

Green Belt Study Recommended Sites – Not Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-140	SA-23-21	Land South West of 57 Fishpool Street, AL3 4RU
O-025	SA-24-21	St Albans Abbey Theatre, AL1 2DL
C-065	HT-21-21	Cross Lane, Harpenden, AL5 1BX
C-068	HT-23-18	Clarence House, West Common, Harpenden, AL5 2AR
C-058	HT-14-21-1	Land adjacent to Batford Mill, Lower Luton Road, AL5 5AQ
C-291	WH-37-17	Land at Meads Lane, Wheathampstead, AL4 8BZ
C-188	STS-08-21	Land at Frogmore Vicarage, AL2 2JU
C-116	R-21-21	Land at Stephens Way and Flamsteadbury Lane, AL3 7DZ

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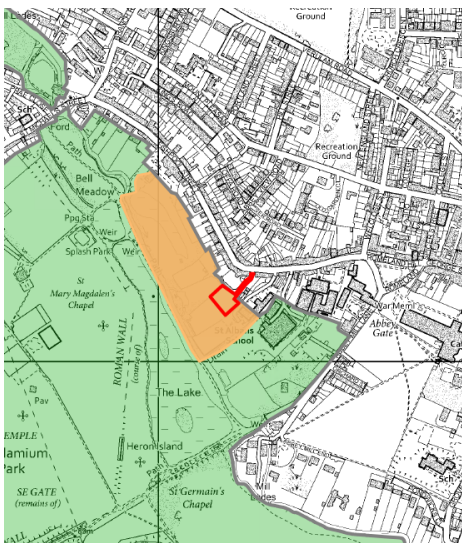
St Albans (unparished) Green Belt Study Recommended Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-140	SA-23-21	SA-58 / RA-33	Land South West of 57 Fishpool Street, AL3 4RU	St Albans (unparished)	0.18	Residential	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Legend

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

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is in the west of St Albans, with part of the site within the urban area. The rear of residential properties along Fishpool Street are north of the site. Residential housing is located on Fishpool Street, and Aquis Court and St Albans School premises lie to the east. There are many mature trees to the south and west and beyond the River Ver lies Verulamium Park.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

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

CRITERION BASED ASSESSMENT TOTAL	7 - Weak	10 - Medium	13 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 830 metres from a primary school, 1.5 kilometres from a secondary school, 640 metres from a bus stop, 1.5 kilometres to St Albans City railway station and 410 metres from the City Centre.</p> <p>The whole site is within a conservation area and is within the 100 metres buffer of several listed and locally listed buildings. The site is in an archaeological area subject to recording conditions.</p> <p>Most of the site is contains deciduous woodland Priority Habitats and is adjacent to others. Part of the site contains a group TPO and is within 100 metres of others. The site is also within the 100 metres buffer of two County Wildlife Sites.</p> <p>Potential road access is via a small lane off Fishpool street with many buildings which are Grade II listed and</p>

locally listed buildings, with the Cathedral and Abbey Church a short distance away.

Site capacity is less than 5 homes once conservation area protected trees and Heritage constraints are taken into account.

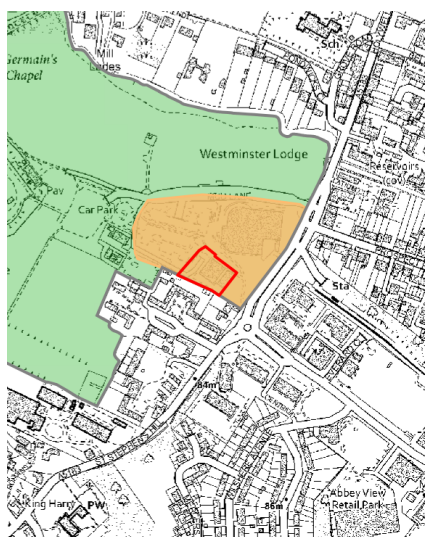
This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
O-025	SA-24-21	SA-57, RA-32	St Albans Abbey Theatre, AL1 2DL	St Albans (unparished)	0.32	Theatre	Other Uses: Theatre

