

Urban HELAA Sites – Not Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-127	SA-02-21	Ex Jewson Builders Merchant Branch, Cape Road, St Albans, AL1 5DJ
C-142	SA-27-18	Units 15-18 Brick Knoll Park, AL4 0BF
C-145	SA-30-21	222 London Road, St Albans, AL1 1PN
M-021	SA-14-21-2	Units 1 - 10 Campfield Road, AL1 5HN
C-298	SA-06-21	Salisbury Tennis Club, AL1 4TZ
M-023	SA-17-21	Verulam Industrial Estate, AL1 1JF
C-143	SA-28-16	Sphere Industrial Estate, AL1 5HT
C-136	SA-19-21	St Albans Abbey Station, AL1 2AY
C-144	SA-29-17	Aboyne Lodge Det Playing Field, AL3 5PP
C-059	HT-15-21	Chelford House, Coldharbour Lane, AL5 4QH
C-076	HT-32-17	Batford Mill Industrial Estate, Lower Luton Road, AL5 5FA
C-070	HT-25-16	Pan Autos and adjacent uses, Dark Lane- Grove Road, AL5 1PX
C-075	HT-30-18	Southdown Industrial Estate, Southdown Road, AL5 1PW
C-077	HT-33-17	Harpenden Fire Station, Leyton Road, AL5 2JB
C-079	LC-03-21	Land South of Wellington Road, London Colney, AL2 1EY
C-225	STS-45-21	Bricket Wood Scout Hut HQ, AL2 3LW
C-159	SAN-18-18	Units 1, 2 and 3 St Albans Industrial Estate, AL4 9LP

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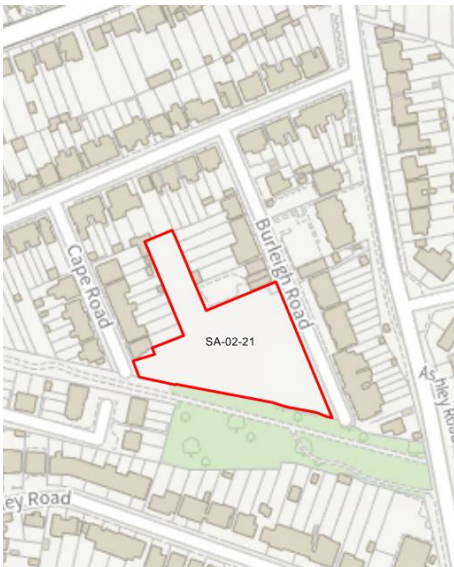
St Albans Urban HELAA Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-127	SA-02-21	Ex Jewson Builders Merchant Branch , Cape Road, St Albans, AL1 5DJ	St Albans (unparished)	0.44	Employment / Vacant	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 in the east of St Albans. The site lies between residential properties along Cape Road to the west, Castle Road to the north, and Burleigh Road to the east. Alban Way cycle path is located directly 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	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	M
Other Key Constraints	
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	S
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	W
Waste	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	8 - Medium	13 - Strong
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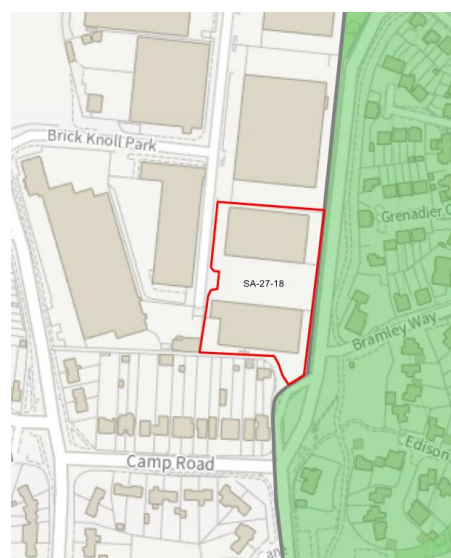
Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 650 metres from a primary school, 1.1 kilometres from a secondary school, 400 metres from a bus stop, 1.7 kilometres to St Albans City railway station and 350 metres to a District Centre.</p> <p>A County Wildlife Site is just within and running along the southern boundary of the site. The site is within the 100 metres of a deciduous woodland Priority Habitat.</p> <p>There is an electrical feature in east of the site and contaminated land in the south.</p> <p>Potential access is via Cape Road to the west of the site and Burleigh Road to the east. Both are two lane roads; however, they are in residential areas and have cars parked on both sides.</p> <p>This site received planning permission for residential use (ref 5/2021/2195) and is under construction.</p> <p>This site is not 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-142	SA-27-18	Units 15-18 Brick Knoll Park, AL4 0BF	St Albans (unparished)	0.65	Employment / Commercial	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
- Listed Buildings
- 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 in the east of St Albans. Directly to the north and west are employment areas on Brick Knoll Park and Ashely Road. South of the site are residential properties along Camp Road, and to the east beyond Hill End Lane is a residential area.

