

Chilterns National Landscape Sites – Not Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-262	WH-10-18	North of The Slype, Gustard Wood, AL4 8SA
C-255	WH-03-21	South of Codicote Road, AL4 8GD
C-278	WH-22-17	Highway Chipping Depot, Lower Luton Road, AL4 8JJ
C-049	HT-03-21	Land at Beesonend Lane, Harpenden, AL5 2AB

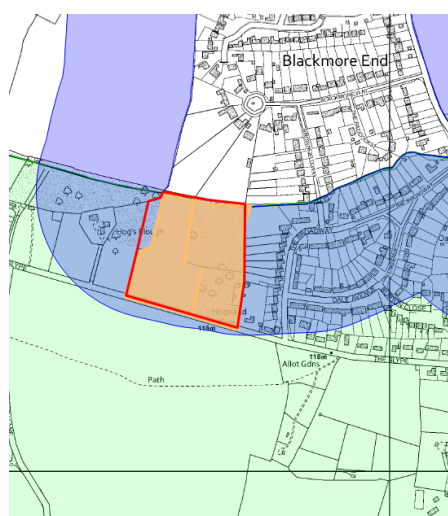
N.B. Maps within this document contain public sector information licenced under the Open Government Licence V3.0. © Crown copyright and database rights 2024 Ordnance Survey AC0000819589.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-262	WH-10-18	SA-38 & SA-39, RA-23 & RA-24 /RC-6	North of The Slype, Gustard Wood, AL4 8SA	Wheathampstead	4.61	Agricultural, equestrian & residential	Primarily residential

Location of Site

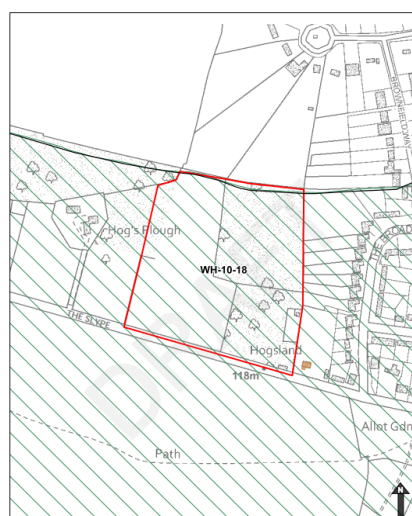
Green Belt Settlement Buffer Map



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 Grade I
- Registered Parks and Gardens
- Listed Buildings Grade II
- Local Nature Reserves
- Listed Buildings Grade II*
- Site of Special Scientific Interest

Aerial of Site



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site is located adjacent to the northern boundary of the District and lies to the south west of Blackmore End, a village which straddles the border between St Albans and North Hertfordshire districts. To the north and east are residential areas of Blackmore End. To the south of the site is The Slype road, beyond which are open fields. To the west lies a mix of woodland, scrubland, detached cottages and open fields. The site currently contains woodland and an open field.

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 - <1%
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 – 91%

Major Policy and Environmental Constraints	
Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	W
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	W
Distance to nearest secondary school	W
Distance to nearest GP surgery	W
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	M
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
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	13 - Weak	5 - Medium	13 - Strong
---	------------------	-------------------	--------------------

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 Gustard Wood, a Tier 6 Settlement in the Settlement Hierarchy, for adjoining District. 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; 3.5 kilometres from a primary school, 3.2 kilometres from a secondary school, 890 metres from a bus stop, 5.4 kilometres from Harpenden rail station and 3.1 kilometres from a District Centre.</p> <p>The eastern half of the site is covered by a deciduous woodland Priority Habitat and mature trees. The western half of the site is mostly open fields, with some mature trees and is adjacent to other deciduous woodland</p>

Priority Habitats.

Adjacent to the south of the site is a landscape conservation area, and a Grade II listed building, Hogsland, is adjacent to the south east.

Potential access is via The Slype, which is a narrow single lane.

Technical work undertaken by Natural England, regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District, includes this site.

