

Appendix ~~1~~ Part B – Local Plan Sites

This ~~Appendix~~ Part B contains the Site Allocations for the Local Plan.

Planning proposals are required to deliver the requirements set out in the schedules below, as well as conforming to the Policies in the rest of the ~~document~~ Local Plan and ~~n~~ National policy. This includes all of the requirements for Broad Locations set out in Policy LG1 (a-~~vs~~), or all of the requirements for Large, Medium, and Small sites set out in policy LG4 (a-~~rp~~).

The sites have been broken down into eight categories (see table below).

Table A1.1 – Allocation sites in the Local Plan

Site Category	Site Prefix	No. of sites	Housing totals
1 - Hemel Garden Communities - Broad Locations	<u>H</u>	4	4, 307 <u>50</u>
2 - Broad Locations – 250+ homes	<u>B</u>	8	4, 434 <u>227</u>
3 - Large sites – 100-249 homes	<u>L</u>	23	284 <u>385</u>
4 - Medium and Small Sites – 5-99 homes	<u>M</u>	2819	1,302 <u>856</u>
5 - Green Belt - Previously Developed Land	<u>P</u>	23	144 <u>137</u>
6 - Sites Within Urban Settlements (HELAA)	<u>U</u>	43	94 3
7 - Sites Within Urban Settlements (Urban Capacity Study)	<u>UC</u>	5254	775 <u>860</u>
8 - Other Sites	<u>OS</u>	24	0
All residential sites - total		10298	11,779 <u>10,808</u>

The site allocation sheets contain details regarding:

- The location of the site, size of the site in hectares and proposed use;
- The Housing and Employment Land Availability Assessment (HELAA) reference number (where applicable);
- The proforma reference number; the assessment of the site in terms of distance to facilities, constraints etc carried out for all proposed sites in the Green Belt Buffers;
- A Green Belt sub-area reference (where applicable) and an Urban Capacity reference number (where applicable); and
- Key development requirements.

~~Some of the site boundaries have been subject to modification of the original boundary submitted by the landowners/their representatives; this is labelled the Allocated Site Boundary (red line). This was done either to merge sites as part of a comprehensive approach, or to exclude areas outside the District boundary, or to exclude areas not recommended for further consideration by the Green Belt Review. There is also an aerial photograph that shows the original HELAA boundary (where applicable).~~

The Policies Map should be referred to in order to see the extent of development and land proposed to be removed from the Green Belt ~~range of uses proposed~~. Especially for the Broad Locations, the red line boundary is often far beyond the limit of development proposed, in order to provide for significant new country parks, green spaces etc.

The site capacities are indicative only. -As detailed design work progresses, the most appropriate capacity may be somewhat higher or lower than that indicated.

SADC Garage Court and Car Park sites

The Government's policy test for allocation of each of these potential sites is that they have a 'reasonable prospect' of being delivered at some point before 2041. -This is significant as this is not just about immediate or short term delivery, but about what is appropriate by almost the middle of the 21st century. -Learning directly from comparable Local Plan Examinations, ~~the Government-appointed Inspector will expect~~ there is to be redevelopment of ~~(a significant number of)~~ garage court sites and surface car parks in our new ~~draft~~ Local Plan.

Allocations that are in use as an SADC owned public car park would necessarily involve changing use of either some or all of the site. The allocation of a public car park as a site does not necessarily mean the loss of all parking provision, with design options that retain car parking to include:

- a) Building on only part of the site;
- b) Allowing car parking on the ground floor while building above (sometimes called 'podium parking'); or
- c) Introducing multi-storey or underground parking.

Proposals on a public car park site must ~~undertake the following:~~

aAssess car park usage before the loss of any car parking to ensure that likely impacts on overall parking provision are understood at the time of a planning application. ;

~~Residential proposals to meet stringent requirements, for example improving the site through planting, improved access, and high quality building design;~~

~~Using the potentially significant financial benefits of partial redevelopment to provide significant new infrastructure and environmental benefits—cycle parking, EV charging, potential locations for cycle hire, car clubs, mini green spaces etc.~~

Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs)

A number of the site-specific 'Key development requirements' require support for relevant schemes in the Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs). As set out in Chapter 8 of Part A: South West Herts GTP and South Central Herts GTP are supporting strategies to LTP4 which contain transport schemes for the District. The District worked with HCC to produce a LCWIP and the Council has developed further transport evidence with HCC. Transport is also being addressed in the Infrastructure Delivery Plan (IDP). These set out the main transport schemes in the District and together they provide relevant sustainable transport infrastructure and approaches which promote sustainable modes and create a foundation for enabling significant changes in travel behaviour. They encourage and enable shorter journeys to be made by sustainable means, including by walking and cycling, delivering the wider community benefits of active travel. The Transport Impact Assessment (TIA) demonstrates how sites will support delivery of schemes. -Transport contributions for sites size 10+ homes should be secured by S106 or similar legal agreements / mechanisms. Transport

contributions for sites size 9 or fewer homes could be secured by S106 or another appropriate mechanism (eg Community Infrastructure Levy).

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1 - Hemel Garden Communities - Broad Locations

H1 - North Hemel Hempstead, AL3 7AU		
Parish / Ward	Redbourn	Allocated site boundary
Hectares	<u>154.0787.20</u>	
Proposed use	Primarily residential 1,500 units (indicative) in total (<u>1,250,125</u> in Plan period)	
Proforma Ref	C-097	
HELAA Ref	R-05-18	
Green Belt Sub Area Ref	SA-170 / SA-172 / <u>Not recommended</u>	

Key development requirements

The site is located to the north-east of Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme. North Hemel Hempstead Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately 1,250,125 dwellings to 2041 and beyond (approximately 250-375 homes to be delivered post-2041). The development will be required to deliver:

Green network

1. Strategic and local public open space, including sports facilities, managed woodland and ecological network links that preserves and enhance links to site allocation H2, Spencer's park, Woodhall Farm and Holtsmere End.
- 1.2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions (as set out in the IDPs). The Key and Local Transport Network should connect the site with local and key destinations including the new local centre, surrounding neighbourhoods, schools, Woodhall Farm, Country Park, the Nickey Line, Hemel Hempstead Town Centre and railway station and Redbourn.
- 2.3. Contributions to improve and enhance countryside access links and including connections under the M1 motorway and improved off-road paths (Public Rights of Way) including Footpath 9, 10 and 11.
- 3.4. Opportunities A range of community food growing opportunities including edible trails, orchards and community gardens that relate to the landscape setting.
- 4.5. A substantial new Country Park Significant Publicly Accessible Green Area providing facilities for new and existing communities and a permanent green buffer to Redbourn.