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	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	M
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	S
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	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Waste	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	5 - Medium	17 - Strong
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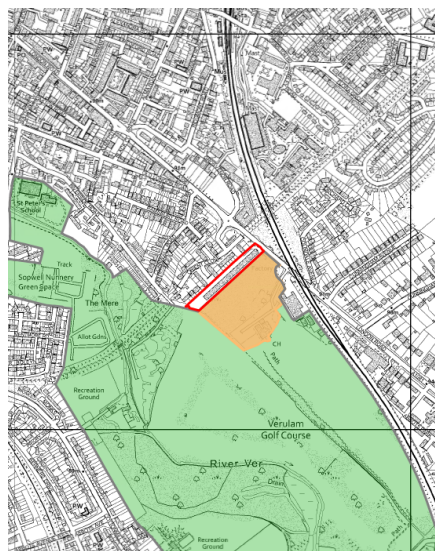
Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 750 metres from a primary school, 1.3 kilometres from a secondary school, 350 metres from a bus stop, 2.3 kilometres to St Albans City railway station and 200 metres to a Local Centre.</p> <p>The site is currently in employment use.</p> <p>Part of the site is within the 100 metres buffer of a County Wildlife Site. The site contains an area of contaminated land.</p> <p>Potential access is via two lane Hill End Lane to the east of the site. A public right of way footpath runs along the southern boundary.</p> <p>The site is in active employment use and is a designated employment area.</p> <p>This site is not 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-145	SA-30-21	222 London Road, St Albans, AL1 1PN	St Albans (unparished)	0.69	Employment	Primarily residential

Location of Site

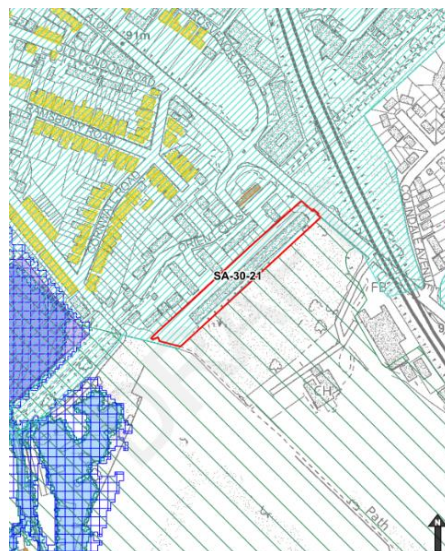
Green Belt Settlement Buffer Map



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



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Description of Site

The site is in the south of St Albans urban area. London Road and the mainline railway tracks are located to the north east of the site, with an area of woodland and a Golf Course to the south and east. To the north west of the site is Orient Close and there is a public footpath adjacent to the south west boundary .

This site was assessed in terms of its sustainable development potential

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

Major Policy Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
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	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	
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
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	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Waste	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	11 - Medium	10 - Strong
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Qualitative Assessment

The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.

The site is approximately; 1 kilometre from a primary school, 1.4 kilometres from a secondary school, 180 metres from a bus stop, 1.2 kilometres from St Albans mainline railway station and 600 metres from a local centre.

The whole of the site is within a conservation area. The site is adjacent to a deciduous woodland priority habitat, part of which is designated as a woodland TPO. Part of the site is within the 100 metres buffer of a listed building, a locally listed building, a County Wildlife Site and a local nature reserve.

Most of the site is on contaminated land.

Potential access is via two lane London Road to the north east, which connects with a private road within the site. A public right of way footpath runs along the south western boundary of the site.

This site received planning permission for residential use (ref 5/2021/1972) and is under construction.

