

Green Belt Buffer Sites Not Recommended to Progress Part 1 Proformas Addendum: Proforma M-024

St Albans City and District Council – November 2024

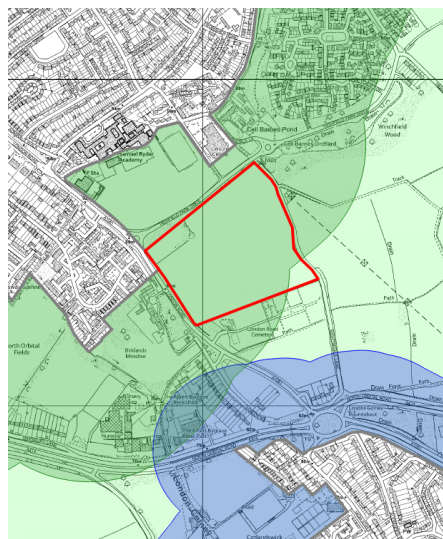
This addendum provides an update to the Green Belt Buffer Sites Not Recommended to Progress Part 1 Proformas document, previously published in September 2024. The update was made to the Qualitative Assessment of Proforma M-024 to acknowledge previously unaddressed points of consideration raised by the site's landowner at Regulation 18. The updated Proforma M-024 is provided below, with additional text in red.

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-024	SA-25-21	SA-99 / Not Recommended	Land at London Road, St Albans, AL4 0AH	St Albans (unparished)	14.13	Agricultural	Primarily residential

Location of Site

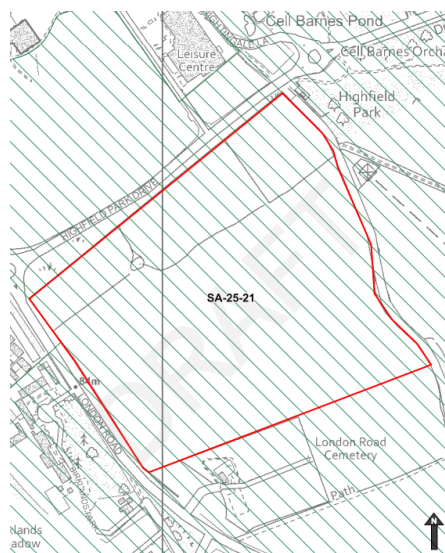
Green Belt Settlement Buffer Map



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 between St Albans and London Colney. Highfield Park Drive is to the north of the site, beyond which is Samuel Ryder Academy and residential areas of St Albans. London Road is adjacent to the west of the site with residential properties, Birklands Park and North Orbital Fields beyond. To the south is London Road Cemetery then the North Orbital roundabout. Nightingale Lane is adjacent to the eastern 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 - 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	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	M
Distance to nearest branch line railway station	M
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	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
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	M
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	1 - Weak	14 - Medium	16 - 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. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 850 metres from a primary school, 850 metres from a secondary school, 250 metres from a bus stop, 2.9 kilometres from St Albans City railway station and 1 kilometre from a Local Centre.</p> <p>A small part of the south west corner of the site is within the 100 metres buffer of a County Wildlife Site. Part of the site is within the 100 metres buffer of deciduous woodland Priority Habitats to the north west and south east.</p> <p>An electrical feature and telecommunication site are adjacent to the north east corner of the site. There is contaminated land adjacent to part of the southern boundary of the site.</p> <p>Potential access is via London Road to the west and Highfield Park Drive to the north, both of which are two way/lane roads. Nightingale Lane which runs along the eastern boundary of the site provides pedestrian and</p>

cycle access.

The landowner also owns land to the south of the cemetery and has proposed using it for a cemetery extension and open space. However, this does not change the recommendation for this site.

This site is not recommended to progress.