Location of Site

Green Belt Settlement Buffer Map



Legend

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

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located south of the town centre and the River Ver, and south west of Westminster Lodge Leisure Centre, with a car park to the west and Holywell Hill to the east. The area to the south and east is mostly residential, with Verulamium Park, playing fields and Abbey View Golf Course located to the north and west.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Yes – 77%
Located within Green Belt Study weakly performing area	Yes
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	S

Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	S
Distance to the nearest employment site/location	N/A
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	N/A
Distance to nearest infant/primary school	N/A
Distance to nearest secondary school	N/A
Distance to nearest GP surgery	N/A
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	N/A
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	3 - Medium	17 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 240 metres from a bus stop, 1.8 kilometres from St Albans City railway station and 310 metres from St Albans Abbey branch line station.</p> <p>The site is within an archaeological area subject to recording conditions. A strip of undesignated woodland borders the south-west of the site and an individual mature tree can be found within the north western area of site.</p> <p>Potential access by car is via Mud Lane or by foot there is a footpath connecting the site to Holywell Hill.</p> <p>No significant development potential would be enabled by removal of land from the Green Belt.</p> <p>This site is not recommended to progress.</p>

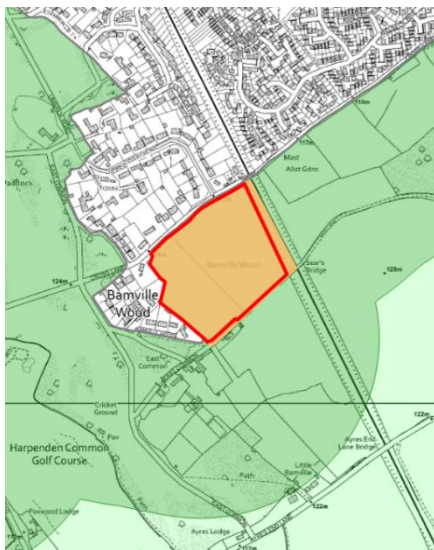
Harpenden Town Green Belt Study Recommended Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-065	HT-21-21	SA-9 / RA-5	Cross Lane, Harpenden, AL5 1BX	Harpenden Town	6.47	Agricultural	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Legend

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

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located adjacent to the southern edge of Harpenden. Residential areas are located to the north and west of the site. The mainline railway line is adjacent to the east boundary of the site.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M

Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	11 - Medium	14 - Strong
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Qualitative Assessment

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

The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.

The site is approximately; 2 kilometres from a primary school, 3.8 kilometres from a secondary school, 710 metres from a bus stop, 3.1 kilometres from Harpenden mainline railway station and 1.6 kilometres from a District Centre.

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

The site is partially within the 100 metres buffer of deciduous woodland, traditional orchard, and good quality semi-improved grassland Priority Habitats. The site is partially within the 100 metres buffer of a County

Wildlife site.

The site is adjacent to contaminated land.

Potential access is via Cross Lane, a narrow single track. There is a public right of way footpath running along the southern boundary of the site.

It is not considered that suitable access for all modes can be provided within the land shown as the red line boundary, nor existing public highway land. It is considered that a transport solution does not have a reasonable prospect of being provided within the Plan period.

This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

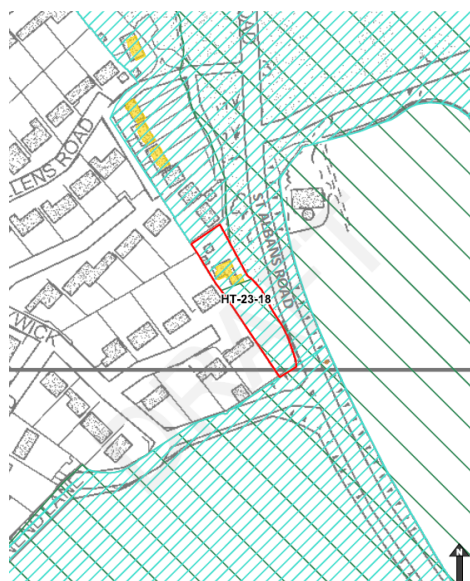
Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-068	HT-23-18	SA-10 (partially) / RA-6 (partially)	Clarence House, West Common, Harpenden, AL5 2AR	Harpenden Town	0.22	Residential	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Constraints Site Map