This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-021	SA-14-21-2	Units 1 - 10 Campfield Road, AL1 5HN	St Albans (unparished)	0.63	Employment	Residential and employment

Location of Site

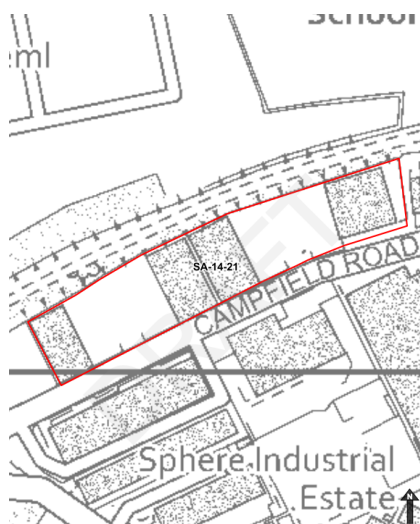
Green Belt Settlement Buffer Map



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
- 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 northern edge of an area of primarily commercial and employment use in East St Albans. There are residential properties further east and west. The Alban Way cycle path is located directly to the north, beyond which is Hatfield Road Cemetery.

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

Location	Yes, Partially or No
Located within Green Belt Settlement Buffer or settlement area	Yes
Located on previously developed land	Yes
Located within Green Belt Study weakly performing area	N/A
Located within Green Belt Study less important area	N/A
Located within Green Belt Study Recommended for further Consideration area	N/A

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	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	M
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	S
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	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	9 - Medium	20 - Strong
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Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 410 metres from a primary school, 1 kilometre from a secondary school, 120 metres from a bus stop, 900 metres from St Albans City railway station and 640 metres from a District Centre.</p> <p>The site is adjacent to a deciduous woodland Priority Habitat, which is also a County Wildlife Site. The western half of the site contains contaminated land.</p> <p>Potential access is via Campfield Road.</p> <p>The site is in active employment use and is a designated employment area.</p> <p>The site is not 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-298	SA-06-21	Salisbury Tennis Club, AL1 4TZ	St Albans (unparished)	0.21	Tennis 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 in the east of St Albans and is surrounded by residential properties to all sides. The site currently comprises tennis courts.

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	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	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S

Distance to nearest GP surgery	M
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	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	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	0 - Weak	7 - Medium	24 - Strong
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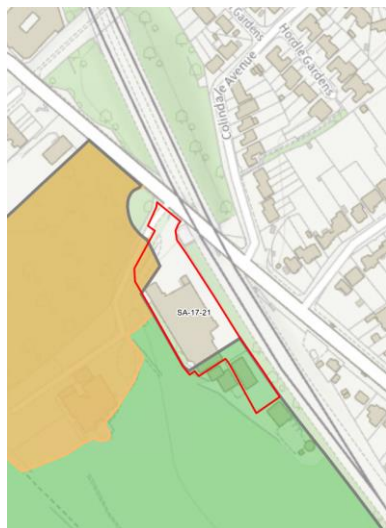
Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 500 metres from a primary school, 770 metres from a secondary school, 570 metres from a bus stop, 1.8 kilometres from St Albans City railway station and 530 metres from a District Centre.</p> <p>Potential access is via Salsbury Avenue to the east of the site.</p> <p>The site is in active community use as a tennis club.</p> <p>The site is not 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-023	SA-17-21	Verulam Industrial Estate, AL1 1JF	St Albans (unparished)	0.60	Employment / Commercial	Housing and 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 | 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 adjacent to the south of St Albans urban area. The mainline railway tracks are located directly to the east of the site. To the south and west is Verulam Golf Club, with scrubland to the north west.

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	W
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	M
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	
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
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	M
Access to the Site	S
Contamination	W
Waste	S

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	13 - Medium	9 - Strong
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Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 1.1 kilometres from a primary school, 1.3 kilometres from a secondary school, 230 metres from a bus stop, 3.3 kilometres from the strategic road network, 1.1 kilometres from St Albans City railway station and 640 metres from the City Centre.</p> <p>Part of the site falls within a conservation area and half of the site is within the 100 metres buffer of several locally listed buildings. The site is adjacent to a deciduous woodland Priority Habitat.</p> <p>The site may contain an area of contaminated land.</p> <p>Potential access is via London Road (A1081) to the north-east of the site.</p> <p>This site received planning permission for residential use (ref 5/2021/2417).</p> <p>The site is not 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-143	SA-28-16	Sphere Industrial Estate, AL1 5HT	St Albans (unparished)	1.35	Employment	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 in the east of St Albans. Campfield Road is located to the north, Camp Road to the south and Roland Street to the east of the site. The surrounding uses are predominantly residential, with some employment uses to the north-west.