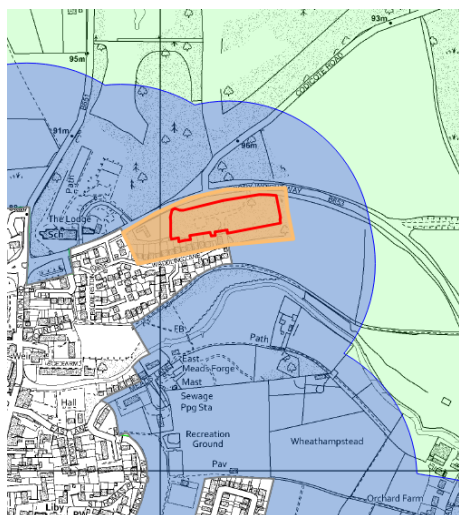
This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-255	WH-03-21	SA-44 / RA-26	South of Codicote Road, AL4 8GD	Wheathampstead	0.41	Scrubland / self-seeded trees	Primarily residential

Location of Site

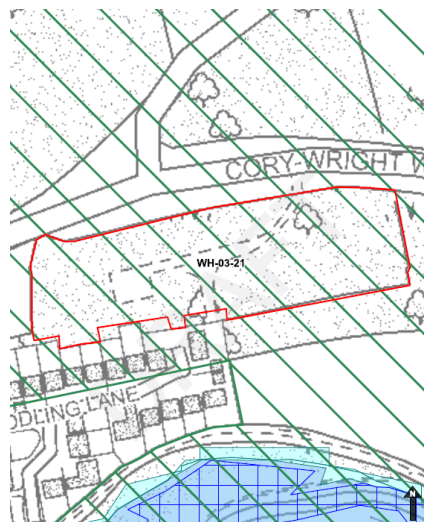
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
 - Grade I
 - Grade II
 - Grade II*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site is located north east of Wheathampstead Village. This site lies below the road level of Codicote Road, which runs adjacent to the northern boundary of the site, and to the north west of the site are school grounds. Housing on the former Murphys Chemicals site at Waddling Lane lies to the south and west of the site, and open fields lie 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	M

Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	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	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	M
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
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	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	9 - Weak	9 - Medium	13 - Strong
---	-----------------	-------------------	--------------------

Qualitative Assessment

This site is recommended for further consideration by the Green Belt Stage 2 Report.

The site is relatively close to Wheathampstead; a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.

The site is approximately; 1.1 kilometres from a primary school, 3.4 kilometres from a secondary school, 570 metres from a bus stop, 5.8 kilometres from Harpenden mainline railway station and 590 metres from a District Centre.

Part of the site is within the 100 metres buffer of a conservation area. The whole is in a landscape conservation area.

The whole site is covered by an area TPO, the majority of which is also a deciduous woodland Priority Habitat.

There is a strip of contaminated land that runs diagonally through the site.

Potential access is via two lane Cory Wright Way to the north of the site.

Technical work undertaken by Natural England, regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District, includes this site.

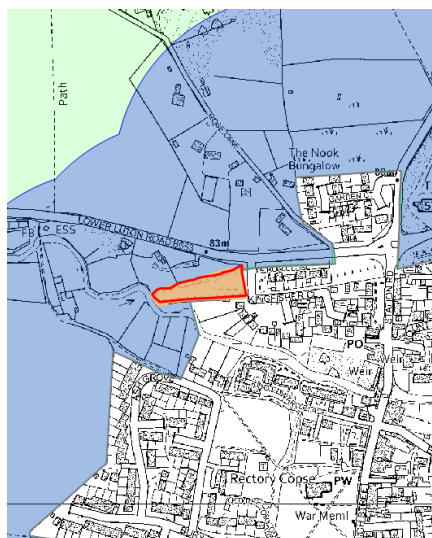
This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-278	WH-22-17	SA-41 / RA-25	Highway Chipping Depot, Lower Luton Road, AL4 8JJ	Wheathampstead	0.25	Vacant, former depot	Primarily residential

Location of Site

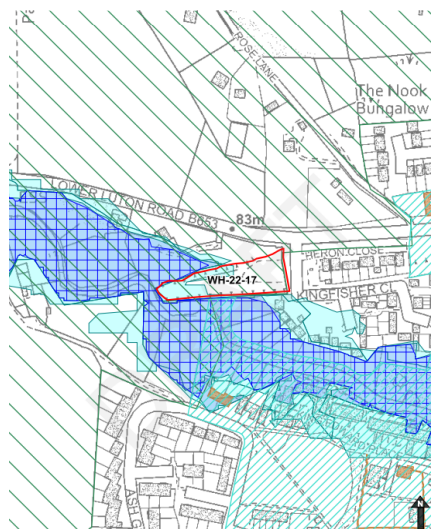
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest
- Listed Buildings Grade I
- Grade II
- Grade II*

Aerial of Site



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site is located to the north west of Wheathampstead. Residential properties lie to the east, the River Lea is to the west, and there is a mix of agricultural / green space / scrub / meadow / woodland to the north, north west and south west.