Aerial of Site



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Legend

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

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

Description of Site

The site is located in south west Harpenden. Residential areas lie to the north and west of the site. Harpenden Common golf club is located across St Albans Road to the east of the site, with Beesonend Lane and open fields to the south. The site currently features a detached residential dwelling and garden accessed from St Albans Road.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 39%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially - 61%
Located within Green Belt Study Recommended for further Consideration area	Partially - 61%

Major Policy and Environmental Constraints

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

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	10 - Medium	17 - Strong
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Qualitative assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>Part of the site is within Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The other part of the site is adjacent to Harpenden and is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is within a conservation area, contains a locally listed building and is within the 100 metres buffer of a listed building. The whole site is within the 100 metres buffer of a landscape conservation area.</p> <p>The site is approximately, 2.2 kilometres to a primary school, 3.1 kilometres to a secondary school, 100 metres to a bus stop, 2.5 kilometres to Harpenden mainline railway station 1.7 kilometres to a District Centre.</p> <p>The site is partially within the 100 metres buffer of County Wildlife Sites, which are also designated as deciduous woodlands and good quality semi-improved grassland Priority Habitats. The site is adjacent to a strip of undesignated woodland and scrub.</p>

Potential access is via St Albans Road (A1081).

Site capacity is less than 5 homes once conservation area protected trees are taken into account.

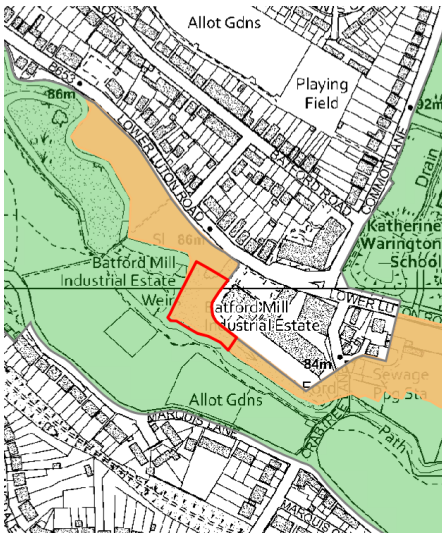
This site is not recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-058	HT-14-21-1	SA-31 / RC-4 & RA-19	Land adjacent to Batford Mill, Lower Luton Road, AL5 5AQ	Harpenden Town	0.28	Open land	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Legend

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

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located in the north east of Harpenden. Employment units are located adjacent beyond the eastern boundary of the site. The River Lea and a nature reserve are located to the south and west of the site. A residential area is located to the north of the site. The site currently contains green space bordered by trees on the north, west and south boundaries.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement buildings area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes
Major Policy and Environmental Constraints	
Functional Floodplain (or climate change floodplain)	W
Heritage Asset or its setting	S

Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	W
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	9 - Medium	18 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre from a primary school, 250 metres from a secondary school, 100 metres from a bus stop, 2.2 kilometres from Harpenden mainline railway station and 730 metres from a Local Centre.</p> <p>Most of the site is within flood zone 2, 3a + 35% climate change and 70% climate change; and a small part of the site is within flood zones 3, 3a, 3b.</p> <p>The site is adjacent to a County Wildlife Site and is within the 100 metres buffer of a good quality semi-improved grassland Priority Habitat. The site contains three group TPOs and is within 100 metres of an area of</p>

undesignated woodland.

Potential access to the site is unclear as road east of the site is part of Batford Mill Industrial Estate and green space to the north of the site obstructs access on to Lower Luton Road.

Site capacity is less than 5 homes once flood zone constraints are taken into account.

This site is not recommended to progress.