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

Location	Yes, Partially or No
Located within Green Belt Settlement Buffer or settlement area	Yes
Located on previously developed land	Yes
Located within Green Belt Study weakly performing area	N/A
Located within Green Belt Study less important area	N/A
Located within Green Belt Study Recommended for further Consideration area	N/A

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	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	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	S
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	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	9 - Medium	20 - Strong
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Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 550 metres from a primary school, 1.2 kilometres from a secondary school, 300 metres from a bus stop, 1.1 kilometres from St Albans City railway station and 600 metres from a District Centre.</p> <p>Part of the site is within the 100 metres buffer of deciduous woodland Priority Habitats, one of which is also a County Wildlife Site.</p> <p>The site may contain an area of contaminated land.</p> <p>Potential access is via Campfield Road to the north of the site.</p> <p>The site is in active employment use and is a designated employment area.</p> <p>The site is not 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-136	SA-19-21	St Albans Abbey Station, AL1 2AY	St Albans (unparished)	0.66	Train Station car park and 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
- 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 in the south east of St Albans urban area. To the south west lies the railway line that terminates at St Albans Abbey station. To the north and east lies primarily residential development. Offices are located to the south west beyond the railway line, and a retail park is located to the south. Holywell Hill is to the west of the site, with Westminster Lodge leisure centre beyond.

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	W
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	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	S
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	W
Source Protection Zones	W
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	W
Waste	S

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	6 - Medium	13 - Strong
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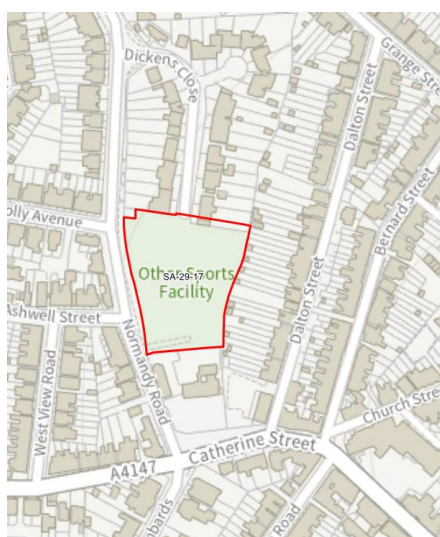
Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 500 metres from a primary school, 1.1 kilometres from a secondary school, 50 metres from a bus stop, 2 kilometres to St Albans City railway station and 580 metres to an Out of Centre Retail Park. St Albans Abbey branch line railway station is next to the site and there is also a bus stop on the site currently serving the station.</p> <p>The site is partly within a conservation area and an archaeological area subject to recording conditions. The site is within the 100 metres buffer of a locally listed building. There are a significant number of mature trees within the site boundaries.</p> <p>Most of the site contains contaminated land.</p> <p>Potential access is via two lane St Stephen's Hill (A5183) to the north west of the site. There is currently a road in the site serving the St Albans Abbey branch line railway station and car park.</p> <p>The site is in active use as a station car park. Site capacity is less than 5 homes once limited parking capacity and mature tree constraints are taken into account.</p> <p>This site is not 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-144	SA-29-17	Aboyne Lodge Det Playing Field, AL3 5PP	St Albans (Unparished)	0.55	Playing Field	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
- Grade I
- Grade II
- Grade II*

Aerial of Site



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Description of Site

The site is located north of the centre of St Albans. Residential properties on Dickens Close and Dalton Street border the site to the north and east. Normandy Road borders the site to the west, with residential dwellings beyond. To the south is a large, Listed Grade II period office building, Bleak House.

