

Green Belt Previously Developed Land Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-027	CH-30-21	Smallford Works, Smallford Lane, AL4 0SA
C-137	SA-20-21	Land at North Orbital Road, AL2 1DL
C-168	SM-01-18	Friends Meeting House, Blackwater Lane, Hemel Hempstead, HP3 8LB

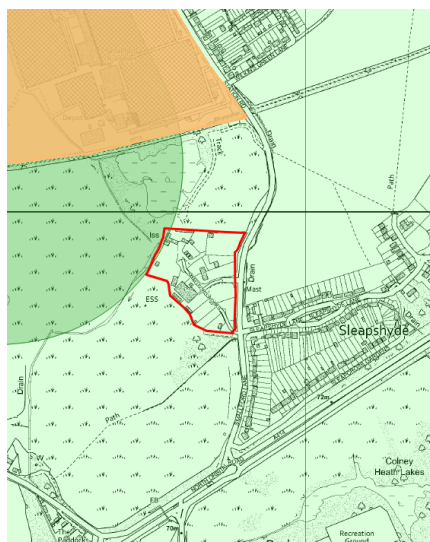
N.B. Maps within this document contain public sector information licenced under the Open Government Licence V3.0. © Crown copyright and database rights 2024 Ordnance Survey AC0000819589.

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-027	CH-30-21	SA-87 / Not recommended	Smallford Works, Smallford Lane, AL4 0SA	Colney Heath	3.34	Industrial	Primarily residential

Location of Site

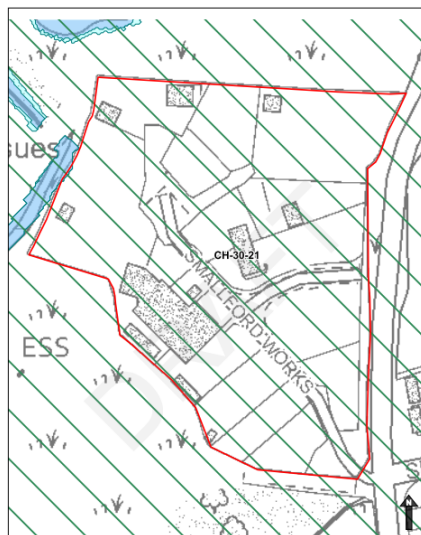
Green Belt Settlement Buffer Map



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



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site is located north-west of the Green Belt Settlement of Sleepshyde. Smallford Lane is adjacent to the east of the site, with open fields and residential properties in Sleepshyde beyond. To the south, west and north of the site are areas of woodland, scrub land and green space. To the north of the site is also a lake, and Butterwick Brook runs parallel to the site's north-western boundary.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 2%
Located on previously developed land	Yes – 96%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

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	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	W
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	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	M
Green Infrastructure Corridors	S
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	11 - Medium	14 - Strong
---	-----------------	--------------------	--------------------

Qualitative Assessment

This site is not recommended for further consideration by the Green Belt Review Stage 2 Report.

The site is relatively close to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt, but it is predominantly brownfield. It is partially within the 400 metres Green Belt Study settlement buffer.

The site is approximately; 1.1 kilometres from a primary school, 2.2 kilometres from a secondary school, 950 metres from a bus stop, 5.1 kilometres from Hatfield railway station and 1.6 kilometres from a Local Centre.

A Strategic Flood Risk Assessment Level 2 was undertaken for this site.

Part of the site is within the 100 metres buffer of a listed building. Adjacent to the site's north, west and south boundaries is a County Wildlife Site. The site is within the 100 metres buffer of deciduous woodland Priority Habitats to the north and north-west of the site, and undesignated woodlands are adjacent to the north and south site boundaries.

The whole site is contaminated land.

Potential access is via Smallford Lane or an existing internal road, Smallford Works.

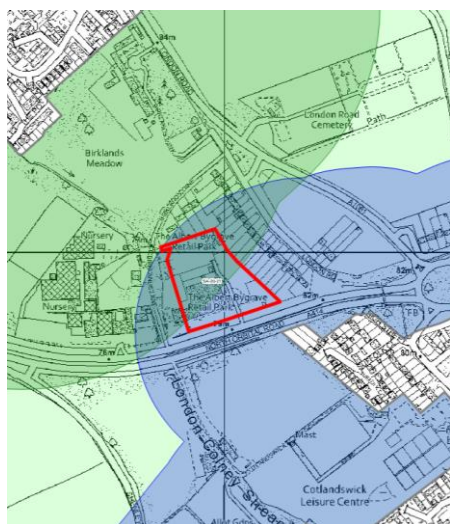
The site is recommended to progress.