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)	M
Heritage Asset or its setting	M
Ancient Woodland	S

Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	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	
Agricultural Land Classification	M
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	W
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	W
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	16 - Strong
---	-----------------	-------------------	--------------------

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 Wheathampstead, a Tier 4 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; 850 meters from a primary school, 2.8 kilometres from a secondary school, 160 meters from a bus stop, 5.2 kilometres from Harpenden mainline railway station and 390 metres from a District Centre.</p> <p>The whole site lies within in a 100 metres buffer of a conservation area and a landscape conservation area.</p> <p>Some of the site falls within flood zone 2, 3a + 35% climate change and 3a + 70% climate change. A Strategic Flood Risk Assessment Level 2 was carried out for this site.</p> <p>There are also a considerable number of mature trees.</p>

Most of the site is contaminated land.

Potential access is via Kingfisher Close.

Technical work undertaken by Natural England, regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District, includes this site.

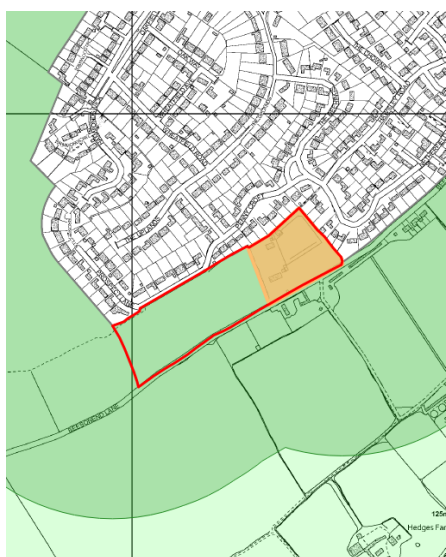
This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-049	HT-03-21	SA-11 & SA-12 / RA-7	Land at Beesonend Lane, Harpenden, AL5 2AB	Harpenden Town	6.12	Residential/ Agricultural	Primarily residential

Location of Site

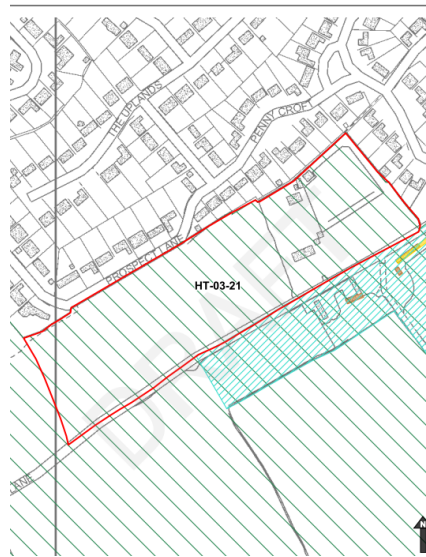
Green Belt Settlement Buffer Map



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

Aerial of Site



© Bluesky International Ltd. / Getmapping PLC

Description of Site

The site lies to the south-west of Harpenden. It is positioned between the residential Prospect Lane and the more rural Beesonend Lane, with agricultural fields to the south and west, and residential areas to the north and 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	Partially – 2%
Located within Green Belt Study weakly performing area	Partially (33%)
Located within Green Belt Study less important area	Partially (33%)
Located within Green Belt Study Recommended for further Consideration area	Partially (33%)

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
--	---

Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to the nearest mainline railway station	M
Distance to the nearest branch line railway station	W
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	W
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)	S
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	9 - Medium	16 - Strong
---	-----------------	-------------------	--------------------

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 adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 3 kilometres from a primary school, 3.9 kilometres from a secondary school, 950 metres from a bus stop, 3.3 kilometres to Harpenden mainline railway station and 2.5 kilometres from a District Centre.</p> <p>Most of the site is within the 100 metres buffer of a conservation area and part of the site is within the 100 metres buffer of several locally listed buildings. Opposite the site south of Beesonend Lane is Beeson House, a</p>

Grade II listed building, and Pavilion Lodge, also a Grade II listed building.

Part of the site has mature trees and an existing property.

Potential access is via Prospect Lane.

Technical work undertaken by Natural England, regarding the characteristics of land that meets their criteria for an extension to the Chilterns National Landscape into St Albans City & District, includes this site.

This site is not recommended to progress.