This site was assessed in terms of its sustainable development potential

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

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
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	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	M
Archaeological Assets 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	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	1 - Weak	10 - Medium	13 - Strong
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Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 300 metres from a primary school, 1.1 kilometres from a secondary school, 350 metres to a bus stop, 1.6 kilometres to St Albans City railway station and 260 metres from the City Centre.</p> <p>The site is within a conservation area, the 100 metres buffer of a listed building and the 100 metres buffer of a locally listed building.</p> <p>Potential access via two lane Normandy Road to the west of the site.</p> <p>The site is in use as a school playing field.</p> <p>This site is not recommended to progress.</p>

Harpenden Town Urban HELAA Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-059	HT-15-21	Chelford House, Coldharbour Lane, AL5 4QH	Harpenden Town	0.34	Employment	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 east of Harpenden. The neighbouring sites are predominantly in employment uses. The River Lea and residential areas are located to the north east of the site. A public footpath and residential areas are located to the south west of the site.

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)	W
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	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	M
Distance to nearest GP surgery	M
Other Key Constraints	
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
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	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	9 - Medium	13 - Strong
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Qualitative Assessment
<p>The site is in Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 1.2 kilometres from a secondary school, 300 metres from a bus stop, 1.8 kilometres to Harpenden mainline railway station and 250 metres to a Local Centre.</p> <p>The whole site is within flood zones 2, 3a + 35% climate change and 3a + 70% change and part of the site is within flood zones 3 and 3a. The whole site is within the 100 metres buffer of deciduous woodland and good quality semi-improved grassland Priority Habitats. The southern half of the site is within the 100 metres buffer of a County Wildlife Site.</p> <p>A telecommunication site is adjacent to the south east boundary.</p> <p>Potential access is via Coldharbour Lane to the west of the site.</p> <p>This site received planning permission for C2 use (refs 5/2019/1642 and 5/2022/2186).</p> <p>This site is not 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-076	HT-32-17	Batford Mill Industrial Estate, Lower Luton Road, AL5 5FA	Harpenden Town	0.95	Employment	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Constraints Site Map



Aerial of Site



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Legend

- | | | |
|---|--------------------|-------------------------------------|
| Local Authority Boundary | Flood Zone 2 | Locally Listed Buildings |
| HELAA Site Boundary | Flood Zone 3 | Scheduled Ancient Monuments |
| Urban Settlement | Flood Zone 3b | Metropolitan Green Belt |
| Metropolitan Green Belt | Conservation Areas | Ancient Woodlands |
| Green Belt Study Recommended Area | Listed Buildings | Registered Parks and Gardens |
| Green Belt Study Settlement Buffer (250m) | Grade I | Local Nature Reserves |
| Green Belt Study Settlement Buffer (400m) | Grade II | Site of Special Scientific Interest |
| | Grade II* | |

Description of Site

The site is in the east of Harpenden, and is currently in employment use. Employment areas lie to the west and south, beyond which is the River Lea and Batford Springs nature reserve. A collection of residential dwellings lies to the east of the site, beyond which are a pumping station and open fields. Katherine Warington secondary school is to the north east and residential areas are to the north.

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)	W
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	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	
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
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	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	2- Weak	8 - Medium	14 - Strong
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Qualitative Assessment
<p>The site is in Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 900 metres from a primary school, 130 metres from a secondary school, 60 metres from a bus stop, 2.4 kilometres to Harpenden mainline railway station and 410 metres to a Local Centre.</p> <p>The southern corner of the site is in flood zones 2, 3a + 35% climate change and 3a + 70% climate change. The site is also within the 100 metres buffer of a listed building, a local nature reserve, a County Wildlife Site, and good quality semi-improved grassland and floodplain grazing marsh Priority Habitats.</p> <p>Potential access is via two lane Lower Luton Road (B653) to the north of the site.</p> <p>This site received planning permission for A1 and D2 use (ref 5/2019/2656).</p> <p>This site is not 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-070	HT-25-16	Pan Autos and adjacent uses, Dark Lane- Grove Road, AL5 1PX	Harpenden Town	0.35	Vehicle Repair Garage	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 south east Harpenden. Grove Road is adjacent to the southern boundary of the site, beyond which are residential areas. Adjacent to the northern boundary of the site lie allotments and a recycling centre, beyond which are residential areas.

