

Urban Capacity Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

| Site Reference | UCS Reference | Site Address |
|----------------|------------------|--|
| UC1 | UCS-SA-SD-051 | Sainsbury's Supermarket, Everard Close, St Albans AL1 2QU |
| UC2 | UCS-SA-HD-008 | Civic Close Car Park, Bricket Road, St Albans, AL1 3JX |
| UC3 | UCS-SA-HD-022 | London Road Car Park, London Road, St Albans, AL1 1NG |
| UC4 | UCS-SA-HD-013 | Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3UU |
| UC5 | UCS-SA-HD-018-v2 | 18 - 20 Catherine Street St Albans, AL3 5BY |
| UC6 | UCS-SA-HD-029-v2 | 13-19 Sutton Road & 5-11a Pickford Road, St Albans, AL1 5JH |
| UC7 | UCS-SA-HD-014 | 5 Spencer Street, St Albans, AL3 5EH |
| UC9 | UCS-SA-HD-023 | Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD |
| UC11 | UCS-SA-HD-021-v2 | 50 Victoria Street St Albans, AL1 3HZ |
| UC16 | UCS-SA-HD-041 | Garage Block west of Thirlestane, Thirlestane, St Albans, AL1 3PE |
| UC18 | UCS-SA-HD-051 | Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans, AL1 1SE |
| UC19 | UCS-SA-HD-044-v2 | 50 - 54 Lemsford Road, St Albans, AL1 3PR |
| UC21 | UCS-SA-SD-007 | Garages off Chapel Place, St Albans, AL1 2JZ |
| UC22 | UCS-SA-HD-058 | Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL |
| UC23 | UCS-SA-HD-002 | Garage Site adj. Verulam House, Verulam Road St Albans, AL3 5EN |
| UC24 | UCS-SA-SD-034 | Garages Rear of Hill End Lane (North), St Albans, AL4 0AE |
| UC28 | UCS-SA-SD-050 | New Greens Residents Association, 2 High Oaks, AL3 6DL |
| UC30 | UCS-SA-SD-011 | Garages Between Abbots Avenue West and Abbey Line, St Albans, AL1 2JH |
| UC31 | UCS-SA-SD-048 | Garages rear of Tudor Road, St Albans, AL3 6AY |
| UC32 | UCS-SA-SD-013 | Garages off Creighton Avenue, St Albans, AL1 2LZ |
| UC34 | UCS-SA-SD-033 | Garages Rear of Hill End Lane (South), St Albans, AL4 0AE |
| UC35 | UCS-SA-HD-015 | Market Depot Drivers Way, St Albans, AL3 5FA |
| UC40 | UCS-SA-SD-027 | Land Rear of New House Park Shops, St Albans, AL1 1UJ |
| UC41 | UCS-SA-SD-016 | Garages at Grindcobbe, St Albans, AL1 2ED |
| UC42 | UCS-SA-SD-046 | Garages off Thirlemere Drive, St Albans, AL1 5QS |
| UC43 | UCS-SA-HD-055 | Garage block to west of 32-46 Riverside Road, Riverside Road, St Albans, AL1 1SD |
| UC45 | UCS-SA-SD-003 | Garages off Watling View (West), St Albans, AL1 2PA |
| UC48 | UCS-SA-HD-016-v2 | Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH |
| UC51 | UCS-SA-HD-050 | Garage Block to south of Abbots Park, St Albans, AL1 1TW |
| UC55 | N/A | 44-52 Lattimore Road, St Albans, AL1 3XW |
| UC56 | N/A | Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN |
| UC57 | N/A | Telford Court, Alma Road, St Albans, AL1 3BP |
| UC58 | N/A | Cotlandswick Garages B, London Colney, AL2 1EG |
| UC8 | UCS-HT-HD-011 | Public Hall 6 Southdown Road, Harpenden, AL5 1TE |
| UC14 | UCS-HT-HD-035 | Car Park to rear of 3 Church Green, Harpenden, AL5 2TJ |
| UC15 | UCS-HT-HD-037 | Bowers Way East Car Park, Bowers Way, Harpenden, AL5 4EQ |
| UC29 | UCS-HT-SD-015 | Garage Block off Noke Shot, Harpenden, AL5 5HS |

| | | |
|------|------------------|---|
| UC44 | UCS-HT-SD-013 | Garage Block off Milford Hill, Harpenden, AL5 5BN |
| UC46 | UCS-HT-SD-004-v2 | Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden, AL5 1HJ |
| UC47 | UCS-HT-SD-018 | Crabtree Fields/ Land at Waldegrave Park, Harpenden, AL5 5SA |
| UC50 | UCS-HT-HD-010 | Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW |
| UC52 | UCS-HT-SD-012 | Garage Block off Tallents Crescent, Harpenden, AL5 5BS |
| UC54 | N/A | Harpenden Railway Station Car Park East, Harpenden, AL5 4SP |
| UC17 | UCS-LD-SD-017 | Garage Block off Cotlandswick, London Colney, AL2 1ED |
| UC20 | UCS-LD-SD-021-v2 | 104 High Street, London Colney, AL2 1QL |
| UC27 | UCS-LD-SD-024 | Berkeley House, Barnet Road, London Colney, AL2 1BG |
| UC33 | UCS-RB-SD-003 | Land Rear of 53 Snatchup, Redbourn, AL3 7HF |
| UC10 | UCS-SAN-SD-004 | Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW |
| UC12 | UCS-SAN-SD-003 | Garage Block Between Hughenden Road and The Ridgeway, St Albans, AL4 9RH |
| UC26 | UCS-SAN-SD-015 | Garage Block to Malvern Close, St Albans, AL4 9SZ |
| UC49 | UCS-SAN-SD-017 | Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE |
| UC25 | UCS-CG-SD-009 | 318 Watford Road, Chiswell Green, AL2 3DP |
| UC36 | UCS-PS-SD-004 | Garages off Park Street Lane, Park Street, AL2 2ND |
| UC53 | N/A | Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE |

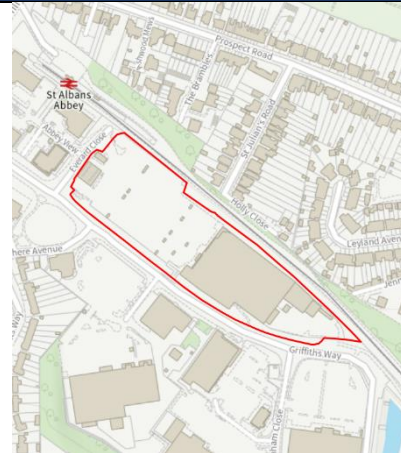
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St Albans Urban Capacity Sites – Recommended to Progress

UC1 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Sainsbury's Supermarket, Everard Close, St Albans AL1 2QU |
| Parish/Ward | St Albans (unparished)/Sopwell |
| Area in Ha | 2.45 |
| Current Land Use | Retail and car park |
| Proposed Use | Residential and Retail |
| Site Ref | UC1 |
| UCS Ref | UCS-SA-SD-051 |



Description of Site

The site is located within St Albans. To the south west of the site is Griffiths Way and commercial / retail units, to the north east of the site is the Abbey Line railway track, to the north-west of the site is Everard Close and office blocks.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | M |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | W |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

4 - Medium

4 - Strong

Qualitative Assessment

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

Part of the site is within a conservation area, and the site is within the 100 metres buffers of two locally listed buildings. Part of the site is also within the 100 metres buffer of two deciduous woodland Priority Habitats and an archaeological area subject to recording conditions.

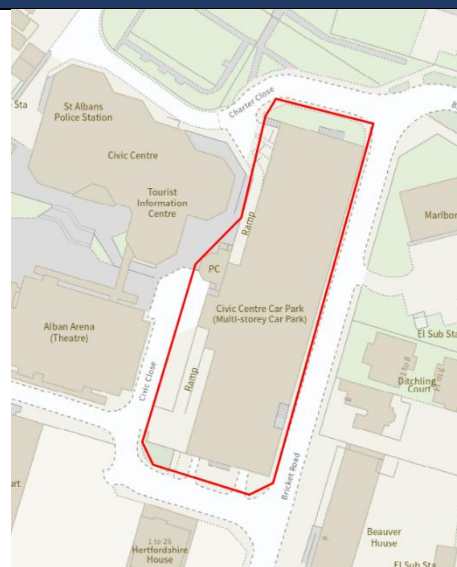
Most of the site is contaminated land.

Potential access is via Griffiths Way or Everard Close.

The site is recommended to progress.

