

Urban HELAA Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-086	LC-12-21-1	Land South West of London Colney Allotments, London Colney, AL2 1RG
C-198	STS-18-21	Former Bricket Wood United Reformed Church, AL2 3QR
M-039	STS-23-21	Greenwood United Reformed Church, AL2 3HG

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Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-086	LC-12-21-1	Land South West of London Colney Allotments, London Colney, AL2 1RG	London Colney	0.66	Allotments	Primarily residential

Location of Site

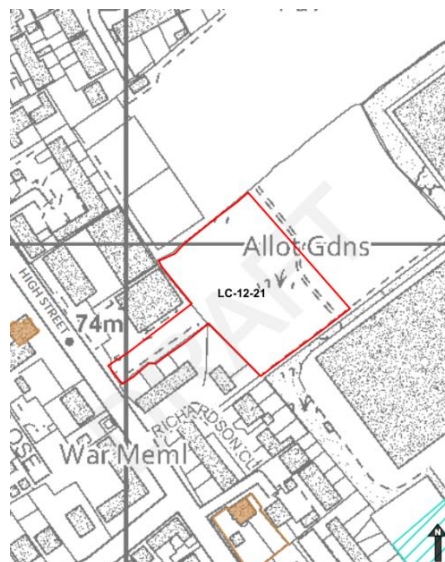
Green Belt Settlement Buffer Map



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 in the urban area of London Colney. It is east of the High Street and north of Richardson Close. A mix of residential and light industrial/office uses lie to the west. Tennis courts and public playing fields are to the north west and there are allotments to the north east. Large warehouses at Riverside Industrial Estate lie further to the east.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located on previously developed land	Partially

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
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	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	S
Other Key Constraints	
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
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	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	M
Waste	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	7 - Medium	13 - Strong
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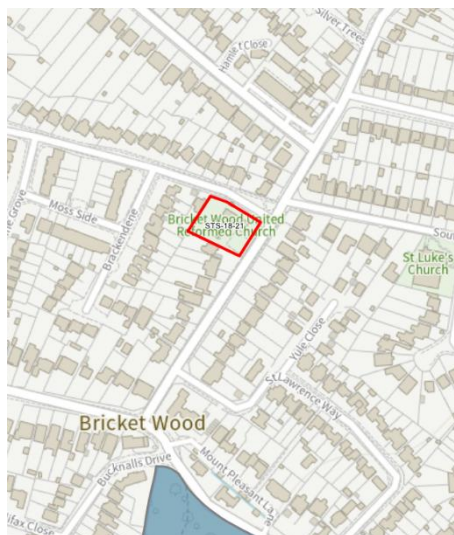
Qualitative Assessment
<p>The site is in London Colney, a Tier 3 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 740 metres from a primary school, 2.7 kilometres from a secondary school, 130 metres from a bus stop, 4.7 kilometres from St Albans mainline railway station and 310 metres from a District Centre.</p> <p>Part of the site is within the 100 metres buffer of a listed building.</p> <p>Two individual TPO can be found along the site's south western boundary. The site contains an area of undesignated woodland/mature trees to the north west and is adjacent to another along the south east border. Some individual mature trees and scrub can be found in other areas of the site.</p> <p>Potential access is via two lane London Colney High Street. There is a public right of way footpath along the southern boundary of the site.</p> <p>The southern site boundary is adjacent to contaminated land.</p> <p>This site is recommended to progress.</p>

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-198	STS-18-21	Former Bricket Wood United Reformed Church, AL2 3QR	St Stephen	0.17	Place of Worship	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 within a predominantly residential area of Bricket Wood. The site is on a corner plot at the junction of Ashridge Drive, to the north, and West Riding, to the east. Residential properties directly border the site to the west and south.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located on previously developed land	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	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	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	S
Distance to nearest infant/primary school	S