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	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	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	M
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	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Waste	M


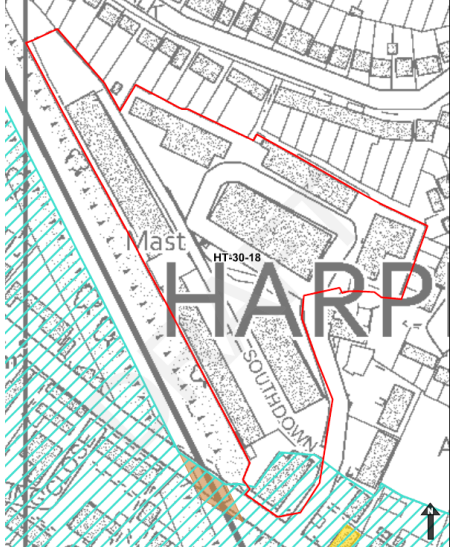

CRITERION BASED ASSESSMENT TOTAL	3 - Weak	7 - Medium	14 - Strong
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Qualitative Assessment
<p>The site is in Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 300 metres from a primary school, 2.5 kilometres from a secondary school, 100 metres from a bus stop, 1.8 kilometres to Harpenden mainline railway station and 100 metres from a District Centre.</p> <p>Part of the site is within the 100 metres buffer of a conservation area and locally listed building.</p> <p>The site contains a telecommunication site. An existing safeguarded waste site is adjacent to part of the north and east boundaries.</p> <p>The site includes an area of contaminated land.</p> <p>Potential access is via two lane Grove Road to the south of the site.</p> <p>This site received planning permission for a care home (ref 5/2022/2735).</p> <p>This site is not 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-075	HT-30-18	Southdown Industrial Estate, Southdown Road, AL5 1PW	Harpenden Town	2.38	Employment	Primarily residential

Location of Site

Green Belt Settlement Buffer Map	Constraints Site Map	Aerial of Site																
 <p>Legend</p> <ul style="list-style-type: none"> 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) 	 <p>Legend</p> <table style="width: 100%; border: none;"> <tr> <td> Flood Zone 2</td> <td> Locally Listed Buildings</td> </tr> <tr> <td> Flood Zone 3</td> <td> Scheduled Ancient Monuments</td> </tr> <tr> <td> Flood Zone 3b</td> <td> Metropolitan Green Belt</td> </tr> <tr> <td> Conservation Areas</td> <td> Ancient Woodlands</td> </tr> <tr> <td> Listed Buildings</td> <td> Registered Parks and Gardens</td> </tr> <tr> <td> Grade I</td> <td> Local Nature Reserves</td> </tr> <tr> <td> Grade II</td> <td> Site of Special Scientific Interest</td> </tr> <tr> <td> Grade II*</td> <td></td> </tr> </table>	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*		 <p style="text-align: center; font-size: small;">© Bluesky International Ltd. / Getmapping PLC</p>
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*																		

Description of Site

The site is located within southern Harpenden. Residential properties along Meadow Walk and Gordon's Walk lie to the north and east respectively. The mainline railway line runs adjacent to the western boundary of the site. Vehicular access to the site is from Southdown Road.

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	W
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	S

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

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	6 - Medium	14 - Strong
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Qualitative Assessment
<p>The site is in Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 850 metres from a primary school, 2.2 kilometres from a secondary school, 250 metres from a bus stop, 1.6 kilometres to Harpenden mainline railway station and 350 metres from a District Centre.</p> <p>The site is currently an employment area.</p> <p>Part of the site is within a conservation area. Part of the site is also within the 100 metres buffer of a listed building and locally listed building.</p> <p>The site contains contaminated land and a telecommunication feature in the centre.</p> <p>Potential access is via two lane Southdown Road to the south west of the site and narrow Marlborough Park Road to the south east, which also circles a building in the centre of the site.</p> <p>The site is in active employment use and is a designated employment area.</p> <p>This site is not 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-077	HT-33-17	Harpenden Fire Station, Leyton Road, AL5 2JB	Harpenden Town	0.21	Fire Station	Primarily residential