UC2 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

| Location of Site | |
|-------------------------|--|
| Site Address | Civic Close Car Park, Bricket Road, St Albans, AL1 3JX |
| Parish/Ward | St Albans (unparished) / St Peters |
| Area in Ha | 0.45 |
| Current Land Use | Car Park |
| Proposed Use | Residential and car park |
| Site Ref | UC2 |
| UCS Ref | UCS-SA-HD-008 |



| Description of Site |
|---|
| <p>The site is located within central St Albans in an area of civic, leisure, commercial and residential uses. Civic Close wraps around the south and south west of the site, to the north of the site is Charter Close, and to the east is Bricket Road.</p> |

| Major Policy and Environmental Constraint | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 2 - Weak | 0 - Medium | 8 - Strong |
|---|-----------------|-------------------|-------------------|

| Qualitative Assessment |
|---|
| <p>The site is within the urban area of St Albans, a Tier 1 Settlement in the Settlement Hierarchy.</p> <p>The whole site falls within a conservation area. The site also falls within the 100 metres buffer of several listed buildings and four locally listed buildings. The whole site is within an archaeological area subject to recording conditions.</p> <p>Potential access is via Bricket Road, Charter Close or Civic Close.</p> <p>The site is recommended to progress.</p> |

UC3 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | London Road Car Park, London Road, St Albans, AL1 1NG |
| Parish/Ward | St Albans/St Peters |
| Area in Ha | 0.57 |
| Current Land Use | Car Park |
| Proposed Use | Car Park and Residential |
| Site Ref | UC3 |
| UCS Ref | UCS-SA-HD-022 |



Description of Site

The site is in central St Albans in an area of commercial, leisure, retail and residential uses. To the north of the site are the rear of retail units along London Road. Keyfield Terrace is the east of the site, residential properties lie along Hart Road and Saracens Head Yard to the south. To the west of the site are residential units and the rears of retail units along London Road and Holywell Hill.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | M |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

1 - Medium

7 - Strong

Qualitative Assessment

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

The whole site is within a conservation area, and the 100 metres buffer of several listed buildings and locally listed buildings. The whole site is also within an archaeological area subject to recording conditions.

An Air Quality Monitoring Area is adjacent to the site.

Potential access is via the current access route on London Road and, or Hart Road.

The site is recommended to progress.

UC4 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3UU |
| Parish/Ward | St Albans/St Peters |
| Area in Ha | 0.22 |
| Current Land Use | Car Park |
| Proposed Use | Car Park and residential |
| Site Ref | UC4 |
| UCS Ref | UCS-SA-HD-013 |



Description of Site

The site is in central St Albans in an area of mainly office, commercial and residential uses. To the east of the site is a line of mature trees and a Telephone Exchange. To the west is Upper Marlborough Road, to the north is an office block and a block of flats, and Hatfield Road beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | M |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | W |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

1 - Medium

7 - Strong

Qualitative Assessment

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

The whole site is within a conservation area. Part of the site is within the 100 metres buffer of two listed buildings. The site is adjacent to a locally listed building and within the 100 metres buffer of several other locally listed buildings. The whole site is also within a 100 metres buffer of an archaeological area subject to recording conditions.

The site contains several individual TPOs and a few that are adjacent to the site.

Potential access is via Upper Marlborough Road and the current access route.

The site is recommended to progress.

UC5 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | 18 - 20 Catherine Street St Albans, AL3 5BY |
| Parish/Ward | St Albans/St Peters |
| Area in Ha | 0.43 |
| Current Land Use | Car showroom and car park |
| Proposed Use | Residential |
| Site Ref | UC5 |
| UCS Ref | UCS-SA-HD-018-v2 |



Description of Site

The site is in central St Albans in an area of commercial, leisure, retail and residential uses. To the south west the site borders Catherine Street and the rear of residential properties. To the north west is a community centre and residential properties along Church Street, to the north east are some garages, vacant land, and residential units along St Peters Mews and Bowgate Mews. Adjacent to the south east of the site are the rear of retail units on St Peters Street and Catherine Street.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | W |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

3 - Weak

1 - Medium

6 - Strong

Qualitative Assessment

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

The whole site is within a conservation area and is within the 100 metres buffers of several listed buildings and locally listed buildings, with one adjacent to the site. The whole site is also within an archaeological area subject to recording conditions.

The site is within the 100 metres buffer of three deciduous woodland Priority Habitats. The site contains an individual TPO and is adjacent to one mature tree.

Potential access is via Catherine Street.

The site is recommended to progress.

UC6 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | 13-19 Sutton Road & 5-11a Pickford Road, St Albans, AL1 5JH |
| Parish/Ward | St Albans/Clarence |
| Area in Ha | 0.32 |
| Current Land Use | Commercial |
| Proposed Use | Residential |
| Site Ref | UC6 |
| UCS Ref | UCS-SA-HD-029-v2 |



Description of Site

The site is in the east of St Albans. The site is surrounded by the rear gardens of residential properties, north is Hedley Road, east is Maxwell Road, south is Cambridge Road to the south and Sutton Road to the west. The site does not include 11 Pickford Road.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | M |
| 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

3 - Medium

7 - Strong

Qualitative Assessment

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

The site is within the 100 metres buffer of a listed building. The north east corner of the site is slightly within the 100 metres buffer of a County Wildlife Site.

Within the centre of the site are a couple of mature trees and another is adjacent to the north site boundary.

Potential access is via Sutton Road and the current access route of Pickford Road.

The site is recommended to progress.

UC7 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|--------------------------------------|
| Site Address | 5 Spencer Street, St Albans, AL3 5EH |
| Parish/Ward | St Albans/St Peters |
| Area in Ha | 0.19 |
| Current Land Use | Vacant retail unit |
| Proposed Use | Residential |
| Site Ref | UC7 |
| UCS Ref | UCS-SA-HD-014 |



Description of Site

The site is in central St Albans in a mixed area of mainly retail, leisure, church and residential uses. To the west of the site is Cross Street, to the north is Spencer Street, to the south east are the rear of retail units along Market Place and Upper Dagnall Street is to the south west.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

0 - Medium

8 - Strong

Qualitative Assessment

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

The whole site is within a conservation area and is adjacent to a few listed buildings. The site is within the 100 metres buffer of several other listed buildings and locally listed buildings. The whole site is also within an archaeological area subject to recording conditions.

Potential access is via Spencer Street, Cross Street or Upper Dagnall Street.

The site is recommended to progress.

UC9 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD |
| Parish/Ward | St Albans/St Peters |
| Area in Ha | 0.15 |
| Current Land Use | Car Park |
| Proposed Use | Car Park and Residential |
| Site Ref | UC9 |
| UCS Ref | UCS-SA-HD-023 |



Description of Site

The site is in central St Albans in an area of mainly residential and leisure uses. Keyfield Terrace borders the site's north west and south west boundaries. To the east of the site are the rear of residential properties along Vernon's Close. The south east of the site lies a row of residential properties along Old London Road.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

0 - Medium

8 - Strong

Qualitative Assessment

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

The whole site is within a conservation area. The site is adjacent to two locally listed buildings and is within the 100 metres buffer of several listed and locally listed buildings. Part of the site is within an archaeological area subject to recording conditions.

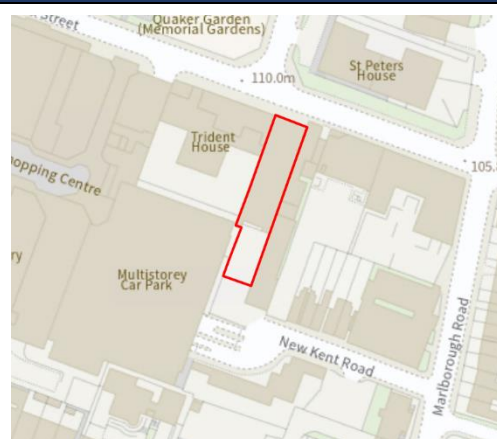
Potential access is via Keyfield Terrace. A public right of way runs parallel to the eastern boundary.

The site is recommended to progress.

UC11 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---------------------------------------|
| Site Address | 50 Victoria Street St Albans, AL1 3HZ |
| Parish/Ward | St Albans/St Peters |
| Area in Ha | 0.07 |
| Current Land Use | Nightclub |
| Proposed Use | Residential |
| Site Ref | UC11 |
| UCS Ref | UCS-SA-HD-021-v2 |



Description of Site

The site is in central St Albans in an area of mainly office, retail, leisure and residential uses. To the north east of the site is Victoria Street, to the east are residential properties, a car park and a Methodist Church along New Kent Road. To the west of the site is an office block and a multi-storey car park serving The Maltings shopping centre. To the south of the site are blocks of flats.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

0 - Medium

8 - Strong

Qualitative Assessment

The site is within the urban area of St Albans, a Tier 1 Settlement in the Settlement Hierachy.

The whole site is within a conservation area, it contains a locally listed building and is within the 100 metres buffer of several others. The whole site is also within an archaeological area subject to recording conditions.

A mature tree is adjacent to the east site boundary.

Potential access is via New Kent Road.

The site is recommended to progress.

UC16 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garage Block west of Thirlestane, Thirlestane, St Albans, AL1 3PE |
| Parish/Ward | St Albans/ Bernards Heath |
| Area in Ha | 0.18 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC16 |
| UCS Ref | UCS-SA-HD-041 |



Description of Site

The site is in St Albans. The site is surrounded by residential properties, to the south is Manor Road, to the west is Hillside Road, to the north is Althorp Road and Lemsford Road is to the east.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | S |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | M |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

2 - Medium

7 - Strong

Qualitative Assessment

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

The whole site is within a conservation area and is within the 100 metres buffer of several locally listed buildings.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

The site is adjacent to a few individual TPOs and a group TPO.

