



# **Draft Local Plan 2041 - Regulation 19 Heritage Impact Assessment 2024**

September 2024

# Contents

1. Introduction

2. Background

Appendix 1: Hemel Garden Communities (Sites H1, H2, H3 and H4)

Appendix 2: B3 West of Redbourn

Appendix 3: B6 West of London Colney

Appendix 4: M2 Hill Dyke Road Wheathampstead

Appendix 5: M11 Rothamsted Research (Now renamed OS4 in Part B)

Appendix 6: High-Level Heritage Impact Assessments by Essex Place Services

Appendix 7: High-Level Heritage Impact Assessments by SADC

## **1. Introduction**

- 1.1. The St Albans City and District Local Plan 2041 (Local Plan) includes site allocations in Part B. The purpose of the Council's Heritage Impact Assessment 2024 (HIA) is to provide a detailed and proportionate historic environment evidence base to inform the allocations, as required by paragraphs 31 and 35 of the National Planning Policy Framework (NPPF, December 2023). This evidence helps establish the suitability of sites, and helps identify mitigation or further assessment that may be required at application stage.
- 1.2. The HIA identifies heritage assets which could be affected by development of a given site, considering their significance (including any contribution made by their setting), and assessing the impact that any proposed development might have on the significance of those assets.

## **2. Background**

- 2.1. Prior to the Regulation 18 Draft Local Plan Consultation, which ran from July to September 2023, the Council identified that a number of the proposed site allocations could impact on the historic environment by affecting the setting of nearby heritage assets. At that stage it had not provided site-specific HIAs as part of its evidence base, but the intention was for these to be undertaken to a proportionate degree ahead of the Regulation 19 Plan.
- 2.2. The Regulation 18 Consultation Historic England (HE) response concurred with the Council's intention to produce proportionate site-specific HIAs to inform the Regulation 19 Plan. HE advised that the purpose of the HIAs will be to identify any heritage assets which could be affected by development of a given site, to consider their significance (including any contribution made by their setting), and assess the impact that any proposed development might have on the significance of those assets. HE suggested that the best way to explore options for mitigation is through the preparation of site-specific HIAs; particularly for large strategic sites or sites where there are particularly significant heritage issues e.g. highly graded heritage asset either on site or in close proximity. HE made clear that it is a question of proportionality; the bigger the site or the more important the heritage issues, the more evidence they would expect to see.
- 2.3. Through ongoing dialogue with HE it was established that a total of 52no. of the Regulation 19 allocation sites should be subject to the Council's Heritage Impact Assessment 2024, and the Council appointed Essex Place Services to undertake the longer and more detailed assessments. The proportionate approach agreed with HE resulted in the following HIA work being undertaken:
  - a) Detailed Site Assessments undertaken by Essex Place Services for the following 8no. sites:
    - H1 - North Hemel Hempstead, AL3 7AU
    - H2 - East Hemel Hempstead (North), HP2 7HT
    - H3 - East Hemel Hempstead (Central), HP2 7LF
    - H4 - East Hemel Hempstead (South), HP2 4PA

- B3 - West Redbourn, Redbourn, AL3 7HZ
  - B6 - West of London Colney, AL2 1LN
  - M2 - Hill Dyke Road, Wheathampstead, AL4 8TR
  - OS4 - Extension to Rothamsted Research, Harpenden Campus, AL5 2JQ (Named M11 in the HIA)
- b) High-Level Heritage Impact Assessments undertaken by Essex Place Services for the following 18no. sites (NB. The appended report includes 2 additional sites that are not being taken forward at Regulation 19 stage):
- B1 - North St Albans, AL3 6DD
  - B2 - North East Harpenden, AL5 5EG
  - B5 - Glinwell, Hatfield Road, St Albans, AL4 0HE
  - B7 - North West Harpenden, AL5 3NP
  - B8 - Harper Lane, north of Radlett, WD7 7HU
  - L1 - Burston Nurseries, North Orbital Road, St Albans, AL2 2DS
  - L2 - West of Watling Street, Park Street, AL2 2PZ
  - L3 - East and West of Miriam Lane, Chiswell Green, AL2 3NY
  - M3 - Bedmond Lane, St Albans, AL3 4AH
  - M6 – South of Harpenden Lane, Redbourn, AL3 7RQ
  - M17 - North of Wheathampstead Road, Harpenden, AL5 1AB
  - M18 - North East of Austen Way, St Albans, AL4 0XH
  - M21 - Rothamsted Lodge, Hatching Green, AL5 2GT
  - M22 - Wood End, Hatching Green, Harpenden, AL5 2JT
  - UC5 - 18- 20 Catherine Street, St Albans, AL3 5BY
  - UC14 - Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ
  - UC18 - Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans, AL1 1SE
  - OS2 - Toulmin Drive / Highelms, St Albans, AL3 6DX
- c) High-Level Heritage Impact Assessments by the Council for the following 26no. sites:
- M8 - Verulam Golf Club, St Albans, AL1 1JG
  - M9 – Amwell Top Field, Wheathampstead, AL4 8DZ
  - P2 – Land at North Orbital Road, AL2 1DL
  - U2 - Land South West of London Colney Allotments, AL2 1RG
  - UC2 - Civic Close Car Park Bricket Road, St Albans, AL1 3JX
  - UC3 - London Road Car Park, London Road, St Albans, AL1 1NG
  - UC4 - Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3UU
  - UC7 - 5 Spencer Street, St Albans, AL3 5EH
  - UC8 - Public Hall, 6 Southdown Road, Harpenden, AL5 1TE
  - UC9 - Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD
  - UC11 - 50 Victoria Street, St Albans, AL1 3HZ
  - UC15 - Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ
  - UC16 - Garage Block west of Thirlestane, St Albans, AL1 3PE
  - UC19 - 50-54 Lemsford Road St Albans, AL1 3PR
  - UC20 - 104 High Street, London Colney, AL2 1QL

- UC22 - Car Park to rear of 77-101 Hatfield Road, Hatfield Road, AL1 4JL
- UC23 - Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN
- UC27 - Berkeley House, Barnet Road, London Colney, AL2 1BG
- UC35 - Market Depot, Drovers Way, St Albans, AL3 5FA
- UC36 - Garages off Park Street Lane, Park Street, AL2 2ND
- UC43 - Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD
- UC48 - Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH
- UC53 - Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE
- UC54 - Harpenden Railway Station Car Park East, Harpenden, AL5 4SP
- UC55 - 44-52 Lattimore Road, St Albans, AL1 3XW
- UC57 – Telford Court, Alma Road, St Albans, AL1 3BP

- 2.4. The site-specific HIAs are contained within 7no. separate Appendices, as set out in the Contents page. It should be noted that each Appendix provides the methodology for the HIA(s) in the document. The different methodologies and level of detail included in the different forms of site-specific HIA reflects the proportionate approach agreed with HE.
- 2.5. The recommendations of the site-specific HIAs have informed the site allocations in Part B of the Local Plan, including the indicative capacities and the Key development requirements.

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