Location of Site

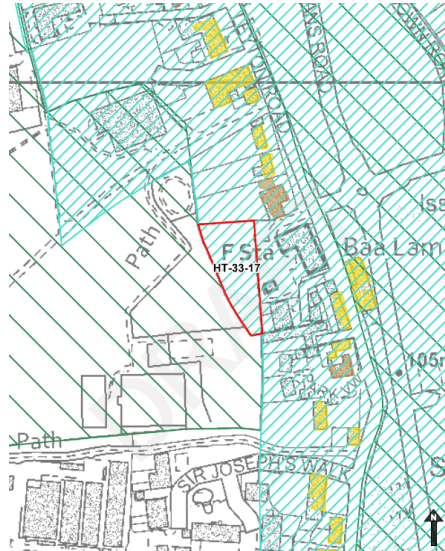
Green Belt Settlement Buffer Map



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 adjacent to the south west of Harpenden town centre. The site lies behind the existing Harpenden Fire Station. Trees/dense vegetation screen the site from all sides. Rothamsted Park lies to the west of the site and residential properties are situated to the south east and north.

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

Location	Yes, Partially or No
Located within Green Belt Settlement Buffer or settlement area	Yes
Located on previously developed land	No
Located within Green Belt Study weakly performing area	N/A
Located within Green Belt Study less important area	N/A
Located within Green Belt Study Recommended for further Consideration area	N/A

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	S
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	
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	W
Archaeological Assets including their setting	M
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	W
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	4 - Weak	7 - Medium	20 - Strong
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Qualitative Assessment
<p>The site is in Harpenden Town, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 340 metres from a primary school, 1.3 kilometres from a secondary school, 160 metres from a bus stop, 580 metres from Harpenden mainline railway station and 160 metres from a Town Centre.</p> <p>The whole site is within a conservation area and is also within 100 metre buffers of two listed buildings and several locally listed buildings. The site is also within the 100 metre buffers of an archaeological area subject to recording conditions, several good quality semi-improved grassland Priority Habitats and a County Wildlife Site.</p> <p>Potential access is via Leyton Road to the east of the site.</p> <p>The site is small and heavily vegetated and the access route is to the parking area for the fire station.</p> <p>The site is not recommended to progress.</p>

London Colney Urban HELAA Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

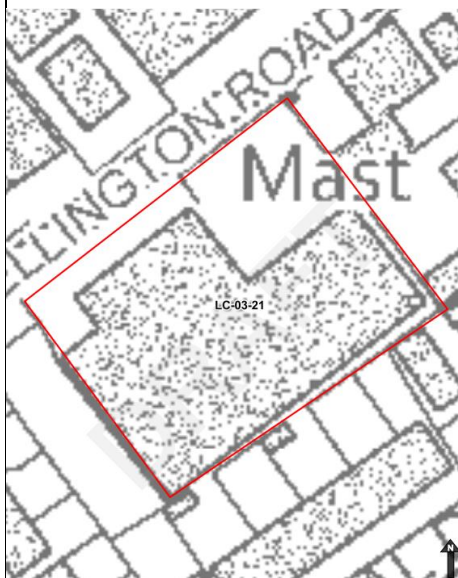
Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-079	LC-03-21	Land South of Wellington Road, London Colney, AL2 1EY	London Colney	0.33	Employment	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Constraints Site Map



Aerial of Site



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Legend

Local Authority Boundary	Flood Zone 2	Locally Listed Buildings
HELAA Site Boundary	Flood Zone 3	Scheduled Ancient Monuments
Urban Settlement	Flood Zone 3b	Metropolitan Green Belt
Metropolitan Green Belt	Conservation Areas	Ancient Woodlands
Green Belt Study Recommended Area	Listed Buildings	Registered Parks and Gardens
Green Belt Study Settlement Buffer (250m)	Grade I	Local Nature Reserves
Green Belt Study Settlement Buffer (400m)	Grade II	Site of Special Scientific Interest
	Grade II*	

Description of Site

The site is an existing employment site located within the urban area of London Colney. North of the site lies Wellington Road and other employment sites. To the east is a service garage and a block of residential flats along the High Street. Residential dwellings border the south and west of the site.