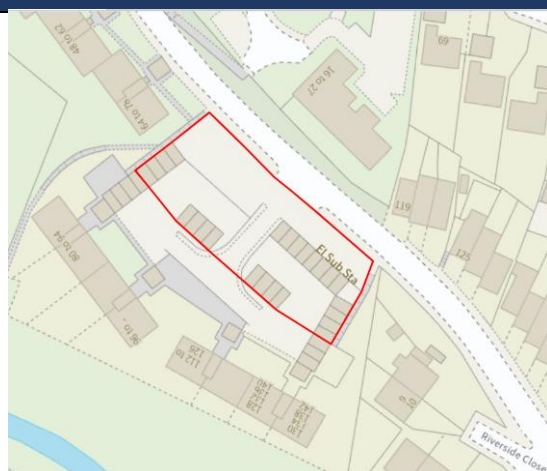
Potential access is via Thirlestane.

The site is recommended to progress.

UC18 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans, AL1 1SE |
| Parish/Ward | St Albans/ Sopwell |
| Area in Ha | 0.14 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC18 |
| UCS Ref | UCS-SA-HD-051 |



Description of Site

The site is in St Albans. To the north east of the site is Riverside Road and flats beyond. To the south east of the site are residential properties along Riverside Close. To the south west and north west of the site are blocks of flats along Riverside Road.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |

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 | W |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 2 - Weak | 3 - Medium | 5 - Strong |
|---|-----------------|-------------------|-------------------|

Qualitative Assessment

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

The whole site is within a conservation area and within the 100 metres buffer of several locally listed buildings. The site is also within the 100 metres buffer of two deciduous woodland Priority Habitats. The whole site is within an archaeological area subject to recording conditions.

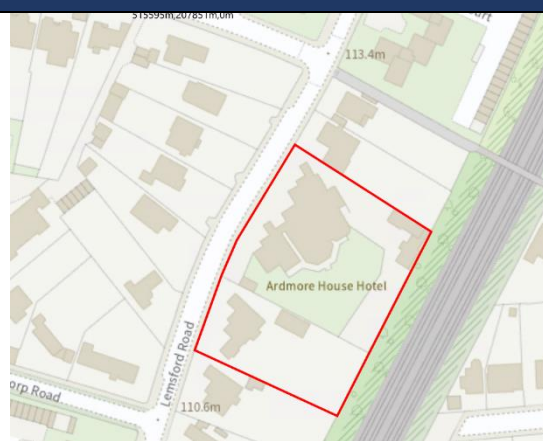
Potential access is via Riverside Road.

The site is recommended to progress.

UC19 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | 50 - 54 Lemsford Road, St Albans, AL1 3PR |
| Parish/Ward | St Albans/Bernards Heath |
| Area in Ha | 0.53 |
| Current Land Use | Hotel |
| Proposed Use | Residential |
| Site Ref | UC19 |
| UCS Ref | UCS-SA-HD-044-v2 |



Description of Site

The site is in St Albans. Lemsford Road is to the north west of the site, adjacent to the north east and south west of the site are residential properties along Lemsford Road. To the south east of the site is the Midland Railway Line.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | S |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | W |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

1 - Medium

7 - Strong

Qualitative Assessment

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

The whole site is within a conservation area. The site contains a locally listed building and is within the 100 metres buffer of several others.

The south east site boundary is adjacent to an area of woodland and there are four individual TPOs within the site.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential Access is via Lemsford Road.

The site is recommended to progress.

UC21 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garages off Chapel Place, St Albans, AL1 2JZ |
| Parish/Ward | St Albans/ Sopwell |
| Area in Ha | 0.23 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC21 |
| UCS Ref | UCS-SA-SD-007 |



Description of Site

The site is in St Albans. The site is surrounded by residential properties; at Wallingford Walk to the east, Trumpington Drive to the west, Chapel Place to the north and Abbots Avenue West to the south.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

The site is within the urban area of St Albans, a Tier 1 Settlement in the Settlement Hierarchy.
 Potential access is via Chapel Place which also runs through the site area from Wallingford Walk.
 The site is recommended to progress.

UC22 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL |
| Parish/Ward | St Albans/ Clarence |
| Area in Ha | 0.10 |
| Current Land Use | Car park |
| Proposed Use | Car park and residential |
| Site Ref | UC22 |
| UCS Ref | UCS-SA-HD-058 |



Description of Site

The site is in St Albans. To the south and south west of the site are the rear of retail units along Hatfield Road and a place of worship. To the north and north west are the rear of residential properties along Clarence Road, and to the east are blocks of flats along St Paul's Place.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

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

The whole site is within the 100 metres buffer of a conservation area and is within the 100 metres buffer of locally listed buildings.

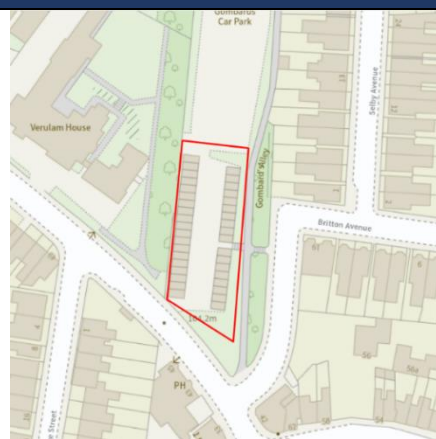
Potential site access is via St Paul's Place.

The site is recommended to progress.

UC23 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garage Site adj. Verulam House, Verulam Road St Albans, AL3 5EN |
| Parish/Ward | St Albans/ St Peters |
| Area in Ha | 0.13 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC23 |
| UCS Ref | UCS-SA-HD-002 |



Description of Site

The site is in central St Albans in an area of mainly residential, leisure, retail and office uses. To the south of the site is Verulam Road, with a public house and retail units and the rear of residential properties beyond. To the west are a number of mature trees with office use beyond, and to the north is Gombards Car park. To the east are a number of mature trees with residential properties along Britton Avenue and Selby Avenue beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 1 - Weak | 3 - Medium | 6 - Strong |
|---|-----------------|-------------------|-------------------|

Qualitative Assessment

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

The whole site is within a conservation area. The site is within the 100 metres buffer of listed buildings and locally listed buildings. The whole site is also within an archaeological area subject to recording conditions.

A strip of woodland runs adjacent to the site's eastern boundary and a mature trees are along other site boundaries.

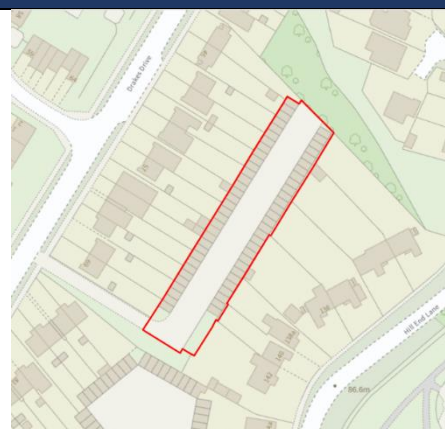
Potential access is via Verulam Road. A public right of way runs from north to south, parallel to the east site boundary.

The site is recommended to progress.

UC24 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garages Rear of Hill End Lane (North), St Albans, AL4 0AE |
| Parish/Ward | St Albans/ Cunningham |
| Area in Ha | 0.21 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC24 |
| UCS Ref | UCS-SA-SD-034 |



Description of Site

The site is in the east of St Albans. To the east and south east of the site are the rear gardens of residential properties along Hill End Lane. To the south of the site is another garage site. To the west and south west of the site are the rear gardens of residential properties along Drakes Drive. To the north of the site is a small area of woodland, and there are residential properties along Chivenor Place beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 | S |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

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

Adjacent to the sites north-east boundary is an area of woodland and all other site boundaries are adjacent to a few mature trees.

Potential site access is via Drakes Drive and the current access route.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Co-ordination with site UC34 is anticipated and creating a new footpath.

The site is recommended to progress.

UC28 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | New Greens Residents Association, 2 High Oaks, AL3 6DL |
| Parish/Ward | St Albans/ Batchwood |
| Area in Ha | 0.20 |
| Current Land Use | Community facility |
| Proposed Use | Residential |
| Site Ref | UC28 |
| UCS Ref | UCS-SA-SD-050 |



Description of Site

The site is in north west St Albans. High Oaks is to the south west of the site with a church opposite, and to the north is Partridge Road and a row of shops fronting High Oaks. The north east of the site lies a row of residential properties along Partridge Road and to the south east lies a residential property along High Oaks, with residential properties along Green Lane beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

0 - Medium

10 - Strong

Qualitative Assessment

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

The site is adjacent to a couple of mature trees.

Potential access is via High Oaks or Partridge Road.

The site is recommended to progress.