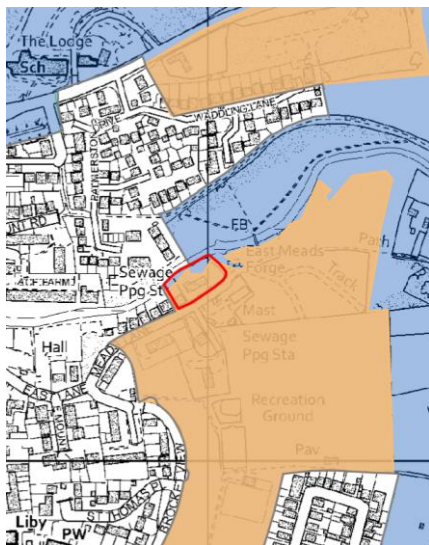
Wheathampstead Green Belt Study Recommended Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-291	WH-37-17	SA-49 / RA-28 & RC-7	Land at Meads Lane, Wheathampstead, AL4 8BZ	Wheathampstead	0.20	Residential	Primarily residential

Location of Site

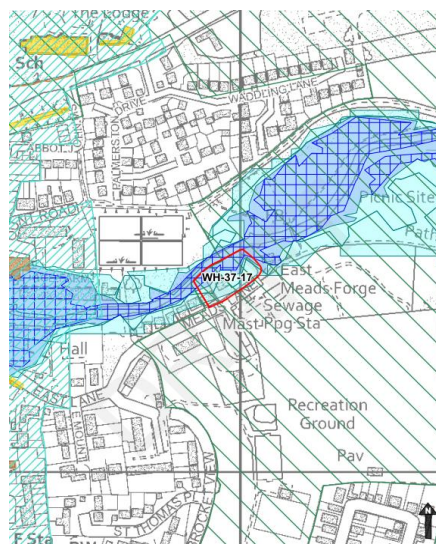
Green Belt Settlement Buffer Map



Legend

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

Constraints Site Map



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

Aerial of Site



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Description of Site

The site lies to the north east of Wheathampstead. Immediately to the north is the River Lea and residential areas beyond. Meads Lane runs to the south, with a Thames Water site and children’s nursery beyond. To the west are residential dwellings along Meads Lane. Open fields lie to the east.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 17%
Located within Green Belt Study weakly performing area	Partially - 73%
Located within Green Belt Study less important area	Partially - 73%
Located within Green Belt Study Recommended for further Consideration area	Partially - 73%

Major Policy and Environmental Constraints

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

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	11 - Medium	14 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Wheathampstead, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 650 metres from a primary school, 3.6 kilometres from a secondary school, 430 metres to a bus stop, 5.5 kilometres to Harpenden mainline railway station and 250 metres from a District Centre.</p> <p>Most of site within flood zones 2, 3a + 35% climate change and 3a + 70% climate change. Part of site is within flood zones 3, 3a, and 3b.</p> <p>Part of the site is within the 100 metres buffer of a conservation area and County Wildlife Site. The whole site is within a landscape conservation area. Some mature trees can be found along site boundaries.</p> <p>To the south, just beyond Meads Lane, is a water pumping station, telecommunication site, contaminated land</p>

and an existing wate safeguarding area.

Potential access is via Meads Lane.

Site capacity is less than 5 homes once flooding constraints are taken into account.

This site is not recommended to progress.

St Stephen Green Belt Study Recommended Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-188	STS-08-21	SA-113 / RA-44	Land at Frogmore Vicarage, AL2 2JU	St Stephen	1.06	Woodland / Residential / Substation	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Constraints Site Map



Aerial of Site



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Legend

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

Description of Site

The site is located to the edge of Frogmore. The Holy Trinity Church grounds lie to the north of the site, with residential areas of Frogmore beyond. Radlett Road (A5183) is located to the west of the site and residential dwellings are located along the south west boundary. Open fields are located to east of the site, with woodland to the south.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially – 2%
Located within Green Belt Study weakly performing area	Yes
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

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

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	12 - Medium	15 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Park Street, a Tier 5 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 850 metres from a primary school, 3 kilometres from a secondary school, 240 metres from a bus stop, 3.6 kilometres to Radlett mainline railway station, and 830 metres to a Local Centre.</p> <p>Part of the site is within a conservation area.</p> <p>The site contains a deciduous woodland Priority Habitat, which covers most of the site. The site also contains a</p>

group TPO and seven individual TPOs. A County Wildlife Site abuts the south and east boundary.