- ~~5.6.~~ Green and blue infrastructure provision that includes a contribution to the SANG required across the HGC growth areas and BNG requirements (which aims to exceed the minimum target of 10%).
- ~~7.~~ Contributions to Access and route improvements to the Nickey Line including connections to Redbourn and placemaking enhancements set out in the Nickey Line Vision and Strategy.
- ~~6.8.~~ and delivery of the HGC Green Loop including Holtsmere End Lane and connections to the Green Loop and Dodds End Lane running west of the site.
- ~~9.~~ Appropriate High quality design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines.
- ~~7.10.~~ High quality surface water mitigation measures that incorporate existing surface water flow paths. Notably, there are two surface water flow paths on the site – one across the south and west of the site and another towards the north.

Integrated neighbourhoods

- ~~8.11.~~ The 1,500 dwelling figure above includes two extra-care facilities comprising of 70-80 self-contained units in each facility, one 70-80 bed nursing home and 6 supported living units for people with disabilities at least two 60+ unit home extra-care schemes.
- ~~9.~~ A 3FE primary school, including Early Years provision, to serve the new community and appropriate contributions towards secondary school provision.
- ~~12.~~ An Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
- ~~40.~~ Safe, high-quality pedestrian and cycle crossings, including the Redbourn Road (B487).
- ~~13.~~ A high-quality gateway entrance along the Redbourn Road (B487) to Hemel Hempstead serving H1 and H2.
- ~~14.~~ Development and design that connects the site to the neighbourhoods to the south and west.
- ~~15.~~ Neighbourhood Masterplanning will respect the landscape and neighbourhood setting including the adjacent Woodhall Farm neighbourhood, and new neighbourhood design coding, as set out in the Strategic Design Code.
- ~~16.~~ Through Masterplanning the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Holtsmere Manor, the Grade II Listed Great Revel End Farmhouse, the Grade II Listed Barn at Great Revel End Farmhouse and the Grade II Listed Wood End Cottages; this may include the incorporation of appropriate set backs of development and creation of open spaces.
- ~~14.17.~~ Contributions to improve the understanding of the Aubreys Camp Scheduled Monument and its setting and the former railway line, the Nickey Line by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument and the Nickey Line.
- ~~12.18.~~ Appropriate accommodation of and access to the significant electricity pylon line.

Self-sustaining Economy

- ~~13.19.~~ A positive relationship with Woodhall Farm and the wider existing neighbourhood structure of Hemel Hempstead.
- ~~20.~~ A new neighbourhood and local centre, including education facilities and commercial development opportunities; which provide support for, rather than in competition with, existing Woodhall Farm facilities.
- ~~14.21.~~ Enable enhancements to Woodhall Farm local centre and strengthen active travel routes to this local destination.
- ~~15.22.~~ Opportunities for Remote working hubs within local Centres.

Engaged Communities

~~46-23.~~ Recreation space and other community facilities, including contributions to health and sports provision within the wider HGC Growth Areas.




~~24.~~ The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for ~~a new~~ Suitable Alternative Natural Greenspace (SANG) as part of the wider SANG network across the HGC Growth Areas, ~~or alternatively contribute towards the maintenance of a suitable SANG project elsewhere~~

Environment Agency Constraints

~~47-25.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Historic Landfill; Bedrock Aquifer; Superficial Aquifer.

H2 - East Hemel Hempstead (North), HP2 7HT

Parish / Ward	Redbourn	Allocated site boundary
Hectares	169.20146.3417.1	
Proposed use	Primarily residential 1,600 units (indicative) in total (4,3351,235 in Plan period	
Proforma Ref	Part of M-033	
HELAA Ref	Part of SMR-01-21	
Green Belt Sub Area Ref	SA-168 / SA-169a / SA-171 / RA-54	

 District Boundary
  Site Boundary
  Metropolitan Green Belt

Key development requirements

The site is to the east of Hemel Hempstead, between the B487 to the north, the M1 to the east and Punchbowl Lane to the south. The site is adjacent to Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.

East Hemel Hempstead (North) Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately ~~4,335 1,235~~ dwellings to 2041 and beyond (approximately ~~265365~~ homes to be delivered post-2041). The development will be required to deliver:

Green network

1. Strategic and local public open space, including sports facilities, managed woodland and ecological network links that preserves and enhance links to site allocations H1 and H3, Spencer's Park and Woodhall Farm.
2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions (as set out in the IDPs). The Key and Local Transport Network should connect local and key destinations including the new local centre, surrounding neighbourhoods, schools, Country Park, the Nickey Line, Maylands Business Park, Hemel Hempstead Town Centre and railway station and Redbourn.
- 2.3. Improved and enhanced countryside access links including connections under the M1 motorway and improved off-road paths (Public Rights of way) including Footpath 13 and Footpath 44. Access and route improvements to support active travel along Punchbowl Lane.
- 3.4. A range of Opportunities for community food growing opportunities including edible trails, orchards and community gardens that relate to the landscape setting.
- 4.5. A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn.
6. Access and improvements to the Nickey Line including connections under the M1 motorway and wider placemaking enhancements set out in the Nickey Line Vision and Strategy. Public transport priority measures and active travel routes through the development and via the Nickey Line to the County park and SANG should be provided.

~~5.7. and delivery of the~~ HGC Green Loop including Cherry Tree Lane leading to Holtsmere Lane and connections to the Green Loop- running through the site.

~~6.8. Appropriate High quality~~ design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines.

~~9. Green and blue~~ infrastructure provision that includes a contribution to the SANG required across the HGC growth areas and BNG requirements (which aims to exceed the minimum target of 10%).

~~7.10. High quality surface water mitigation measures that incorporate existing surface water flow paths. Notably, there are two minor surface water flow paths on the site – one at the north of the site (which is associated with the large southern flow path) and a smaller flow path in the north east.~~

Integrated neighbourhoods

~~8.11. The 1,600 dwelling figure above to include at least two 70+ unit home extra-care schemes in accordance with Local Plan policy. includes two extra-care facilities comprising of 70-80 self-contained units in each facility, one 70-80 bed nursing home and 7 supported living units for people with disabilities.~~

~~9.~~ A 3FE primary school, including Early Years provision, to serve the new community.

~~10.~~ An 8FE secondary school to serve the new and existing communities.

~~12.~~

~~13. An~~ integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.

