No
Located within the Green Belt Study less important area	Yes
Located within the 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)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
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	S
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)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
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	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	11 - Medium	15 - Strong
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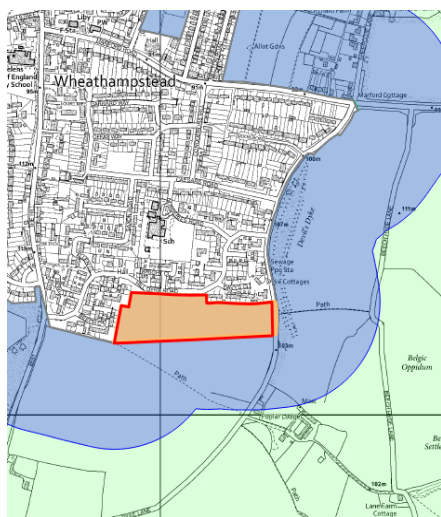
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 490 metres from a primary school, 2.7 kilometres from a secondary school, 1 kilometre from a bus stop, 1.9 kilometres from Harpenden mainline railway station and 910 metres from a District Centre.</p> <p>Part of the site is within the 100 metres buffer of a listed building and the whole site is within a landscape conservation area.</p> <p>The site is within the 100 metres buffer of a deciduous woodland Priority Habitat and a County Wildlife Site. There are areas of undesigned woodland within the site and adjacent to site boundaries as well as hedges.</p> <p>Potential access to the site is via Wheathampstead Road to the south or single track Piggotshill Lane to the west.</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-283	WH-28-21	SA-50 / RA-29	Hill Dyke Road, AL4 8TR	Wheathampstead	3.55	Agricultural	Primarily residential

Location of Site

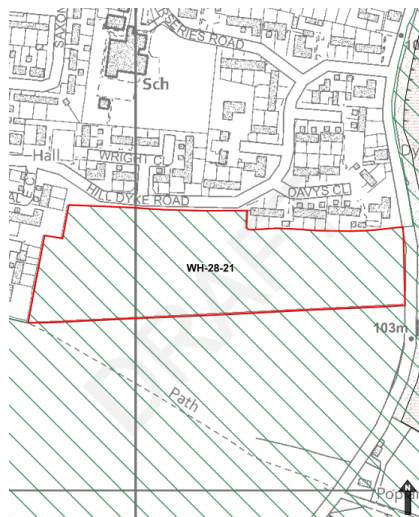
Green Belt Settlement Buffer Map



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
- Listed Buildings Grade II
- Listed Buildings 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 to the south east of Wheathampstead. To the north of the site is Hill Dyke Road and residential dwellings, and there are residential dwellings also to the west. To the south is open countryside and to the east is Dyke Lane, with woodland beyond. There are trees/vegetation partially along all boundaries of the site.

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	W
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	W
Distance to nearest infant/primary school	S
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	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
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	7 - Weak	9 - Medium	15 - Strong
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Qualitative Assessment
<p>This site is recommended for further consideration by the Green Belt Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 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; 380 metres from a primary school, 4.5 kilometres from a secondary school, 160 metres from a bus stop, and 5.4 kilometres from Harpenden mainline railway station and 1.3 kilometres from a District Centre.</p> <p>The whole of the site is within the 100 metres buffer of a scheduled monument and an archaeological area subject to recording conditions.</p> <p>The site is within the 100 metres buffer of two areas designated as deciduous woodland Priority Habitats and County Wildlife Sites, to the east and south west. The area to the south west is also designated a Local Nature Reserve. A strip of undesignated woodland, hedgerows and scrub can be found along the site boundaries.</p>

The site contains an area of contaminated land.

Potential access is via two lane Hill Dyke Road to the north of the site.

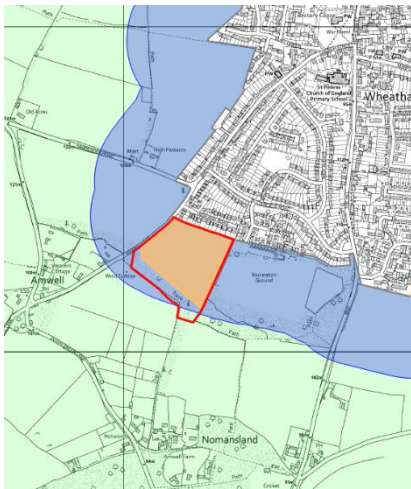
This site is recommended to progress.

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-280	WH-24-17	SA-53 / RA-30	Amwell Top Field, Wheathampstead, AL4 8DZ	Wheathampstead	5.65	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
- Locally Listed Buildings
- Flood Zone 3
- Scheduled Ancient Monuments
- Flood Zone 3b
- Metropolitan Green Belt
- Conservation Areas
- Ancient Woodlands
- Listed Buildings
- Registered Parks and Gardens
- Grade I
- Local Nature Reserves
- Grade II
- Site of Special Scientific Interest
- Grade II*

Aerial of Site



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Description of Site

The site is located to the south west of Wheathampstead. Amwell Lane is to the north west of the site, with woodland and open fields beyond. To the north east are residential dwellings along High Ash Road and a playing field lies to the east. To the south and south west are open fields and woodland.

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 – 97%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially – 77%
Located within Green Belt Study Recommended for further Consideration area	Partially – 77%

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)	M
Distance to nearest mainline railway station	W

Distance to nearest branch line railway station	W
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	S
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	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	W
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	10 - Medium	13 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. Most of the site is within the Green Belt. It is mostly within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 750 metres from a primary school, 3.8 kilometres from a secondary school, 910 metres from a bus stop, 5 kilometres from Harpenden mainline railway station and 920 metres from a Local Centre.</p> <p>The whole site is within a landscape conservation area, and it is adjacent to Wheathampstead conservation area. It is also adjacent to an archaeological area subject to recording conditions.</p> <p>It is adjacent to a County Wildlife Site, which is also classified as a Local Nature Reserve site and a deciduous woodland Priority Habitat. The site contains an area of undesignated woodland, is adjacent to mature trees and other areas of undesignated woodland.</p> <p>A gas pipeline runs through the centre of the site from north-west to south-east.</p> <p>Potential access is via Amwell Lane or through to High Ash Road.</p> <p>This site is recommended to progress.</p>