UC30 - Local Plan Site Selection Assessment Sheet - Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garages Between Abbots Avenue West and Abbey Line, St Albans, AL1 2JH |
| Parish/Ward | St Albans/ Sopwell |
| Area in Ha | 0.14 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC30 |
| UCS Ref | UCS-SA-SD-011 |



Description of Site

The site is in the south of St Albans. To the north of the site are the rear gardens of residential properties, and Abbots Avenue West. To the east of the site is a strip of woodland and the Abbey Line railway. The southern and western site boundaries are adjacent to residential properties on Holyhood Crescent.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 | S |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

2 - Medium

8 - Strong

Qualitative Assessment

The site is within the urban area of St Albans, a Tier 1 Settlement.

The site is adjacent to a strip of woodland along the eastern boundary. Also, a few mature trees are adjacent to the southern boundary.

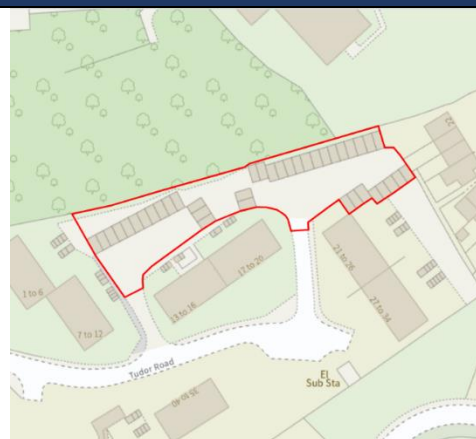
Potential access is via Abbots Avenue West and the current access route.

The site is recommended to progress.

UC31 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garages rear of Tudor Road, St Albans, AL3 6AY |
| Parish/Ward | St Albans/ Bernards Heath |
| Area in Ha | 0.17 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC31 |
| UCS Ref | UCS-SA-SD-048 |



Description of Site

The site is in the north of St Albans. To the south and west of the site are blocks of flats along Tudor Road. To the north of the site is an area of woodland and school grounds. To the east of the site are residential properties at the end of Farriday Close.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | S |
| 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 | M |
| Access to Open Space | W |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

3 - Medium

6 - Strong

Qualitative Assessment

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

The site is adjacent to a woodland that is partly designated as a deciduous woodland Priority Habitat.

The entire site is within a 100 metres buffer of an archaeological area subject to recording conditions.

Potential access is via Tudor Road and the current access routes.

The site is recommended to progress.

UC32 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garages off Creighton Avenue, St Albans, AL1 2LZ |
| Parish/Ward | St Albans/ Sopwell |
| Area in Ha | 0.14 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC32 |
| UCS Ref | UCS-SA-SD-013 |



Description of Site

The site is in the south of St Albans. The site is surrounded by residential properties; to the west are the rear gardens of residential properties on Creighton Avenue, north and east are properties on Holyrood Crescent and south of the site are flats and garages off Lectern Lane.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

0 - Medium

10 - Strong

Qualitative Assessment

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

The site is adjacent to a few mature trees along the north-western, eastern, and southern boundaries.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential access if via Creighton Avenue and the current access route.

The site is recommended to progress.

UC34 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garages Rear of Hill End Lane (South), St Albans, AL4 0AE |
| Parish/Ward | St Albans/ Cunningham |
| Area in Ha | 0.19 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC34 |
| UCS Ref | UCS-SA-SD-033 |



Description of Site

The site is in the east of St Albans. The site is surrounded by residential properties; to the east and north east are the rear gardens of properties on Hill End Lane, to the north west and partially to the south west are rear gardens of properties on Drakes Drive. To the south west are blocks of flats on Frobisher Road.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

0 - Medium

10 - Strong

Qualitative Assessment

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

The site is adjacent to a couple of mature trees along its north east and south west boundaries.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential access is via Frobisher Road and the current access route, or from the north and the adjacent site.

Co-ordination with site UC24 is anticipated and creating a new footpath.

The site is recommended to progress.

UC35 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Market Depot Drovers Way, St Albans, AL3 5FA |
| Parish/Ward | St Albans/ St Peters |
| Area in Ha | 0.07 |
| Current Land Use | Market Depot |
| Proposed Use | Residential |
| Site Ref | UC35 |
| UCS Ref | UCS-SA-HD-015 |



Description of Site

The site is in central St Albans in an area containing car park, school, retail, hotel, leisure and residential uses. To the south west of the site is Drovers Way and multi-storey car parks opposite. To the north west of the site is Aboyne Lodge School. To the north east of the site is an electrical substation, with Adelaide Street beyond, and to the south east is Drovers Way with a residential block opposite, and hotel and retail uses that front St Peter's Street further to the south east.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

0 - Medium

8 - Strong

Qualitative Assessment

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

The whole site is within a conservation area and is within the 100 metres buffer of two listed buildings and several locally listed buildings. The whole site is also within an archaeological area subject to recording conditions.

Potential access is via Drovers Way or Russell Avenue.

The site is recommended to progress.

UC40 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Land Rear of New House Park Shops, St Albans, AL1 1UJ |
| Parish/Ward | St Albans/ Cunningham |
| Area in Ha | 0.12 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC40 |
| UCS Ref | UCS-SA-SD-027 |



Description of Site

The site is in the south east of St Albans. To the south west of the site is an area of woodland. To the east and south east the site borders the rear of retail units with flats above, and there are residential properties along New House Park The Willows beyond. To the north west of the site is an area of woodland, with a public footpath and residential properties beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

3 - Medium

7 - Strong

Qualitative Assessment

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

The site is within the 100 metres buffer of a County Wildlife Site, which is partially also a deciduous woodland Priority Habitat. Adjacent to the site is another deciduous woodland Priority Habitat. Adjacent to the site is an area of undesignated woodland.

Potential access is via New House Park.

The site is recommended to progress.

UC41 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garages at Grindcobbe, St Albans, AL1 2ED |
| Parish/Ward | St Albans/ Sopwell |
| Area in Ha | 0.12 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC41 |
| UCS Ref | UCS-SA-SD-016 |



Description of Site

The site is in the south of St Albans. To the north of the site are residential properties along Grindcobbe. To south are the rear gardens of residential properties along Wallingford Walk. To the east and north east of the site is an area of woodland and railway track beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | S |
| 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

2 - Medium

8 - Strong

Qualitative Assessment

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


To the west, the site is within the 100 metres buffer of a deciduous woodland Priority Habitat. The north eastern site boundary is adjacent to an undesignated woodland.

Potential access is via Grindcobbe.

The site is recommended to progress.

UC42 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | | |
|-------------------------|---|--|
| Site Address | Garages off Thirlmere Drive, St Albans, AL1 5QS |  |
| Parish/Ward | St Albans/ Cunningham | |
| Area in Ha | 0.14 | |
| Current Land Use | Garages | |
| Proposed Use | Residential | |
| Site Ref | UC42 | |
| UCS Ref | UCS-SA-SD-046 | |

Description of Site

The site is in the south of St Albans. The site is surrounded by residential properties along Catham Close to the north west, Thirlmere Drive to the north east, and Ennerdale Close to the south east and south west.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

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

The site is adjacent to a couple mature trees along north west and north east boundaries.

Potential access is via Thirlmere Drive or Catham Close.

The site is recommended to progress.

UC43 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garage block to west of 32-46 Riverside Road, Riverside Road, St Albans, AL1 1SD |
| Parish/Ward | St Albans/ Sopwell |
| Area in Ha | 0.06 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC43 |
| UCS Ref | UCS-SA-HD-055 |



Description of Site

The site is in St Albans. To the north west and south east of the site are blocks of flats along Riverside Road. To the north east of the site are residential properties and a Scout Hut, and to the south west is St Peter's School.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |

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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | W |

CRITERION BASED ASSESSMENT TOTAL

3 - Weak

0 - Medium

7 - Strong

Qualitative Assessment

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

The whole site is within a conservation area and is within the 100 metres buffer of two locally listed buildings. The whole site is also within an archaeological area subject to recording conditions.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Adjacent to the west, south west and south east site boundaries are a few mature trees.


Part of the site is contaminated land.

Potential access is via Riverside Road.

The site is recommended to progress.

UC45 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | | |
|-------------------------|--|--|
| Site Address | Garages off Watling View (West), St Albans, AL1 2PA |  |
| Parish/Ward | St Albans/ Sopwell | |
| Area in Ha | 0.11 | |
| Current Land Use | Garages | |
| Proposed Use | Residential | |
| Site Ref | UC45 | |
| UCS Ref | UCS-SA-SD-003 | |

Description of Site

The site is in the south of St Albans. The site is surrounded by residential properties; along Watling View to the north, east and south, and along Watling Street to the west.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

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

Adjacent to the west site boundary are some mature trees.

Potential access is via Watling View.

The site is recommended to progress.

UC48 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH |
| Parish/Ward | St Albans/ St Peters |
| Area in Ha | 0.05 |
| Current Land Use | Car park |
| Proposed Use | Car park and residential |
| Site Ref | UC48 |
| UCS Ref | UCS-SA-HD-016-v2 |



Description of Site

The site is in central St Albans in an area of mainly commercial, school, residential and leisure uses. To the south west on Adelaide Street is a car park, and school grounds beyond. To the north west is a community studio workshop with retail units beyond. To the north east lie the rear of residential properties and retail units along Catherine Street. The south eastern boundary is adjacent to an office block on Drovers Way.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

0 - Medium

8 - Strong

Qualitative Assessment

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

The whole site is within a conservation area and is within the 100 metres buffer of four listed buildings. The site is adjacent to a few locally listed buildings and is within the 100 metres buffer of several others.

