

Other Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA / UCS Reference	Site Address
O-029	STS-31-21	Land to the North of Bricket Wood, bounded by the M25 and A405 North Orbital, AL2 3ET
O-033	UCS-SA-CU-001	Toulmin Drive, St Albans, AL3 6DX
M-008	HT-10-21	Rothamsted Research, Harpenden, AL5 2JQ
B-006	HT-10-18	Rothamsted Research, Harpenden Campus, AL5 2JQ

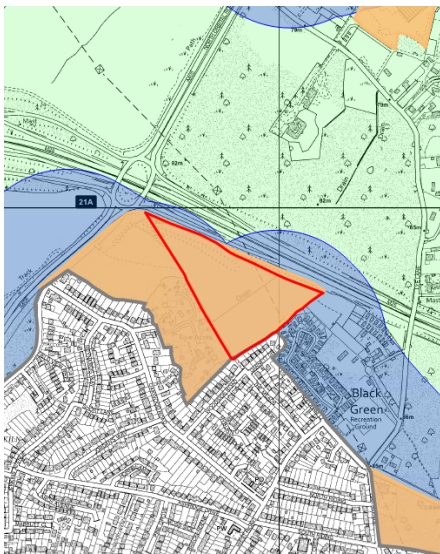
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Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
O-029	STS-31-21	SA-161 / RA-50	Land to the North of Bricket Wood, bounded by the M25 and A405 North Orbital, AL2 3ET	St Stephen	5.85	Scrubland	Community Use

Location of Site

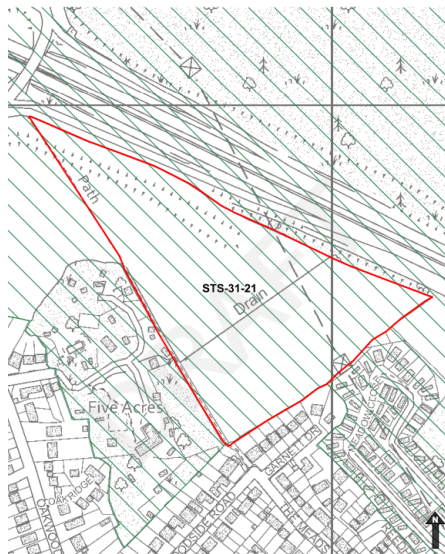
Green Belt Settlement Buffer Map



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



Description of Site

The site is located north of Bricket Wood. The M25 motorway runs along the north western boundary of the site. Five Acres wood and naturist settlement is to the south west. An open field and residential dwellings along Garnett Drive and Meadow Close are to the south 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)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	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	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	W
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	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	1 - Medium	14 - Strong
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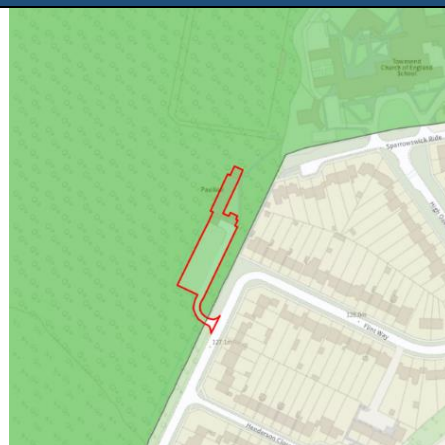
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 3.9 kilometres from a secondary school, 1 kilometre from a bus stop, 6 kilometres to Radlett mainline railway station, 1.4 kilometres from Bricket Wood branch line railway station and 650 metres to a Local Centre.</p> <p>The site is adjacent to deciduous woodland Priority habitats along the south western and north western boundaries. Parts of the deciduous woodland priority habitats located to the south west of the site are also designated as woodland and group TPOs.</p> <p>A Strategic Flood Risk Assessment Level 2 was carried out for this site.</p> <p>A national grid electricity tower is in south of site and national grid overhead line runs through the east of the site.</p>

Potential access is via an extension to Woodside Road to the south of the site. A public right of way footpath runs along part of the west boundary.