Contaminated land lies just within and runs along the south and east boundaries.

Potential access to the site is via two lane Frogmore Road (A5183) to the north west of the site. A public right of way footpath runs along the western boundary of the site.

Site capacity is less than 5 homes once tree constraints are taken into account.

This site is not recommended to progress.

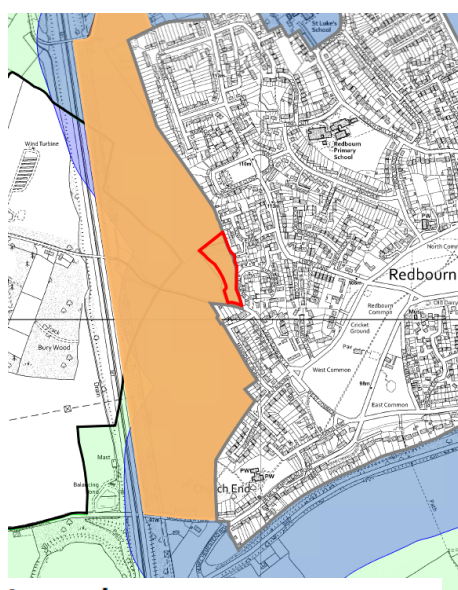
Redbourn Green Belt Study Recommended Sites – Not Recommended to Progress

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-116	R-21-21	SA-2 / RA-2 & RC-1	Land at Stephens Way and Flamsteadbury Lane, AL3 7DZ	Redbourn	0.80	Open Space / Play area	Primarily residential

Location of Site

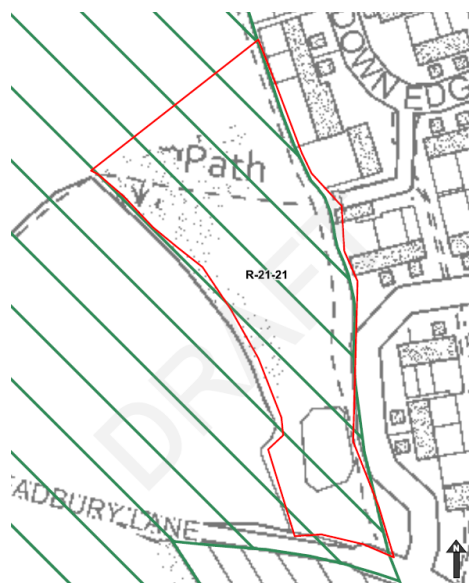
Green Belt Settlement Buffer Map



Legend

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

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located adjacent to the western boundary of Redbourn. A residential area is located directly to the east of the site, across Stephens Way. Flamsteadbury Lane is to the south of the site, with open fields beyond. Open fields are also to the north and west of the site. The site currently contains Flamsteadbury play area.

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

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	Yes
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

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

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	6 - Medium	19 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 700 metres from a primary school, 5.5 kilometres from a secondary school, 380 metres from a bus stop, 6 kilometres from Harpenden mainline railway station and 980 metres from a Local Centre.</p> <p>The site contains an area of undesignated woodland, mature trees and scrub.</p> <p>Potential access to the site is via single track lane Flamsteadbury Lane along the southern boundary and narrow Stephens Way along part of the eastern boundary. Access could also be gained via an extension to Down Edge Road north east of the site. There are three public right of way footpaths within the site; along the</p>

southern boundary, along the length of the eastern boundary and cutting across the north of the site.

The site is within the Chiltern Beechwoods SAC Zone of Influence.

This site is adjacent to the west of Redbourn Broad Location (B3), but this individual site has no residential capacity, as SADC require the existing public open space to be retained.

The site is not recommended to progress.