~~14. Safe, high-quality pedestrian and cycle crossings, including the Redbourn Road (B487), access to the Country Park, Nickey Line and Secondary School.~~

~~14-15. A high-quality gateway entrance along the Redbourn Road (B487) to Hemel Hempstead serving H1 and H2.~~

~~16. Development and design that connects the site to the neighbourhoods to the north and south and Spencer's Park to the west. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting including the adjacent Spencer's Park and adjacent existing development, and new neighbourhood design coding, as set out in the Strategic Design Code.~~

~~17. Through Masterplanning the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Wood End Farm Cottages, Grade II Listed Wood End Farmhouse, Grade II Listed Large Barn at Wood End Farm, and The Aubreys Camp Scheduled Monument; this may include the incorporation of appropriate set backs of development and creation of open spaces.~~

~~18. Contributions to improve the understanding of the Aubreys Camp Scheduled Monument and its setting and the former railway line, the Nickey Line, by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument and the Nickey Line.~~

~~12-19. Appropriate accommodation of and access to the significant electricity pylon line.~~

Self-sustaining Economy

~~13-20. New A new neighbourhood and~~ local centres, including education facilities and commercial development opportunities.

~~14.~~ Development that maintains the existing farmstead, enhancing the existing setting and supporting opportunities for enterprise, skills, heritage and community enhancements.

~~15-21. Opportunities for R~~ remote working hubs ~~within L~~ local ~~C~~ centres.

Engaged Communities

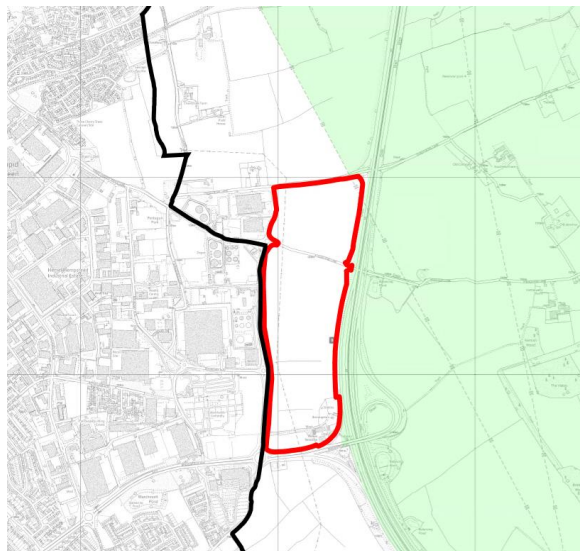
~~46-22.~~ Recreation space and other community facilities, including a medical centre, sports hub health and sports facilities and contributions to health and sports provision within the wider HGC Growth Areas, provisionCentre

~~23.~~ The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for ~~a new~~ Suitable Alternative Natural Greenspace (SANG), as part of the wider SANG network across the HGC Growth Areas, or alternatively contribute towards the maintenance of a suitable SANG project elsewhere

Environment Agency Constraints

~~47-24.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone; Historic Landfill; Bedrock Aquifer.

H3 — East Hemel Hempstead (Central), HP2 7LF

Parish / Ward	St Michael / Verulam / Redbourn	Allocated site boundary
Hectares	53.42120.	
Proposed use	Employment Led Mixed Use (Enterprise Zone)	
Proforma Ref	Part of M-033	
HELAA Ref	Part of SMR-01-21	
Green Belt Sub Area Ref	SA-166 / SA-167 / RA-51 / RA-52, RA-53 / RC-12 (partially)	



Key development requirements

The site is to the east of Hemel Hempstead, between Punchbowl Lane to the north, the M1 to the east and the A414 to the south. The site is adjacent to Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.

East Hemel Hempstead (Central) Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that provides a major new Enviro-Tech focused employment location, including enhanced transport infrastructure for new and existing employment and residential areas. The development will be required to deliver:

Green Network

1. Strategic and local public open space, including seating and facilities for employees and, ecological network links that preserve and enhance links to site allocations H2 and H4, the Country Park, Spencer's Park and wider east-west routes into Maylands Business Park.
 2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions (as set out in the IDPs). The Key and Local Transport Network should connect local and key destinations including surrounding neighbourhoods and local centres, Spencer's Park, Maylands Business Park, the Country Park and Hemel Hempstead train station.
 3. Contributions to Access and improvement to the Nickey Line including wider placemaking enhancements set out in the Nickey Line Vision and Strategy and delivery of
 4. Contributions towards the HGC Green-Loop adjacent to the site and improved connections to the Green-Loop including Buncefield Lane and Cherry Tree Lane and connections to the Green Loop.
- ~~1. running through the site.~~
- ~~2-5.~~ Improved and enhanced countryside access links and off-road paths (Public Rights of Way) in and adjacent to the site and out into the wider recreational network to the east including Enhancements and improvements to the existing Hogg End Lane, St Michael Footpath 3, Three Cherry Trees Lane and Punchbowl Lane.

- ~~6.~~ Appropriate-High quality design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines.
- ~~7.~~ Green and blue infrastructure provision that includes a contribution to the SANG required across the HGC growth areas, where relevant, and BNG requirements (which aims to exceed the minimum target of 10%).
- ~~3-8.~~ High quality surface water mitigation measures that incorporate existing surface water flow paths. Notably, there is a surface water flow path immediately north of Hogg End Lane and at the western extent of Hogg End Lane, immediately southwest of Green Lane.

Integrated neighbourhoods

- ~~4-9.~~ A 55-53 Hectare extension to Maylands Business Park, to the north of Breakspear Way and south of Punchbowl Lane, in accordance with the aims and status of the Hertfordshire Enviro-Tech Enterprise Zone (Hertfordshire Innovation Quarter) to deliver integrated Enviro-Tech Businesses, environmentally friendly buildings and complementary uses.
- ~~5-10.~~ Employment uses including high -quality offices, research and development, light industrial and logistics. Ancillary uses will be supported where they meet the needs of businesses. An over-concentration of low employment generating logistics uses will not be permitted.
- ~~6-11.~~ The southern approximately 17 Hectares of the site will promote high density, higher skilled employment uses to deliver a Business, Research and Development Park and explore opportunities for education. The first phase of employment development will provide an innovation hub prioritising space for start-up units in high quality buildings and units that provide grow on space for small businesses and support the growth of life science and agri-tech businesses.
- ~~7-12.~~ The remaining approximately 38-36 Hectares to the north of the site will promote uses such as logistics and mixed industrial areas.
- ~~8-13.~~ All large format logistics buildings will need to use a graduated colour scheme to reduce their visual impact.
- ~~9.~~ Development ~~to will be designed~~ be in accordance with the Strategic Sites Employment Uses Design Toolkit and HGC Strategic Design Code and take appropriate account of the Maylands Masterplan Plus document.
- ~~10.~~ Provision of up to 15-20 pitches for Gypsy and Travellers to meet identified need, taking into account existing local provision and the availability of alternative sites as well as best practice on location and design.
- ~~14.~~
- ~~15.~~ Safe, high-quality pedestrian and cycle crossings, including provision of active travel and cycle bridge across the A414.
- ~~14-16.~~ Land, including land to the east of Junction 8, will be safeguarded for access improvements associated with Junction 8 of the M1 motorway, in case it is required to come forward for junction improvements.
- ~~17.~~ An integrated mobility hub with facilities, to encourage and facilitate modes of transport other than the private car, ~~;~~ this will connect the site to key destinations and the Maylands Business Park.
- ~~12-18.~~ A high quality gateway entrance along the A414 to Hemel Hempstead serving H3 and H4.
- ~~19.~~ Development and design ~~that should~~ connects the site to the neighbourhoods to the south and north.
- ~~13-20.~~ Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of Grade II Listed Breakspear, Grade II Gorbambury Registered Park and Garden and Grade II* Listed Gorbambury mansion; this may include the incorporation of appropriate set backs of development and creation of open spaces.