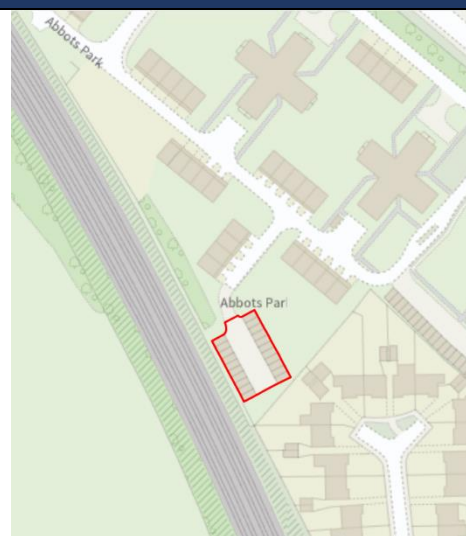
The whole site is also within an archaeological area subject to recording conditions.

The site is recommended to progress.

UC51 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garage Block to south of Abbots Park, St Albans, AL1 1TW |
| Parish/Ward | St Albans/ Cunningham |
| Area in Ha | 0.06 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC51 |
| UCS Ref | UCS-SA-HD-050 |



Description of Site

The site is in the south east of St Albans. To the north and north east of the site are rows of residential properties along Abbots Park. To the east and south of the site are the rear gardens of residential properties along Mile House Close. To the west of the site are some mature trees and hedges, with the mainline railway beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | M |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

2 - Medium

8 - Strong

Qualitative Assessment

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

Adjacent to all site boundaries are a couple of mature trees. There is an individual TPO near to but outside of the site.

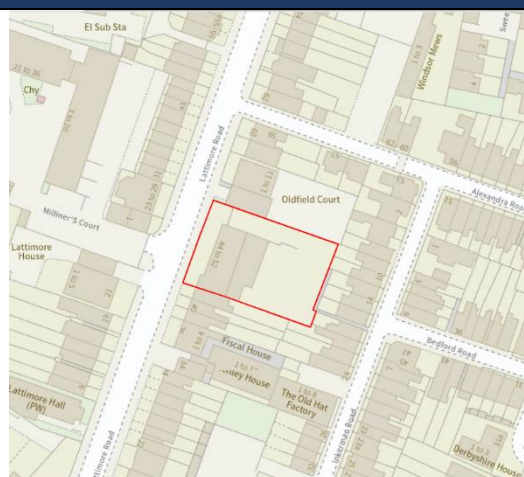
Potential access is via Abbots Park.

The site is recommended to progress.

UC55 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | 44-52 Lattimore Road, St Albans, AL1 3XW |
| Parish/Ward | St Albans (unparished)/St Peters |
| Area in Ha | 0.11 |
| Current Land Use | Banking Centre |
| Proposed Use | Residential |
| Site Ref | UC55 |
| UCS Ref | N/A |



Description of Site

The site is in central St Albans in an area of mainly commercial and residential uses. Along Lattimore Road, residential houses and flats lie to the north west, south west and north east of the site. To the south east of the site are the rear of residential properties along Inkerman Road.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 1 - Weak | 1 - Medium | 8 - Strong |
|---|-----------------|-------------------|-------------------|

Qualitative Assessment

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

The whole site is within a conservation area. The site is adjacent to a locally listed building and is within the 100 metres buffer of several others.

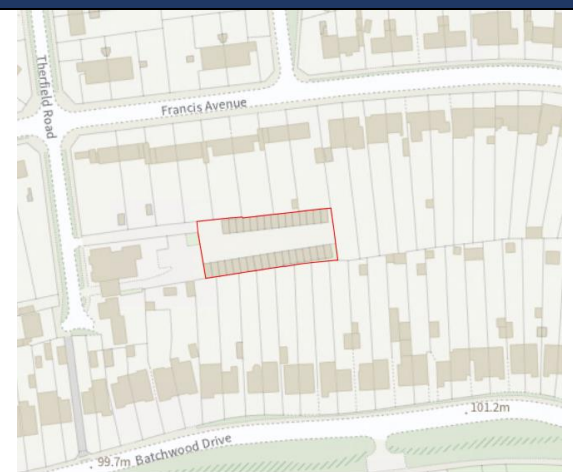
A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential access is via Lattimore Road.

The site is recommended to progress.

UC56 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|-------------------------|--|
| Site Address | Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN |
| Parish/Ward | St Alban (unparished)/ Batchwood |
| Area in Ha | 0.11 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC56 |
| UCS Ref | N/A |



Description of Site

The site is in the north west of St Albans. To the west of the site are residential flats along Therfield Road. To the north and east of the site are the rear gardens of residential dwellings along Francis Avenue, and to the south are the rear gardens of residential properties along Batchwood Drive.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 | M |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

4 - Medium

6 - Strong

Qualitative Assessment

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

The whole site is within the 100 metres buffer of a scheduled monument and the southern half of the site is within the 100 metres buffer of an archaeological area subject to recording conditions.

The site is adjacent to an area of several undesignated mature trees/woodland.


A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential access is via a lane off Therfield Road.

The site is recommended to progress.

UC57 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | | |
|-------------------------|--|--|
| Site Address | Telford Court, Alma Road, St Albans, AL1 3BP |  |
| Parish/Ward | St Albans (unparished) / St Peter's | |
| Area in Ha | 0.58 | |
| Current Land Use | Residential & Garage block | |
| Proposed Use | Residential | |
| Site Ref | UC57 | |
| UCS Ref | N/A | |

Description of Site

The site is in the centre of St Albans in an area of mainly residential and commercial uses. To the north west of the site on the opposite side of Alma Road are residential properties. To the south west of the site are the rear gardens of residential dwellings along Alma Road and Grosvenor Road and to the south east are the rear gardens of residential dwellings along Ridgmont Road. To the north east of the site is a car park serving The Church of Jesus Christ of Latter Day Saints.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | S |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 1 - Weak | 2 - Medium | 7 - Strong |
|---|-----------------|-------------------|-------------------|

Qualitative Assessment

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

The whole site is within a conservation area. A small area in the south western corner of the site is within the 100 metres buffer of a listed building. The site is also adjacent to two locally listed buildings and is within the 100 metres buffer of several others.

Strips of undesignated mature trees/woodland can be found along most site boundaries, with another couple of mature trees within the site.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

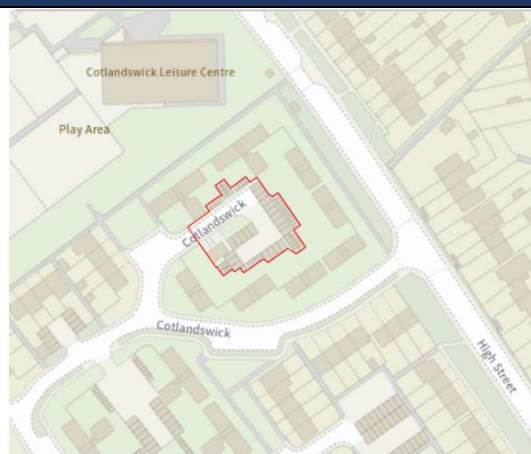
Potential access is via Alma Road.

The site is recommended to progress.

UC58 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Cotlandswick Garages B, London Colney, AL2 1EG |
| Parish/Ward | London Colney |
| Area in Ha | 0.12 |
| Current Land Use | Garage block |
| Proposed Use | Residential |
| Site Ref | UC58 |
| UCS Ref | N/A |



Description of Site

The site is in the north of London Colney. Several blocks of residential flats along Cotlandswick surround the site. Beyond the blocks of flats, to the north west is Cotlandswick Leisure Centre and to the north east is the High Street.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

0 - Medium

10 - Strong

Qualitative Assessment

The site is within the urban area of St Albans, a Tier 1 Settlement in the Settlement Hierarchy.
 A Strategic Flood Risk Assessment Level 2 was carried out for this site.
 Potential access is via Cotlandswick.
 The site is recommended to progress.

Harpenden Urban Capacity Sites – Recommended to Progress

UC8 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|------------------|--|
| Site Address | Public Hall 6 Southdown Road, Harpenden, AL5 1TE |
| Parish/Ward | Harpenden Town/Harpenden West |
| Area in Ha | 0.26 |
| Current Land Use | Community Hall and car park |
| Proposed Use | Residential |
| Site Ref | UC8 |
| UCS Ref | UCS-HT-HD-011 |



Description of Site

The site is in central Harpenden in an area of mainly office, leisure, retail and residential uses. To the north west of the site lie the rear of retail / residential units along Station Road. Arden Road Grove is to the north east of the site, to the south east of the site is an office building and to the south west is Southdown Road with Harpenden Common beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | W |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

2 - Medium

6 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

The whole site is within a conservation area. The site is adjacent to a listed building and is within the 100 metres buffers of two others. The site is also within the 100 metres buffers of several locally listed buildings.