This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Location of Site	
Site Address	Toulmin Drive, St Albans, AL3 6DX
Parish	St Albans
Area in Ha	0.19
Current Land Use	Car park and pavilion
Proposed Use	Community facility
Site Ref	O-033
UCS Ref	UCS-SA-CU-001



Description of Site
<p>The site is previously developed land in the Green Belt, adjacent to the north west of St Albans urban area. To the south east of the site is Toulmin Drive. To the north east are residential properties along Flint Way and Sparrowswick Ride, with Townsend Church of England school beyond. All other site boundaries are adjacent to open playing fields.</p>

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
Located on previously developed land	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)	S
Distance to nearest mainline railway station	M
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	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	S
Archaeological Assets including their setting	M
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	S
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	0 - Weak	9 - Medium	17 - Strong
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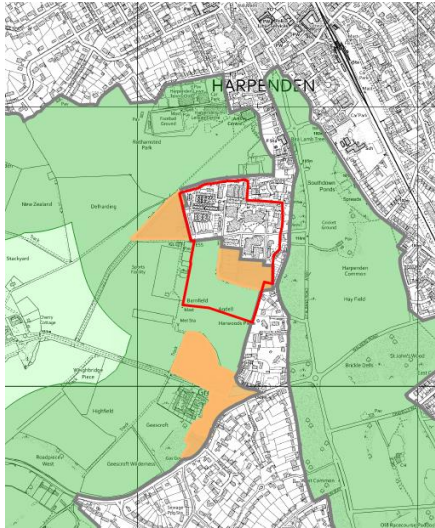
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. Most of the site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 380 metres from a bus stop, 3.8 kilometres from St Albans City mainline railway station and 3.9 kilometres from St Albans Abbey branch line station.</p> <p>Part of the site is within the 100 metres buffer of a County Wildlife Site, which is also designated as an Ancient Woodland, deciduous woodland Priority Habitat, an area of archaeological significance. The site is also within the 100 metres buffer of another deciduous woodland Priority Habitat and is adjacent to a few mature trees. Part of the site is also within the 100 metres buffer a landscape conservation area.</p> <p>Potential access is via an internal road leading to Toulmin Drive. A public right of way runs across the access road leading onto Toulmin Drive.</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
M-008	HT-10-21	SA-15b / RA-11 & RA-10 (partially)	Rothamsted Research, Harpenden, AL5 2JQ	Harpenden Town	13.62	Research Park / Office / Laboratory / Academic / Conference / car park (NB. Planning permission for C2 use was granted in part of the site in 5/2015/2379)	Employment

Location of Site

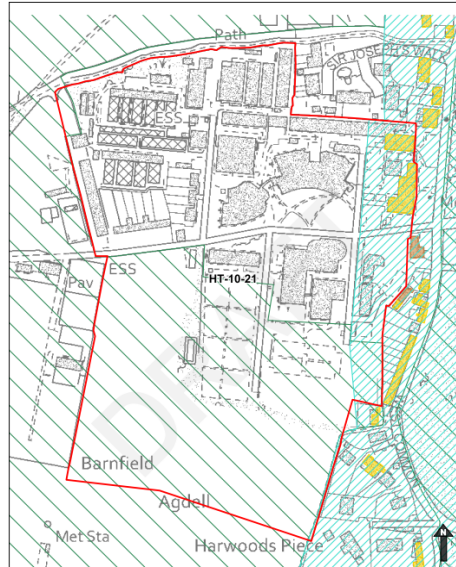
Green Belt Settlement Buffer Map



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 III*
- 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. To the south and west of the site are open fields and Rothamsted Park lies to the north. There is residential housing to the south east and north east, with Harpenden Common to the east beyond St Albans Road.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement zone area	Yes – 100%
Located on previously developed land	Partially – 33%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially - 15% (Partly less important)