Self-sustaining economy

~~14.21.~~ A mix of employment uses linked to the Council's recent evidence base, and vision for Herts IQ to enable, around 6,000 jobs. The jobs growth will support rebalancing the local economy by prioritising higher-skilled jobs and learning opportunities for Hemel Hempstead and South West Hertfordshire.

~~15.22.~~ Provision of wider ancillary uses along central Sustainable Transport Corridor spine route through the development that complements the existing development at the heart of Maylands.

~~16.23.~~ ~~Use of the e~~Exceptional environmental opportunities provided by this scale of employment development for large scale solar power generation; including on all rooftops and as appropriate on car parking, lorry parking etc.

~~24.~~ Full exploration of possibilities for an offsite construction facility (primarily for modular housing) within the logistics and mixed industrial area.

~~17.25.~~ Enable enhancements to Maylands local centre and strengthen active travel routes to this local destination.

Engaged Communities

~~18.26.~~ Design of development that encourages natural surveillance onto key routes throughout the site and prioritise sustainable modes to access education, employment, retail and leisure.

~~19.27.~~ Opportunities for skills sharing and training to support new businesses and business sectors should be encouraged and provision made where possible.

~~20.28.~~ Early activation projects to enable start-up businesses to come forward.

~~29.~~ The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Generally, use classes for this site will not be relevant in contributing to the CBSAC Mitigation Strategy. However, any relevant uses will need to make Aappropriate contributions ~~must be made~~ towards the Strategic Access Management and Monitoring Strategy (SAMMS). If relevant, Development proposals will ~~also~~ need to make provision for ~~a new~~ Suitable Alternative Natural Greenspace (SANG), as part of the wider SANG network across the HGC Growth Areas. ~~or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.~~

~~21.30.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

H4 - East Hemel Hempstead (South), HP2 4PA4

Parish / Ward	St Michael / Verulam	Allocated site boundary
Hectares	142.050.20	
Proposed use	Primarily residential 2,400 units (indicative) in total (2,165 1,940 in Plan period)	
Proforma Ref	Part of M-033	
HELAA Ref	Part of SMR-01-21	
Green Belt Sub Area Ref	SA-162 / SA-164 & SA-165 / RA-51 / RC- 12 (partially)	



Key development requirements

The site is to the east of Hemel Hempstead, between the A414 to the north, the M1 to the east and the A4147 to the south. The site is adjacent to Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.

East Hemel Hempstead (South) Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately ~~2,400~~ 1,940 dwellings to 2041 and beyond (approximately ~~235~~ 460 homes to be delivered post-2041). The development will be required to deliver:

Green Network

1. Strategic and local public open space, including sports facilities, managed woodland and ecological network links that preserve and enhance links to Leverstock Green.
4. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions including safeguarding the opportunity for HERT through the site (as set out in the IDPs). The Key and Local Transport Network should connect local and key destinations including the new local centre, surrounding neighbourhoods, schools, Leverstock Green, Herts IQ and Maylands Business Park, Hemel Hempstead Town Centre and railway station and St Albans.
2. Improved and enhanced ~~C~~ countryside access links including connections and improved off-road paths (Public ~~R~~ Rights of wWay) including St Michael Rural Footpath 05.
3. ~~Opportunities for~~ A range of community food growing opportunities including edible trails, orchards and community gardens that relate to the landscape setting.
4. Protect the setting of ~~ancient woodland~~ Blackwater Wood Ancient Woodland to the south of the site.
5. ~~Delivery of~~ the HGC Green Loop including Buncefield Lane, Westwick Row, Blackwater Lane, to provide a connection to Bunkers Park and the wider green loop route via adjacent to the site Bunkers Lane and connections to the Green Loop.

6. Green and blue infrastructure provision that includes a contribution to the SANG required across the HGC growth areas and BNG requirements (aims to exceed a minimum target of 10%).
7. A Significant Publicly Accessible Green Area substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to the south-east.
8. Appropriate High quality design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines.
- ~~8-9.~~ High quality surface water drainage mitigation measures that respect surface water flow paths. Notably, there is a major surface water flow path across the centre of the broad location, and three associated smaller flow paths. Opportunities to provide betterment upstream should be considered.

Integrated Neighbourhoods

- ~~9-10.~~ The 2,400 dwelling figure above to include should include at least three 70+ unit home extra-care schemes. includes three extra-care facilities comprising of 70-80 self-contained units in each facility, two 70-80 bed nursing homes and 9 supported living units for people with disabilities.
- ~~10.~~ One new 3FE and one new 2FE primary schools, including Early Years provision, to serve the new community- and appropriate contributions towards secondary school provision.
- ~~11.~~
- ~~11.~~ Provision of up to 15-20 pitches for Gypsy and Travellers to meet identified need, taking into account existing local provision and the availability of alternative sites as well as best practice on location and design.
- ~~12.~~
- ~~13.~~ An integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
- ~~14.~~ Safe, high-quality pedestrian and cycle crossings, including provision of a high-quality active travel and cycle bridge across the A414 connecting sites H3 and H4.
- ~~14-2.~~ Land will be safeguarded for access improvements associated with Junction 8 of the M1 motorway, in case it is required to come forward for junction improvements.
- ~~15.~~
- ~~16.~~ A high quality gateway entrance along the A414 to Hemel Hempstead serving H3 and H4.
- ~~17.~~ Improvements / Contributions to support active travel along the A4147 route to St Albans
- ~~18.~~ Development and design that connects the site to the neighbourhoods to the north and west. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting, including the adjacent Leverstock Green neighbourhood, and new neighbourhood design coding, as set out in the Strategic Design Code.
- ~~18-19.~~ Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed King Charles II Cottage, the Grade II* Listed Westwick Cottage, the Grade II Listed Westwick Row farm group, the Grade II Listed Corner Farm group, the Grade II Listed Dell Cottage, the Grade II Listed Beechtree Cottages, Grade II Gorhambury Registered Park and Garden and Grade II* Listed Gorhambury mansion; this may include the incorporation of appropriate set backs of development and creation of open spaces.