The whole site is within an archaeological area subject to recording conditions. The whole site is within the 100 metres buffer of a County Wildlife Site, which is also designated as a good quality semi-improved grassland Priority Habitat.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

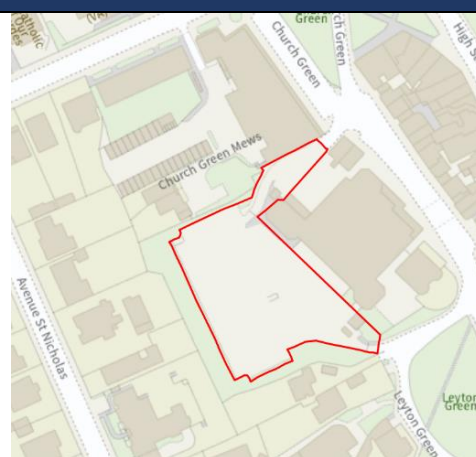
Potential access is via Southdown Road or Arden Grove.

The site is recommended to progress.

UC14 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Car Park to rear of 3 Church Green, Harpenden, AL5 2TJ |
| Parish/Ward | Harpenden Town/Harpenden West |
| Area in Ha | 0.34 |
| Current Land Use | Car park |
| Proposed Use | Car Park and Residential |
| Site Ref | UC14 |
| UCS Ref | UCS-HT-HD-035 |



Description of Site

The site is within central Harpenden in an area of retail, leisure and residential uses. The site forms part of the car park for a supermarket which lies to the east. There are trees to the northern, southern and western boundaries and residential properties beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |

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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 2 - Weak | 1 - Medium | 7 - Strong |
|---|-----------------|-------------------|-------------------|

Qualitative Assessment

The site is in Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

The whole site is within a conservation area. The site is within the 100 metres buffer of three listed buildings and several locally listed buildings. The whole site is also within an archaeological area subject to recording conditions.

A strip of woodland is adjacent to the site.

Potential access is via Leyton Green or Church Green.

The site is recommended to progress.

UC15 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Bowers Way East Car Park, Bowers Way, Harpenden, AL5 4EQ |
| Parish/Ward | Harpenden Town/Harpenden West |
| Area in Ha | 0.41 |
| Current Land Use | Car park |
| Proposed Use | Car Park and Residential |
| Site Ref | UC15 |
| UCS Ref | UCS-HT-HD-037 |



Description of Site

The site is within central Harpenden in an area of retail, office and residential uses. The north western boundary is adjacent to a residential property on Bowers Way and the north eastern boundary is adjacent to the Midland Railway Line. To the south of the site is a Telephone Exchange and to the west is Bowers Way, with a large supermarket and car park beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | M |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

1 - Medium

8 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

The whole site is within a conservation area and is within the 100 metres buffer areas of several locally listed buildings. Most of the site is within the 100 metres buffer of an archaeological area subject to recording conditions.

Potential access is via Bowers Way.

The site is recommended to progress.

UC29 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garage Block off Noke Shot, Harpenden, AL5 5HS |
| Parish/Ward | Harpenden Town/ Harpenden East |
| Area in Ha | 0.16 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC29 |
| UCS Ref | UCS-HT-SD-015 |



Description of Site

The site is in the north east of Harpenden. The site is surrounded by the rear gardens of residential properties; along Noke Shot to the east and south east, Someries Road to the north and Northfield Road to the south and south west.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

There are a few mature trees along the site's southern boundary.

Potential access is via Noke Shot and the current access route.

The site is recommended to progress.

UC44 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|-------------------------|---|
| Site Address | Garage Block off Milford Hill, Harpenden, AL5 5BN |
| Parish/Ward | Harpenden Town/ Harpenden East |
| Area in Ha | 0.08 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC44 |
| UCS Ref | UCS-HT-SD-013 |



Description of Site

The site is in the north east of Harpenden. The site is surrounded by residential properties; along Finley Road to the north west, Milford Hill to the north east, and Tallents Crescent to the south east and south west.

| Major Policy and Environmental Constraint | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|--------------------|
| CRITERION BASED ASSESSMENT TOTAL | 0 - Weak | 0 - Medium | 10 - Strong |
|---|-----------------|-------------------|--------------------|

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

The site is adjacent to a few mature trees.

Potential access is via Millford Hill and the current access route.

The site is recommended to progress.

UC46 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden, AL5 1HJ |
| Parish/Ward | Harpenden Town/ Harpenden South |
| Area in Ha | 0.12 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC46 |
| UCS Ref | UCS-HT-SD-004-v2 |



Description of Site

The site is in the south east of Harpenden. To the north east of the site are residential properties on Grove Road, to the north west of the site are allotments on Oakley Road, and to the south west are residential properties also along Oakley Road. To the south east lies an electricity substation.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | W |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

0 - Medium

9 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

Within the site along the north eastern boundary are a few mature trees and outside the site but adjacent to the southern boundary is another mature tree.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

A large part of the site is contaminated land and the south eastern boundary is adjacent to an electrical substation.

Potential access is via Grove Road.

The site is recommended to progress.

UC47 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Crabtree Fields/ Land at Waldegrave Park, Harpenden, AL5 5SA |
| Parish/Ward | Harpenden Town/Harpenden East |
| Area in Ha | 0.88 |
| Current Land Use | Car park, Bowling Club and Air Cadets |
| Proposed Use | Residential |
| Site Ref | UC47 |
| UCS Ref | UCS-HT-SD-018 |



Description of Site

The site is adjacent to the east of Harpenden. To the south of the site are two blocks of residential properties along Waldegrave Park and to the south west are residential properties along Aldwickbury Crescent. To the east of the site is a strip of woodland, with open fields and Piggotshill Lane beyond. To the north of the site is an area of woodland and to the west also has an area of woodland and Crabtree Fields Open Space.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | S |
| Other Key Constraints | |
| Local or Regional Nature Conservation sites | S |
| Priority Habitats (listed on S.41 of the NERC Act) | M |
| Existing Woodland | W |
| Archaeological Assets including their setting | S |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

1 - Medium

8 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

Adjacent to the north west of the site is a deciduous woodland Priority Habitat. Within the site is an area of undesignated woodland, along the southern and western boundaries.

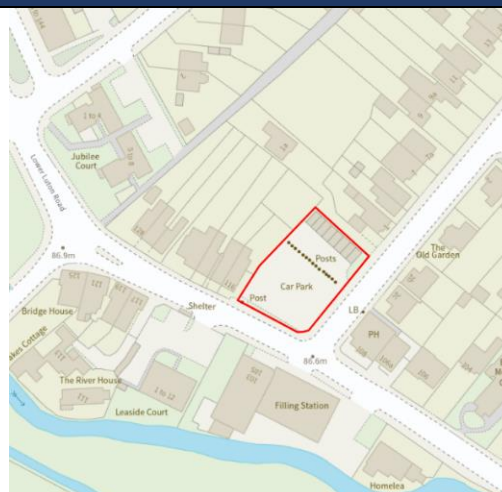
Potential access is via Waldegrave Park and the current access route.

The site is recommended to progress.

UC50 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW |
| Parish/Ward | Harpenden Town/ Harpenden East |
| Area in Ha | 0.10 |
| Current Land Use | Car Park |
| Proposed Use | Car park and residential |
| Site Ref | UC50 |
| UCS Ref | UCS-HT-HD-010 |



Description of Site

The site is in the north east of Harpenden. To south west of the site are flats and a petrol station on Lower Luton Road (B653), to the south east of the site is Southview Road and a Public House and residential properties opposite, to the north east and north west are residential properties.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | S |
| 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

3 - Medium

7 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.

The site is within the 100 metres buffers of two areas of land with several designations including; a County Wildlife Site, Local Nature Reserve, good quality semi improved grassland Priority Habitat and deciduous woodland Priority Habitat.

Adjacent to the site's western boundary are a number of mature trees.

Potential access is via Lower Luton Road or Southview Road.

The site is recommended to progress.