Located within Green Belt Study Recommended for further Consideration area	Partially - 15%
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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)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	N/A
Distance to the strategic road network for employment sites	M
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	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	S
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	W
Green Infrastructure Corridors	M
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	7 - Weak	7 - Medium	13 - 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 partially within and adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. Part of the site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 700 metres from a bus stop, 1.1 kilometres from Harpenden mainline railway station and 6.3 kilometres from a strategic road network (M1).</p>

The east of the site contains listed buildings, locally listed buildings, and part of a conservation area. The site is within the 100 metres buffer of County Wildlife Sites, deciduous woodland Priority Habitats, and good quality semi-improved grassland Priority Habitats. The site contains and is adjacent to areas of undesignated woodland. It also contains mature trees and bushes.

The site contains an area of contaminated land and multiple electrical features.

Potential access is via two lane Ninnings Cottages Road which runs through the centre of the site, connecting with West Common Road and St Albans Road (A1081) to the east and a public right of way footpath to the west. The public right of way footpath also runs through the site and another along the northern boundary.

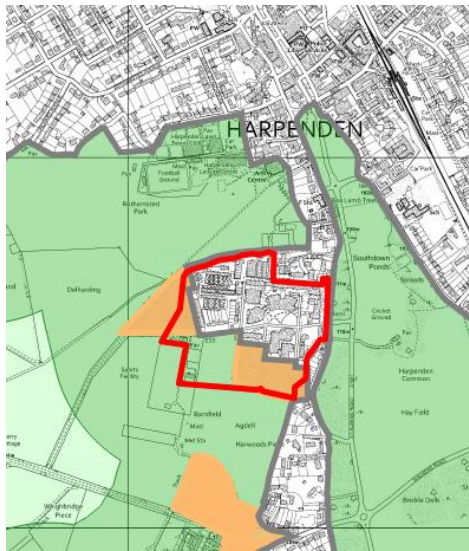
This site is recommended to progress.

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
B-006	HT-10-18	SA-15a & SA-15b / RA-11 & RA-10 (partially)	Rothamsted Research, Harpenden Campus, AL5 2JQ	Harpenden Town	12.32	Research Park / Office / Laboratory / Academic / Conference (NB. Planning permission for C2 use was granted in part of the site in 5/2015/2379)	Employment

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
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- Registered Parks and Gardens
- Local Nature Reserves
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Aerial of Site



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Description of Site

The site is located to the west of Harpenden. To the south and west of the site are open fields and Rothamsted Park lies to the north. There is residential housing to the south east and north east, with Harpenden Common to the east beyond St Albans 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 – 36%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially – 20% (including

	Partly less important)
Located within Green Belt Study Recommended for further Consideration area	Partially – 20%

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)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	N/A
Distance to the strategic road network for employment sites	M
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	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	S
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	W
Green Infrastructure Corridors	M
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	7 - Weak	7 - Medium	13 - 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 partially within and adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. Part of the site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 690 metres from a bus stop, 1.1 kilometres from Harpenden mainline railway station and 6.3 kilometres from a strategic road network (M1).</p> <p>Part of the site falls within a conservation area. The east of the site contains a listed building and is adjacent to</p>

another. The site contains locally listed buildings and is adjacent to others.

The site is within the 100 metres buffer of County Wildlife Sites, deciduous woodland Priority Habitats, and good quality semi-improved grassland Priority Habitats. The site contains and is adjacent to areas of undesignated woodland. It also contains mature trees and bushes.

The site contains an area of contaminated land and multiple electrical features.

Potential access is via two lane Ninnings Cottages Road which runs through the centre of the site, connecting with West Common Road and St Albans Road (A1081) to the east and a public right of way footpath to the west. The public right of way footpath also runs through the site and another along the northern boundary.

This site is recommended to progress.