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-137	SA-20-21	SA-100 / Not Recommended	Land at North Orbital Road, AL2 1DL	St Albans (unparished)	1.88	Retail	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



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site is located north west of London Colney and north of the A414 (North Orbital Road). To the south of the site beyond the A414 is a playing field. The rear gardens of residential properties along London Road to the east and Birklands Lane to the north border the site. To the west is a garden centre and areas of 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 – 100%
Located on previously developed land	Yes – 99%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

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	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	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)	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	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	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	13 - Medium	15 - Strong
---	-----------------	--------------------	--------------------

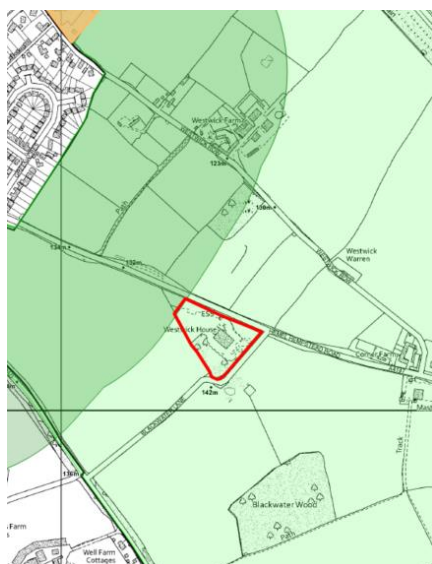
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to London Colney, the Tier 3 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt, but it is predominantly brownfield. It is within both the 250 and 400 metres Green Belt Study settlement buffers.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 1.6 kilometres from a secondary school, 540 metres from a bus stop, 3.4 kilometres from St Albans City railway station and 1.3 kilometres from a Local Centre.</p> <p>The site is within the 100 metres buffer of a listed building. Adjacent to the west of the site is a deciduous woodland Priority Habitat. The site is also within the 100 metres buffer of other deciduous woodland Priority Habitats towards the north, north-west, west and south of the site. Mature trees border the site at the east, north and west.</p> <p>A Strategic Flood Risk Assessment Level 2 was undertaken for this site.</p> <p>Potential access is via the North Orbital Road (A414).</p> <p>Part of this site received planning permission for residential use (ref 5/2022/0789).</p> <p>The 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-168	SM-01-18	SA-163 / Not recommended	Friends Meeting House, Blackwater Lane, Hemel Hempstead, HP3 8LB	St Michael	1.66	Church	Primarily residential

Location of Site

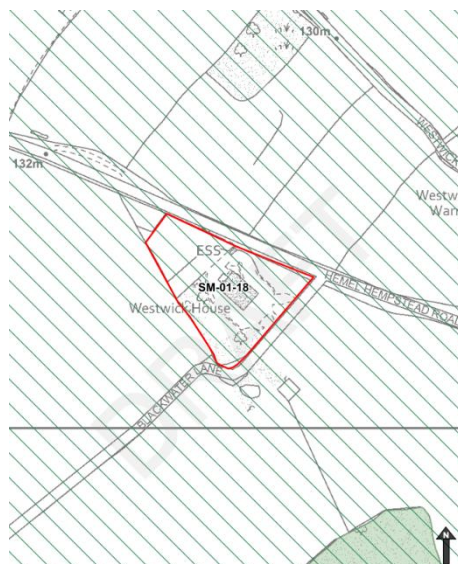
Green Belt Settlement Buffer Map



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

Aerial of Site



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site is located close to Leverstock Green, and open fields surround the site. The site's north eastern boundary abuts Hemel Hempstead Road and the southern site boundary abuts Blackwater 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	Partially – 1%
Located on previously developed land	Partially – 52%
Located within Green Belt Study weakly performing area	Yes (Does not meet)
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

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	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	W
Distance to nearest GP surgery	W
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	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
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	10 - Weak	5 - Medium	16 - Strong
---	------------------	-------------------	--------------------

Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Hemel Hempstead, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt, but it is predominantly brownfield. It is partially within the 400 metres Green Belt Study Settlement buffer.</p> <p>The site is approximately; 1.8 kilometres from a primary school, 3.2 kilometres from a secondary school, 170 metres from a bus stop, 4.3 kilometres from Aspley railway station and 1.2 kilometres from a Local Centre.</p> <p>The site contains and is adjacent to areas of undesignated woodland. Individual trees and bushes are also present within the site.</p> <p>An electrical substation is positioned along the sites north eastern boundary. The whole site falls within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>Potential access is via an internal road leading onto Blackwater Lane.</p> <p>The site is recommended to progress.</p>