UC52 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|-------------------------|--|
| Site Address | Garage Block off Tallents Crescent, Harpenden, AL5 5BS |
| Parish/Ward | Harpenden Town/ Harpenden East |
| Area in Ha | 0.10 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC52 |
| UCS Ref | UCS-HT-SD-012 |



| Description of Site |
|---|
| The site is in the north east of Harpenden. The north western and north eastern boundaries are adjacent to residential properties along Tallents Crescent. To the south east are the rear gardens of residential properties along Common Lane and to the south west is a playing field. |

| Major Policy and Environmental Constraint | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

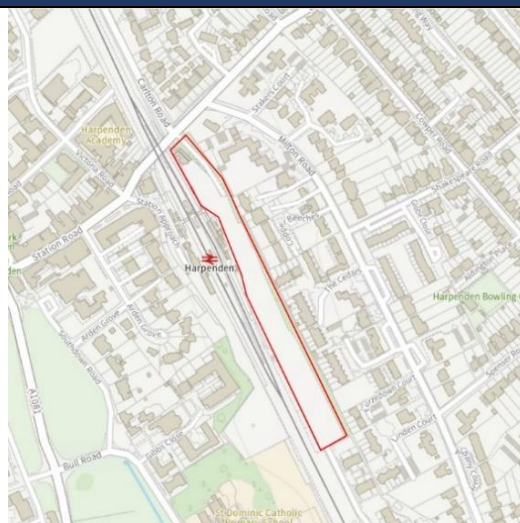
| CRITERION BASED ASSESSMENT TOTAL | 0 - Weak | 0 - Medium | 10 - Strong |
|----------------------------------|----------|------------|-------------|
| | | | |

| Qualitative Assessment |
|---|
| <p>The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy.</p> <p>There are a few mature trees adjacent to south west, south east and north east site boundaries.</p> <p>Potential access is via Tallents Crescent and the current access route.</p> <p>The site is recommended to progress.</p> |

UC54 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Harpenden Railway Station Car Park East, Harpenden, AL5 4SP |
| Parish/Ward | Harpenden Town/Harpenden West |
| Area in Ha | 1.23 |
| Current Land Use | Car park |
| Proposed Use | Residential |
| Site Ref | UC54 |
| UCS Ref | N/A |



Description of Site

The site is in central Harpenden. To the west of the site is Harpenden railway station building and railway tracks. To the north of the site is Station Road, with Carlton Road beyond. To the east and south are residential properties.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 | M |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | W |
| Contamination | W |

CRITERION BASED ASSESSMENT TOTAL

3 - Weak

2 - Medium

5 - Strong

Qualitative Assessment

The site is within the urban area of Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. Part of the site is within a conservation area. The site is also within the 100 metres buffer of several locally listed buildings and an archaeological area subject to recording conditions.

A TPO area falls within the site and runs along the eastern site boundary. A Strategic Flood Risk Assessment Level 2 was carried out for this site. The whole site is contaminated.


Potential access is via Station Road.

The site is recommended to progress.

London Colney Urban Capacity Sites – Recommended to Progress

UC17 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|------------------|---|
| Site Address | Garage Block off Cotlandswick, London Colney, AL2 1ED |
| Parish | London Colney |
| Area in Ha | 0.11 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC17 |
| UCS Ref | UCS-LD-SD-017 |



| Description of Site |
|--|
| The site is in the north of London Colney. To the north east of the site are the rear gardens of residential properties along High Street. All other site boundaries abut the rear gardens of residential properties along Cotlandswick. |

| Major Policy and Environmental Constraint | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| CRITERION BASED ASSESSMENT TOTAL | 0 - Weak | 0 - Medium | 10 - Strong |
|----------------------------------|----------|------------|-------------|
| | | | |

| Qualitative Assessment |
|---|
| <p>The site is within the urban area of London Colney, a Tier 3 Settlement in the Settlement Hierarchy.</p> <p>A Strategic Flood Risk Assessment Level 2 was carried out for this site.</p> <p>Potential access is via Cotlandswick and the current access route.</p> <p>The site is recommended to progress.</p> |

UC20 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | 104 High Street, London Colney, AL2 1QL |
| Parish | London Colney |
| Area in Ha | 0.27 |
| Current Land Use | Office/commercial |
| Proposed Use | Residential |
| Site Ref | UC20 |
| UCS Ref | UCS-LD-SD-021-v2 |



Description of Site

The site is in London Colney. To the north east of the site are tennis courts and to the south east is a commercial unit. To the south west of the site are primarily residential uses on London Colney High Street and to the north west are residential properties along the High Street and Kennedy Close.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 | S |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | M |
| Contamination | W |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

3 - Medium

6 - Strong

Qualitative Assessment

The site is within the urban area of London Colney, a Tier 3 Settlement in the Settlement Hierarchy.

The site is adjacent to two individual TPOs. The site is within a 100 metres buffer of a list building and is adjacent to an area of undesignated woodland and a few mature trees.

The site contains contaminated land.

Potential access is via London Colney High Street.

The site is recommended to progress.

UC27 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Berkeley House, Barnet Road, London Colney, AL2 1BG |
| Parish | London Colney |
| Area in Ha | 0.14 |
| Current Land Use | Office |
| Proposed Use | Residential |
| Site Ref | UC27 |
| UCS Ref | UCS-LD-SD-024 |



Description of Site

The site is in the centre of London Colney. To the north of the site is Barnet Road with the Colney Fox PH opposite, to the north west is a Children’s Nursery on the opposite side of Willowside, to the east are the rear gardens of residential properties along Colnbrook Close and to the south are residential properties on Armstrong Close.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | W |
| Heritage Asset or its setting | W |
| 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

2 - Weak

1 - Medium

7 - Strong

Qualitative Assessment

The site is within the urban area of London Colney, a Tier 3 Settlement in the Settlement Hierarchy.

The site is partially within flood zones 2, 3a + 35% climate change and 3a + 70% climate change. The Strategic Flood Risk Assessment Level 2 requires this site to pass the exception test.

Most of the site is within a conservation area. Within the site is a listed building. The site is also within the 100 metres buffer of two other listed buildings and three locally listed buildings.

The site is within the 100 metres buffer of deciduous woodland Priority Habitats. Also, there are a number of mature trees along the north eastern, northern and western site boundaries.

Potential access is via Willowside.

The site is recommended to progress.

Redbourn Urban Capacity Sites – Recommended to Progress

UC33 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|------------------|---|
| Site Address | Land Rear of 53 Snatchup, Redbourn, AL3 7HF |
| Parish/Ward | Redbourn |
| Area in Ha | 0.16 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC33 |
| UCS Ref | UCS-RB-SD-003 |



Description of Site

The site is in the north west of Redbourn. The site is surrounded by the rear gardens of residential properties; along Ridgedown to the north west, Snatchup to the north east, Tingeys Close to the south east, Rickyard Meadow to the south, and Lybury Lane to the south west.

Major Policy and Environmental Constraint

| Functional Floodplain (or climate change floodplain) | S |
|--|---|
| Heritage Asset or its setting | 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 | S |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

The site is within the urban area of Redbourn, a Tier 4 Settlement in the Settlement Hierarchy.

The site is adjacent to an area of undesignated woodland to the north west and south.

An electrical substation can be found within the site.

The site is recommended to progress.

Sandridge Urban Capacity Sites – Recommended to Progress

UC10 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|------------------|---|
| Site Address | Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW |
| Parish/Ward | Sandridge/Marshalswick East & Jersey Farm |
| Area in Ha | 0.27 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC10 |
| UCS Ref | UCS-SAN-SD-004 |



Description of Site

The site is in the north east of St Albans. To the north west of the site is the playing field and grounds of a primary school. The rears of residential properties along Hazelmere Road are to the north east. To the south of the site are residential properties along Hughenden Road.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

4 - Medium

6 - Strong

Qualitative Assessment

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

The site is within a 100 metres buffer of a County Wildlife Site, which is also designated as a deciduous woodland Priority Habitat. A Strategic Flood Risk Assessment Level 2 was carried out for this site.

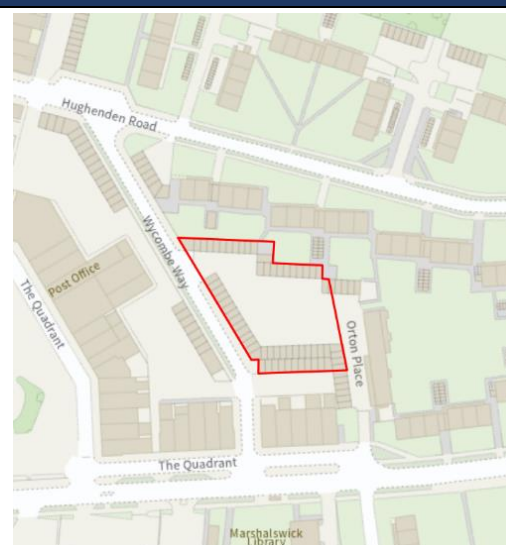
Potential access is via Hughenden Road and the current access routes.

The site is recommended to progress.

UC12 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garage Block Between Hughenden Road and The Ridgeway, St Albans, AL4 9RH |
| Parish/Ward | Sandridge/Marshalswick East & Jersey Farm |
| Area in Ha | 0.22 |
| Current Land Use | Garages (N.B. Residential permission 5/2017/0916 site boundary falls within most of the UCS site boundary, but the permitted building is outside) |
| Proposed Use | Residential |
| Site Ref | UC12 |
| UCS Ref | UCS-SAN-SD-003 |



Description of Site

The site is in the north east of St Albans. To the north of the site are residential properties along Hughenden Road. To the east of the site are rows of garages and blocks of flats along Orton Place. To the south is the rear of retail units along The Quadrant. To the west is Wycombe Way with rows of garages and the rear of retail units along The Quadrant.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

1 - Medium

9 - Strong

Qualitative Assessment

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

The site is partially within the 100 metres buffer of a County Wildlife Site. A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential access is via Wycombe Way.