Distance to nearest secondary school	M
Distance to nearest GP surgery	S
Other Key Constraints	
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
Source Protection Zones	W
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	3 - Medium	15 - Strong
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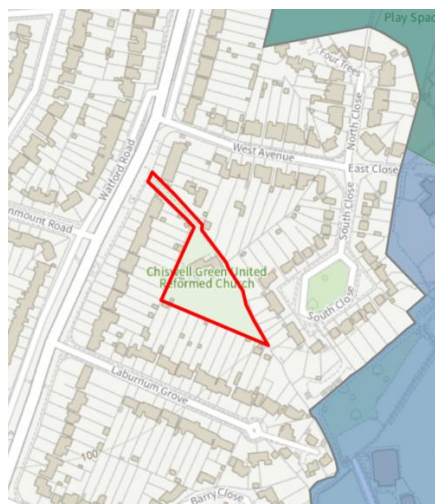
Qualitative Assessment
<p>The site is in Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 780 metres from a primary, 2 kilometres from a secondary school, 920 metres from a bus stop, 5.9 kilometres Radlett mainline railway station and 160 metres from a Local Centre.</p> <p>A TPO group is located within the site along the north-west corner of the site and another along the south eastern boundary. Three individual TPO trees can be found within the site. The site also contains areas of non-designated biodiversity, including hedges and other trees.</p> <p>An electrical feature is partially located within the site, along the north-east site boundary.</p> <p>Potential access is via West Riding to the south-east of the site.</p> <p>The site is recommended to progress.</p>

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-039	STS-23-21	Greenwood United Reformed Church, AL2 3HG	St Stephen	0.47	Place of Worship	Primarily residential

Location of Site

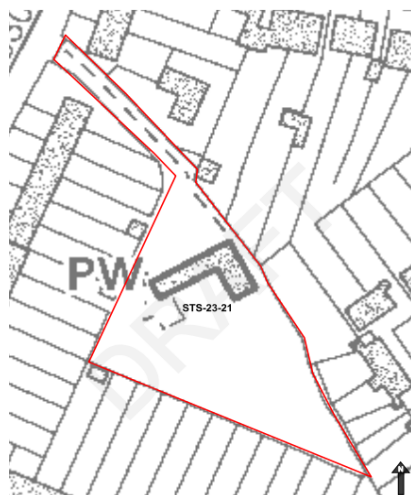
Green Belt Settlement Buffer Map



Legend

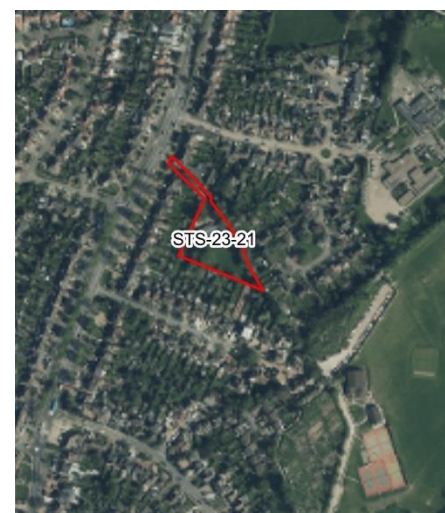
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Aerial of Site



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Description of Site

The site is within a predominantly residential area of Chiswell Green. The site is surrounded by the gardens of residential properties to all sides and is accessed from Watford Road to the west. West Avenue is to the north, South Close to the east and Laburnum Grove to the south.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located on previously developed land	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	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	M
Distance to nearest infant/primary school	S

Distance to nearest secondary school	M
Distance to nearest GP surgery	S
Other Key Constraints	
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
Source Protection Zones	W
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	M
Access to the Site	M
Contamination	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	9 - Medium	11 - Strong
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Qualitative Assessment
<p>The site is in Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 370 metres from a primary school, 1.8 kilometres from a secondary school, 40 metres from a bus stop, 3.6 kilometres from St Albans City mainline railway station and 460 metres from a Local Centre.</p> <p>The site is partially within a 100 metres buffer of a deciduous woodland Priority Habitat, located to the south east of the site. The site contains three individual TPOs. There are numerous mature trees along the site's boundaries.</p> <p>An electrical feature lies adjacent to the site's northern boundary.</p> <p>Potential access is via a single track lane off Watford Road.</p> <p>The site is recommended to progress.</p>