Self-sustaining Economy

- ~~20.~~ A positive relationship with Leverstock Green and the wider existing neighbourhood structure of Hemel Hempstead.
- ~~14-21.~~ Enable enhancements to Leverstock Green local centre and strengthen active travel routes to this local destination.

~~15.22.~~ A new ~~neighbourhood and~~ local centre, including education facilities and commercial development opportunities; which provide support for, rather than in competition with, existing Leverstock Green facilities.

~~16.23.~~ Opportunities for Rremote working ~~hubs~~ within Llocal Ccentres.

Engaged Communities

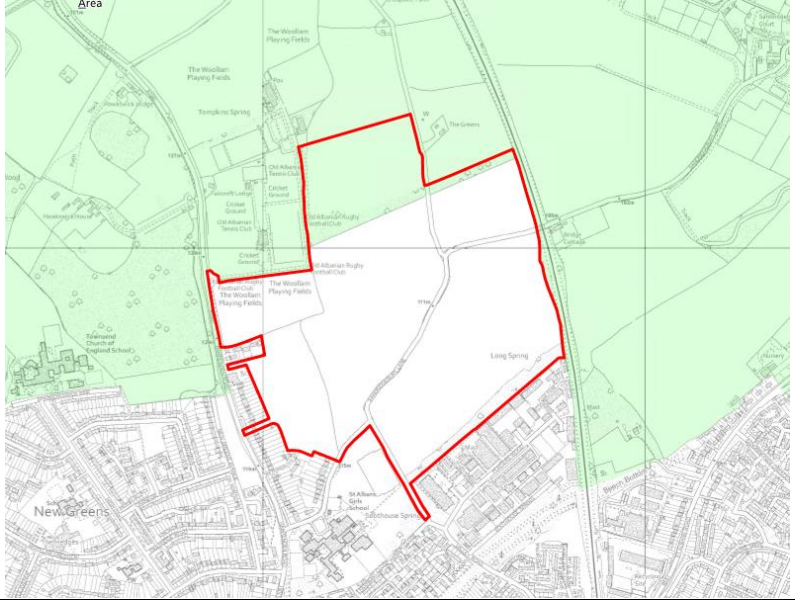



~~17.24.~~ Recreation space and other community facilities, including contributions to health and sports provision within the wider HGC Growth Areas.

25. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will ~~also~~ need to make provision for ~~a new~~ Suitable Alternative Natural Greenspace (SANG); as part of the wider SANG network across the HGC Growth Areas, or alternatively contribute towards the maintenance of a suitable SANG project elsewhere

Environment Agency Constraints

~~18.26.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1: Bedrock Aquifer.

2 - Broad Locations – 250+ homes

B1 - North St Albans, AL3 6DD		
Parish / Ward	St Albans / Bernards Heath / Sandridge & Wheathampstead	Allocated site boundary
Hectares	<u>54.478546.75</u>	
Proposed use	Primarily residential 1, <u>146-097</u> units (indicative) (this includes 150 from planning permission 5/2021/0423)	
Proforma Ref	M-020	
HELAA Ref	SA-10-21	
Green Belt Sub Area Ref	SA-62 / SA-63a/ SA-66 / SA-69 / partially SA-63c / <u>Not recommended</u>	
<p style="text-align: center;">  District Boundary  Site Boundary  Metropolitan Green Belt </p>		
Key development requirements		
<ol style="list-style-type: none"> 1. <u>The dwellings figure must include at least two 50+ unit extra-care schemes, includes one extra-care facility comprising of 70-80 self-contained units, in each facility, one 70-80 bed nursing home and 4 supported living units for people with disabilities (these units are included within the indicative dwellings figure).</u> 2. A 2FE primary school, including Early Years provision, to serve the new <u>and wider</u> community. <u>This should include provision of an all weather playing pitch available for community use.</u> 3. A new <u>neighbourhood local</u> centre to provide local services, including <u>Medical Centre and</u> commercial development opportunities. 4. <u>Replacement of the displaced playing fields must be provided. The replacement playing fields must be an equivalent or better playing field in terms of quantity and quality and delivered prior to commencement of any development on the existing playing field. Sport England will be a statutory consultee on any future planning application that would affect the playing field within this site allocation.</u> 4.5. <u>On-site outdoor sports provision to meet the additional needs generated by the development should be provided. An offsite facility may be acceptable where justified by evidence and subject to early delivery of the offsite provision prior to occupation of first home.</u> 6. <u>Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.</u> 5.7. <u>Support for Aa transport network (including walking and cycling links) and public transport services upgrades / improvements, including off-site improvements to Harpenden Road, Sandridgebury Lane, Valley Road, Ancient Briton junction and King William IV junction, links to St Albans City Centre, station and education; aligned to schemes in the GTPs and LCWIP.</u> 		

~~6.~~ Provide pedestrian and cycle links with the part of the site that is delivering 150 homes from planning permission 5/2021/0423.

~~8.~~

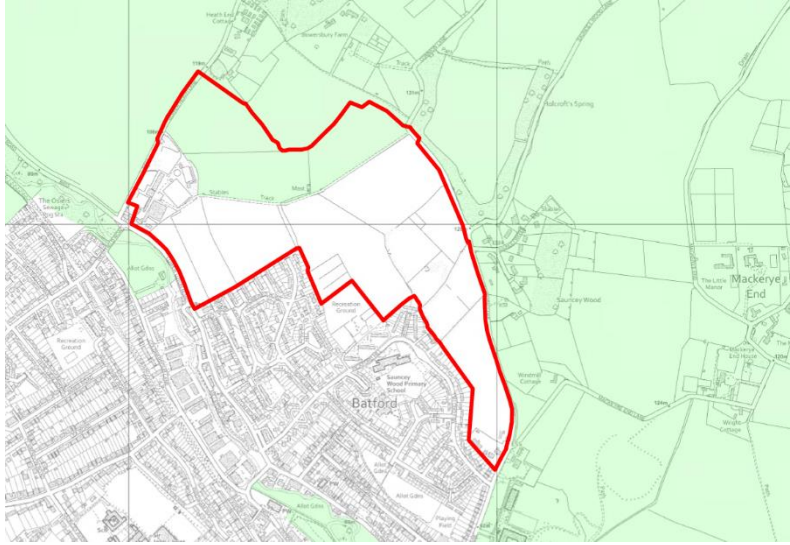
~~9.~~ Support for the improvement of the Public Rights of Way network to enable active travel and recreational use to Heartwood Forest and Nomansland Common.

~~7.~~~~10.~~ Development proposals must take appropriate account of the Ancient Woodland, ~~which is also a~~ County Wildlife Site, ~~and a~~ Priority Habitat and ~~There are also trees covered by~~ Tree Preservation Orders along the south-east boundary. ~~There is also, and a the~~ Priority Habitat close to the eastern boundary, comprising an area of deciduous woodland.