The site is recommended to progress.

UC26 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garage Block to Malvern Close, St Albans, AL4 9SZ |
| Parish/Ward | Sandridge/ Marshalswick West |
| Area in Ha | 0.13 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC26 |
| UCS Ref | UCS-SAN-SD-015 |



Description of Site

The site is in the north east of St Albans. To the south of the site are blocks of flats between Malvern Close and The Ridgeway. To the east of the site are blocks of flats along Chiltern Road. To the north west of the site is a public right of way and Sandringham School.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

3 - Medium

7 - Strong

Qualitative Assessment

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

The site is within the 100 metres buffer of a deciduous woodland Priority Habitat, to the south of the site, which is also designated as a County Wildlife Site. Adjacent to the north western site boundary is a strip of undesignated woodland. A Strategic Flood Risk Assessment Level 2 was carried out for this site.

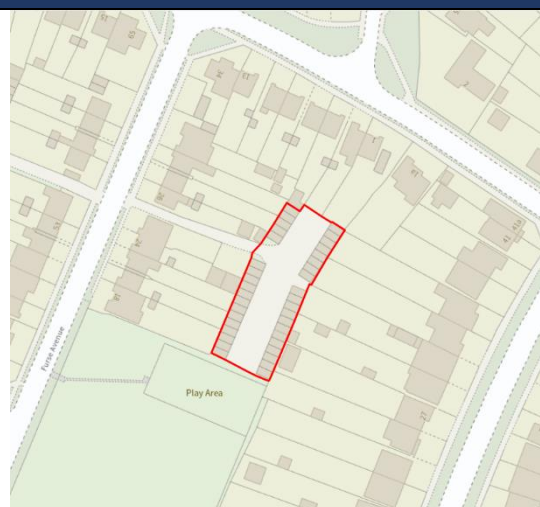
Potential access is via Malvern Close.

The site is recommended to progress.

UC49 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE |
| Parish/Ward | Sandridge/ Marshalswick West |
| Area in Ha | 0.12 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC49 |
| UCS Ref | UCS-SAN-SD-017 |



Description of Site

The site is in the north east of St Albans. Adjacent to the site are the rear gardens of residential properties along Furse Avenue to the west, Slimmons Drive to the north and The Ridgeway to the east. To the south of the site is a play area and William Bell Open Space.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

0 - Weak

0 - Medium

10 - Strong

Qualitative Assessment

The site is within the urban area of St Albans, a Tier 1 Settlement in the Settlement Hierachy.

There are a few mature trees adjacent to the south, north west and north east site boundaries.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

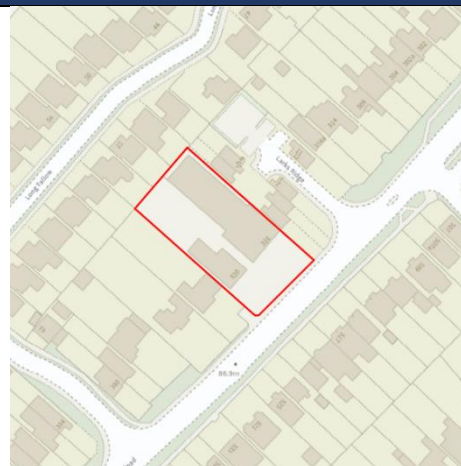
Potential access is via Furse Avenue.

The site is recommended to progress.

St Stephen Urban Capacity Sites – Recommended to Progress

UC25 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

| Location of Site | |
|------------------|---|
| Site Address | 318 Watford Road, Chiswell Green, AL2 3DP |
| Parish/Ward | St Stephen |
| Area in Ha | 0.19 |
| Current Land Use | Retail and Vehicle showroom |
| Proposed Use | Residential |
| Site Ref | UC25 |
| UCS Ref | UCS-CG-SD-009 |



| Description of Site |
|--|
| The site is in the south of Chiswell Green. To the south east there are residential properties along Watford Road, and to the the south west are residential properties along Watford Road. To the north east are residential properties along Watford Road and Larks Ridge, and to the north west of the site are the rear gardens of residential properties along Long Fallow. |

| Major Policy and Environmental Constraint | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | 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 |
| Access to Open Space | M |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

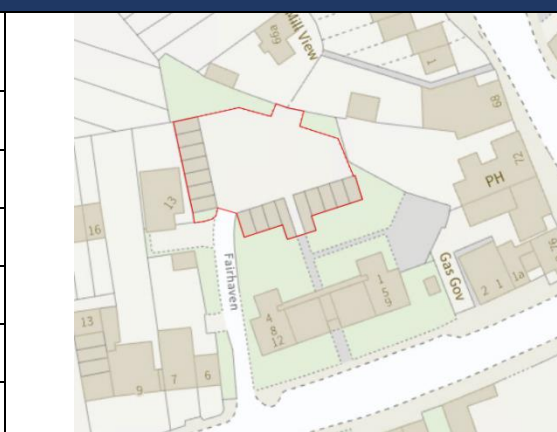
| CRITERION BASED ASSESSMENT TOTAL | 0 - Weak | 1 - Medium | 9 - Strong |
|----------------------------------|----------|------------|------------|
|----------------------------------|----------|------------|------------|

| Qualitative Assessment |
|--|
| The site is within the urban area of Chiswell Green, a Tier 5 Settlement. There are a few mature trees adjacent to the site along the west, south west and north east boundaries. The site is recommended to progress. |

UC36 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|--|
| Site Address | Garages off Park Street Lane, Park Street, AL2 2ND |
| Parish/Ward | St Stephen/ Park Street |
| Area in Ha | 0.07 |
| Current Land Use | Garages |
| Proposed Use | Residential |
| Site Ref | UC36 |
| UCS Ref | UCS-PS-SD-004 |



Description of Site

The site is in Park Street. To the south of the site is a block of flats along Park Street Lane, to the east lie public house and restaurant and retail uses along Park Street. Adjacent to the west are residential properties along Fairhaven and Part Street Lane, and to the north of the site lie the rears of primarily residential properties along Park Street.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

| | | | |
|---|-----------------|-------------------|-------------------|
| CRITERION BASED ASSESSMENT TOTAL | 1 - Weak | 1 - Medium | 8 - Strong |
|---|-----------------|-------------------|-------------------|

Qualitative Assessment

The site is within the urban area of Park Street, a Tier 5 Settlement in the Settlement Hierarchy.

Part of the site is within a conservation area. The site is adjacent to both a listed and locally listed building, it is also within the 100 metres buffer of several others.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

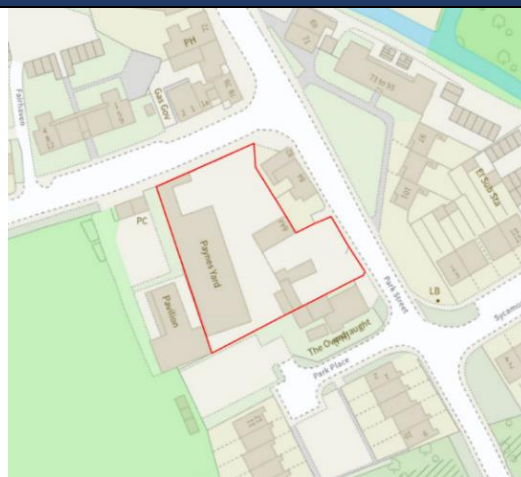
The site is within the 100 metres buffers of several deciduous woodland Priority Habitats.

The site is recommended to progress.

UC53 - Local Plan Site Selection Assessment Sheet – Urban Capacity Study

Location of Site

| | |
|-------------------------|---|
| Site Address | Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE |
| Parish/Ward | St Stephen/Park Street |
| Area in Ha | 0.22 |
| Current Land Use | Vehicle Repair Garage/Car wash |
| Proposed Use | Residential |
| Site Ref | UC53 |
| UCS Ref | N/A |



Description of Site

The site is in Park Street. To the north of the site lies Park Street Lane with residential, retail and restaurant uses opposite. To the north east are two residential properties along Park Street (A5183). To the west of the site are community facility buildings, a parking area, and a recreation ground beyond. To the south of the site is a public house, a parking area, and residential properties at Park Place are beyond.

Major Policy and Environmental Constraint

| | |
|--|---|
| Functional Floodplain (or climate change floodplain) | S |
| Heritage Asset or its setting | W |
| 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 |
| Access to Open Space | S |
| Air Quality | S |
| Tree Preservation Order (TPO) trees | S |
| Contamination | S |

CRITERION BASED ASSESSMENT TOTAL

1 - Weak

1 - Medium

8 - Strong

Qualitative Assessment

The site is within the urban area of Park Street, a Tier 5 Settlement in the Settlement Hierarchy.

The whole site is within a conservation area. Three listed buildings are adjacent to the site and the site is within the 100 metres buffer of several locally listed buildings. The site is also within the 100 metres buffer of deciduous woodlands Priority Habitats.

A Strategic Flood Risk Assessment Level 2 was carried out for this site.

Potential access is via Park Street Lane or Park Street (A5183).

The site is recommended to progress.