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	S
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	W
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	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Waste	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	2 - Medium	20 - Strong
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Qualitative Assessment
<p>The site is in London Colney Town, a Tier 3 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 260 metres from a primary school, 4.6 kilometres from a secondary school, 160 metres from a bus stop, 4.1 kilometres from St Albans City station and 200 metres from a District Centre.</p> <p>A telecommunications mast is within the site and access is via Wellington Road.</p> <p>The site is in active employment use and is a designated employment area.</p> <p>The site is not recommended to progress.</p>

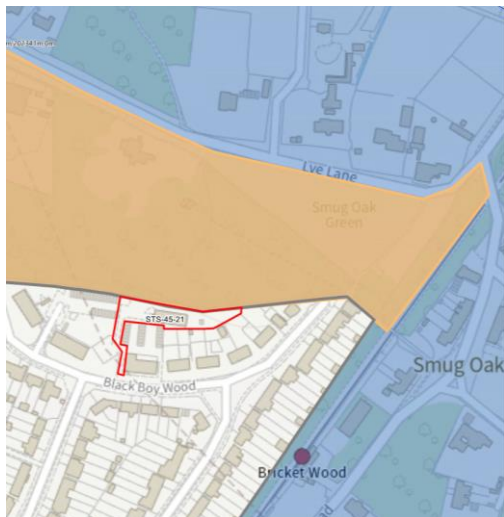
St Stephen Urban HELAA Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-225	STS-45-21	Bricket Wood Scout Hut HQ, AL2 3LW	St Stephen	0.16	Scout HQ	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 in the east of the urban area of Bricket Wood. To the south, east and west are residential flats accessed via Black Boy Wood. A woodland is located to the north of the site.

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)	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	S

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

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	9 - Medium	10 - Strong
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Qualitative Assessment
<p>The site is in Bricket Wood urban area, a Tier 5 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 2.5 kilometres from a secondary school, 1.5 kilometres from a bus stop, 5.3 kilometres from Radlett mainline railway station and 80 metres from a Local Centre.</p> <p>The site is adjacent to a deciduous woodland Priority Habitat which is also designated as a woodland TPO and County Wildlife Site. The site is within a 100 metres buffer of other deciduous woodland Priority Habitats.</p> <p>Adjacent to the site are overhead lines and a national grid electricity tower.</p> <p>Potential access is via a path leading to Black Boy Wood which may be challenging. The northern site boundary is adjacent to a public right of way.</p> <p>The site is small and is in community use.</p> <p>The site is not recommended to progress.</p>

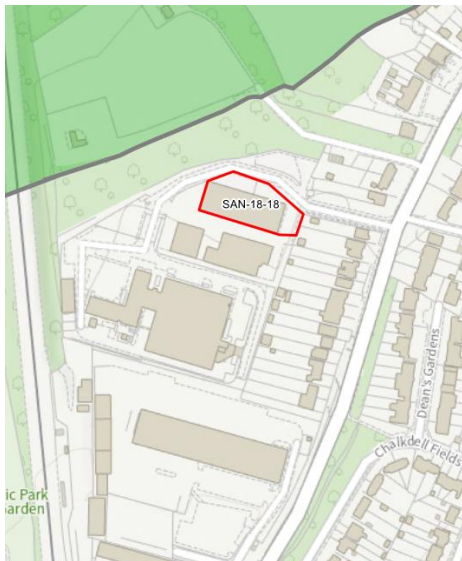
Sandridge Urban HELAA Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-159	SAN-18-18	Units 1, 2 and 3 St Albans Industrial Estate, AL4 9LP	Sandridge	0.23	Light industrial units, partly used as children's activity centre	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 in the north of St Albans urban area. Employment areas are located to the south of the site, areas of woodland to the west, and the mainline railway tracks beyond to the west. The woodland wraps around to the north of the site, and residential properties are to the east, along St Albans Road.

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	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	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	
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	M
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	S
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	W
Waste	S

CRITERION BASED ASSESSMENT TOTAL	1 - Weak	12- Medium	11 - Strong
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Qualitative Assessment
<p>The site is in St Albans urban area, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The site is approximately; 1.5 kilometres from a primary school, 1.8 kilometres from a secondary school, 200 metres to bus routes, 2.8 kilometres to St Albans City railway station and 750 metres to a Local Centre.</p> <p>The site is part of an employment location.</p> <p>The site is within the 100 metres buffer of a scheduled monument, a deciduous woodland Priority Habitat and an archaeological area subject to recording conditions.</p> <p>The site contains contaminated land.</p> <p>Potential access is via a road serving the industrial estate, which connects to two lane St Albans Road (B651) 60 metres east of the site.</p> <p>The site is in active employment use and is a designated employment area.</p> <p>This site is not recommended to progress.</p>