~~11.~~ A noise assessment must be carried out regarding the railway line and appropriate mitigating measures provided as necessary.

~~8.~~~~12.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer; Superficial Aquifer.

B2 - North East Harpenden, AL5 5EG

Parish / Ward	Harpenden Town / Harpenden East / Wheathampstead	Allocated site boundary
Hectares	<u>43.2443.61</u>	
Proposed use	Primarily residential <u>762-738</u> units (indicative)	
Proforma Refs	C-078 / C-253 / C-048	
HELAA Ref	HTWH-1-18/WH-02-21/HT-01-21	
Green Belt Sub Area Ref	SA-24 / SA-27 / RA-17 / RA 18 (partially) / RC-3 (partially)	



District Boundary



Site Boundary



Metropolitan Green Belt

Key development requirements

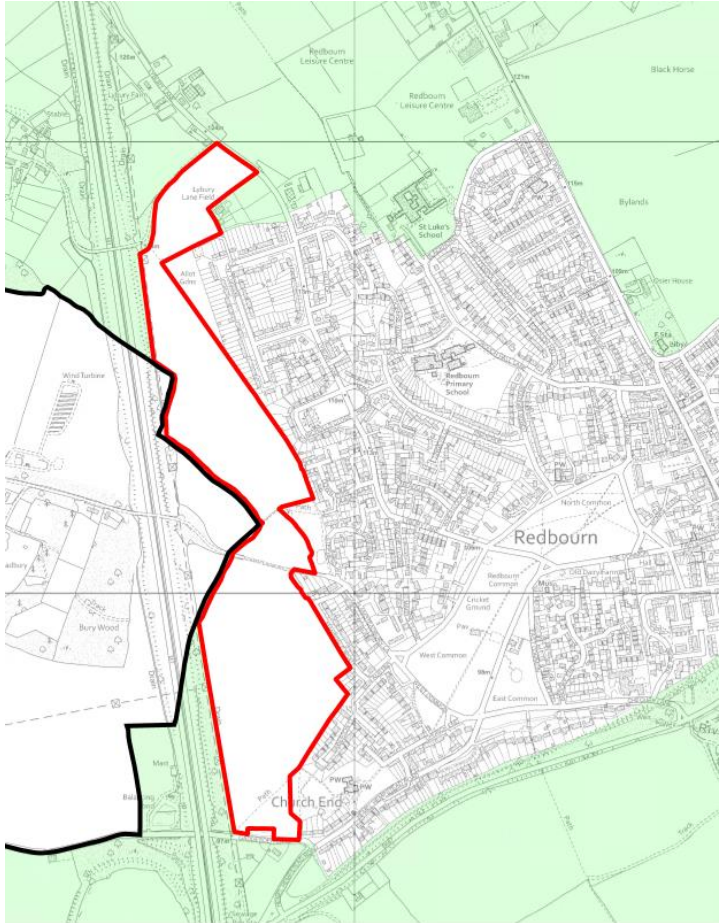
1. ~~The dwelling figure includes at least one 60+ unit extra-care scheme, in accordance with Local Plan policy.~~ One extra-care facility comprising of 70-80 self-contained units (these units are included within the indicative dwellings figure).
2. A site for and appropriate contributions towards a 2-FE primary school, including Early Years provision and an all weather sports pitch available for community use.-
3. On-site outdoor sports provision (which could be within the part of the site remaining in the Green Belt) to meet the additional needs generated by the development should be provided. An offsite facility may be acceptable where justified by evidence and subject to early delivery of the offsite provision prior to occupation of first home.
4. A new ~~neighbourhood~~ local centre to provide local services, including Medical Centre and commercial development opportunities.
4. ~~The transport approach must appropriately address Common Lane, which is mostly a rural route, and must improve access to the Katherine Warrington school.~~
5. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
6. Support for –improvements to walking facilities along Common Lane to mitigate impacts on this road, especially at school pick-up / drop-off times. This potentially needs to include footway / cycleway from site to Common Lane, then improved crossings and side junction improvements.
7. Support for improved access to Katherine Warrington school is required including active travel connections to the school through the site.
8. Support for links to / from and improvement of the Upper Lea Valley Way into Harpenden and out to Luton.
9. Support for improvements to the Public Rights of Way that link into the wider network to enable recreational use.

5.—

10. Development proposals must take appropriate account of all trees protected by Tree Preservation Order and ~~take account of~~ the small area of deciduous woodland Priority Habitat adjacent to the site.

6.11. Take appropriate account of these Environmental Constraints: Flood Zone 2, adjacent to main river (River Lea) – chalk stream; Source Protection Zone (SPZ) 3; Bedrock Aquifer. There must be no residential development outside Flood Zone 1.

B3 - West Redbourn, Redbourn, AL3 7HZ

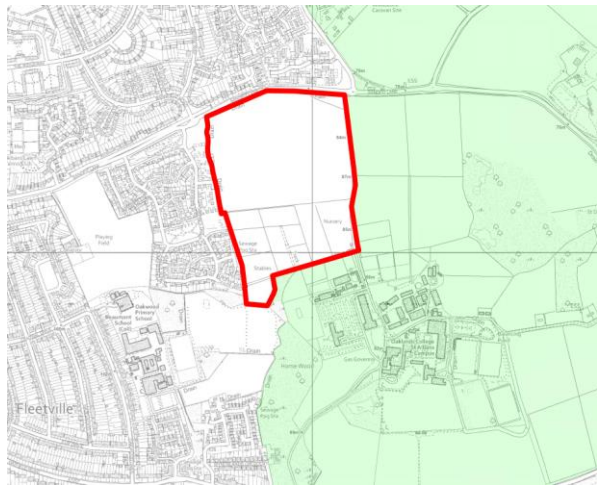
Parish / Ward	Redbourn	
Hectares	27.0200	
Proposed use	Primarily residential 59345 units (indicative)	
Proforma Ref	C-098 / C-096	
HELAA Ref	R-03-21/ R-06-21	
Green Belt Sub Area Ref	SA-1 / SA-3a / SA-3b / RA-3	

 District Boundary
  Site Boundary
  Metropolitan Green Belt

Key development requirements

- ~~— The dwelling figure includes at least two 60+ unit Nursing care scheme, in accordance with Local Plan policy. The dwelling figure includes one extra care facility comprising of 70-80 self-contained units.~~
1. A new 2FE primary school ~~or contributions to expand the existing primary school~~, including Early Years provision, to serve the new and wider community.
 2. ~~The transport approach must appropriately address Lybury Lane and Flamsteadbury Lane, which are both rural roads outside of the village.~~
 2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to the A5183 route between Redbourn and St Albans, and improvements to the Nickey Line and onward connection to Harpenden.
 3. Provision of links and support for improvements to the Nickey Line as an active travel corridor. Right of Way improvement contribution to the link under the M1 and out into the wider recreational network to the West. The network of Public Rights of Way must be retained and enhanced to encourage local walkers and dog walkers to use local routes into the wider countryside.

4. Support for improvements to enable direct walking and cycling routes into Redbourn to ensure that walking and cycling are the most attractive methods of travelling into Redbourn.
- 3.5. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade I Listed Parish Church of St Marys Church-Grade I listed building and the Redbourn Conservation Area; this may include the incorporation of appropriate set backs of development. ~~need to be taken into account~~
- 4.6. A noise assessment must be carried out regarding the M1 which is adjacent to the west, and appropriate mitigating measures provided as necessary, which may include setback of residential units, planting, and acoustic bunding / fencing.
- 5.7. Access to and improvements to the existing Flamsteadbury Park children's play area must be provided.
8. There is a pipeline running adjacent to the site, and development proposals must appropriately take this into account.
9. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.
10. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
11. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.
- 6.12. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

B4 - East St Albans, AL4 9JJ		
Parish / Ward	Sandridge	Allocated site boundary
Hectares	21.69	
Proposed use	Primarily residential 522-472 units (indicative) (additional to adjoining permission)	
Proforma Ref	M-026	
HELAA Ref	SAN-06-21	
Green Belt Sub Area Ref	SA-77b / SA-77c / SA-78a / Not recommended RC-8	



Key development requirements

1. ~~The dwellings figure above includes at least one 50+ unit extra-care scheme, in accordance with Local Plan policies, includes e~~Extra-care facilities comprising of 70-80 self-contained units (these units are included within the indicative dwellings figure).
2. A 2FE primary school, including Early Years provision, to serve the new and wider community.
3. A site for, and appropriate contributions towards, an 8FE secondary school site within nearby Oaklands land ownership fronting onto Hatfield Road.
4. Investment / reinvestment in improved education and training provision and facilities at Oaklands College. A College Development Zone and a Sports and Community Zone have been identified on the policies map and are supported in principle. Community use of sports facilities and playing pitches should be secured by an appropriate mechanism such as a S106 agreement.
5. ~~Provide a~~ A new neighbourhood-local centre for to provide local services, including commercial development opportunities.
6. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA-
7. Support for -measures to ensure high quality access and connectivity to St Albans centre, station and education, aligned to schemes in the GTPs and LCWIP are required. In particular, measures to access the Alban Way route to the south will be required.
8. Particular focus on the existing Rights of Way within and surrounding the site will be required, also including a link to Jersey Lane.
9. Support for footpath 004 Colney Heath (East Drive) to be upgraded to bridleway status and improved to enable active travel to Hatfield, the University of Hertfordshire and Ellenbrook Fields.
10. Support for a link for active travel from upgraded Footpath 004 to the Hatfield Road (Boggymead Springs).
- 4.11. Support for provision of an E/W route for pedestrians, cyclists and horse riders between BR 051 Sandridge and Central Drive, St Albans.

~~5.12.~~ Contributions towards the Ellenbrook Fields country park.

~~13. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works. Best and most appropriate use of existing sand and gravel resources on-site, rather than by prior extraction.~~

~~14. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.~~

~~15. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.~~

~~6.16. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.~~

B5 - Glinwell, Hatfield Road, St Albans, AL4 0HE

Parish / Ward	Colney Heath	Allocated site boundary
Hectares	20.85 <u>22.8597</u>	
Proposed use	Primarily residential 436 <u>484</u> units (indicative)	
Proforma Ref	C-032	
HELAA Ref	CH-36-21	
Green Belt Sub Area Ref	SA-84 / SA-92 / RA-37 (partially) / RC-9	



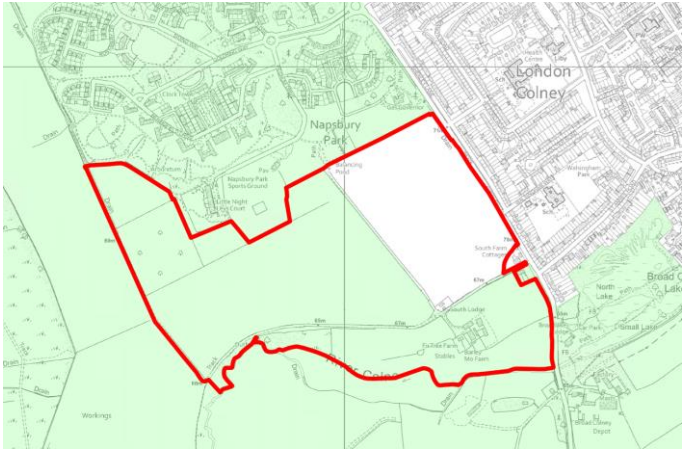
Key development requirements

- ~~1. The dwellings figure above includes at least one 80+ unit C2 Nursing care scheme, in accordance with Local Plan policies.~~
- ~~2. An assessment of education need to be undertaken to consider if there is a requirement for a primary school, including Early Years provision, to serve the new community.~~
1. Suitable access and cycle access / improvements to the A1057 Hatfield Road, ~~or mixed~~ pPedestrian and cycle use provision will be required and suitable access and improvements to the Alban Way walking and cycle route will need to be provided.
Direct access from the site to the Alban Way must be provided to enable and prioritise use of the Alban Way.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to lighting / surfacing improvements to the Alban Way and traffic calming and junction improvements on Hatfield Road.
3. Consideration of horse-riders in any access / connectivity work and support for provision of a link between Oakland College's land north of Hatfield Road and the bridleway network to the south and east of the site.
- ~~3.~~
4. Through Masterplanning, development proposals should enhance the setting of the Grade II Listed Smallford Station and secure its long-term maintenance and conservation. The nearby former Railway Station Grade II listed building needs to be taken into account and its setting enhanced.
5. A small part of the site is within Flood Zone 3 alongside Butterwick Brook and development proposals must fully take account of this, with no built form in this area. There must be no residential development outside Flood Zone 1 and the Exception Test is required for this site as

the western side of the site is within Flood Zones 2, 3a and 3b and the development type is 'More Vulnerable'. The site is also at risk of surface water and groundwater flooding.

6. Contributions towards the Ellenbrook Fields country park.
7. Development proposals must take appropriate account of the trees covered by Tree Preservation Order within the site~~There are four areas of Tree Preservation Orders on the site, which must be incorporated into the design.~~
8. In accordance with adopted Waste Local Plan Policy 5: Safeguarding of Sites, the nearby safeguarded waste management facilities must be considered in the design of proposals to ensure no unreasonable restrictions are placed upon them and the proposal does not prejudice their current or future operation. The Waste Planning Authority must be involved in Masterplanning work and will be directly consulted on any planning application at the site.
9. A Mineral Resource Assessment must be undertaken to identify the quantity and quality of sand and gravel and the viability of prior extraction, in accordance with adopted Minerals Local Plan Policy 5: Mineral Sterilisation. The Mineral Resource Assessment must be submitted to the Minerals Planning Authority.
- ~~7.10.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Boreholes; Bedrock Aquifer.

B6 - West of London Colney, AL2 1LN

Parish / Ward	London Colney / Park Street	Allocated site boundary
Hectares	50.1413 .50	
Proposed use	Primarily residential 405-324 units (indicative)	
Proforma Ref	M-010	
HELAA Ref	LC-02-21	
Green Belt Sub Area Ref	SA-145 / SA-146, SA-147 & SA-148 / Not Recommended	



Key development requirements

- ~~1.~~ ~~The dwellings figure above includes one 60+ home Nursing care scheme and 10 units to provide special needs accommodation, in accordance with Local Plan policy.~~
- ~~2.~~ ~~A 2FE primary school, including Early Years provision, to serve the new community.~~
- ~~3.~~ 1. A site for, and appropriate contributions towards, an 8FE secondary school site within adjoining HCC land ownership.
- ~~4.~~ 2. A small part of the site is within Flood Zone 3, alongside the River Colne, and development proposals must fully take account of this, with no built form in this area. There must be no residential development outside Flood Zone 1.
- ~~5.~~ 3. As well as primary access from Shenley Lane, safe and attractive site access for pedestrians, bicycles and vehicles must be provided that connects through and outside the site via Napsbury Park. A suitable cycle friendly crossing will be required with signal lights.
- ~~6.~~ Junction priority and segregated cycle access from London Colney and Napsbury Park to the new secondary school will be required.
4. Access to the Public Right of Way to the south will be required, and support for the enhancement of the route through to Colney Street may be required. All Rights of Way on the site must be retained.
5. Support for the enhancement of walking / cycling links to the Town Centre and retail park.
6. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to significant improvements to cycling facilities along Shenley Lane and between the site and the Town Centre (as per the South Central GTP, LCWIP and validation work undertaken by the County Council).
7. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Napsbury Hospital Registered Park and Garden and the Napsbury Park Conservation Area, and take appropriate account of trees. This includes South Lodge and its access in the south-west / west of the site which form part of the Registered Park and Garden and on which there is an area Tree Preservation Order. This may include the careful consideration of the location, orientation, density, and scale of development within the site and an appropriate landscaping scheme. Due regard must be had for the need to preserve or enhance the setting of the Napsbury Park Conservation Area and the Grade II




Listed Napsbury Hospital Registered Park and Garden to the north of the site. This includes South Lodge and its access in the south-west / west of the site which form part of the Registered Park and Garden and on which there is an area Tree Preservation Order.

8. A Mineral Resource Assessment must be undertaken to identify the quantity and quality of sand and gravel and the viability of prior extraction, in accordance with adopted Minerals Local Plan Policy 5: Mineral Sterilisation. The Mineral Resource Assessment must be submitted to the Minerals Planning Authority.

7.9. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

B7 - North West Harpenden, AL5 3NP

Parish	Harpenden Town / Harpenden North and Rural	Allocated site boundary
Hectares	12.19	
Proposed use	Primarily residential 293 units (indicative)	
Proforma Ref	M-006	
HELAA Ref	HT-07-21	
Green Belt Sub Area Ref	SA-19 / RA-15 (partially)	

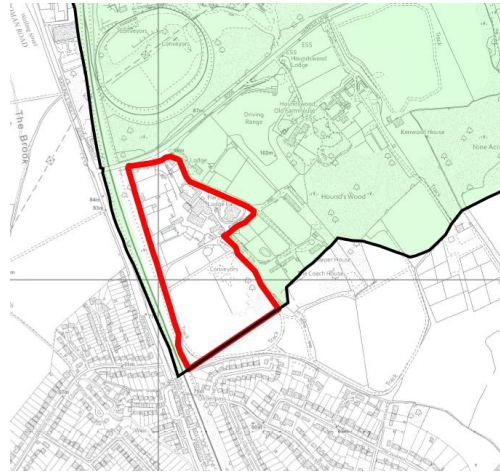
 District Boundary
  Site Boundary
  Metropolitan Green Belt

Key development requirements

- ~~1. The dwellings figure above includes one 60+ home Nursing care scheme, in accordance with Local Plan policy.~~
1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Support for -a transport network, including excellent walking and cycling links, and public transport services upgrades / improvements and cycle access that connects outside the site to Luton Road and Ambrose Lane, to include where possible a new segregated cycle route into central Harpenden.
3. Community facilities for the benefit of the existing and future residents must be provided, including built facilities that may enhance complement the offer of the existing adjacent local centre.
4. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Cooters End Farm; this may include the creation of set backs of development closest to Cooters End Farm to sustain its agrarian setting. The setting of the nearby Grade II Listed buildings, particularly Cooters End Farm, needs to be taken into account.

5. ~~Proposals must take~~ appropriate account of trees on the site under Tree Protection Order, as well as the Ancient Woodland at Ambrose Wood ~~covering both the eastern corner of the site and adjacent to the site.~~
6. The historical flooding issues along Luton Road must be addressed, including securing a betterment over the existing situation.
- ~~6.7.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

B8 - Harper Lane, north of Radlett, WD7 7HU

Parish	St Stephen	Allocated site boundary 
Hectares	11.40	
Proposed use	Primarily residential 274 units (indicative)	
Proforma Ref	C-234	
HELAA Ref	STS-51-21	
Green Belt Sub Area Ref	SA-152 / SA-153 / RA-48 / RC-11	



District
Boundary



Site
Boundary



Metropolitan
Green Belt

Key development requirements

- ~~1. The dwellings figure above includes one 50+ home Nursing care scheme, in accordance with Local Plan policy.~~
- ~~2. Access to Harper Lane must be agreed with the County Council.~~
1. Support for improved direct footpath and cycle routes which must be provided south into Radlett at locations agreed with this St Albans City and District Council, the County Council and Hertsmere Borough Council. Pedestrian access to bus routes on both sides of Watling Street must also be provided.
2. High levels of permeability between the site and the settlement of Radlett will be needed, this would include measures such as fully lit and hard surfaced walking and cycling routes from the site into Radlett and through to the services and facilities within the settlement. The railway acts as a barrier to movement from this site. Support for provision of active travel routes and access to bus stops on Watling St are key to maximising sustainability of this site.
3. Support for enhancements of the junction of the B556 and A5183 will require attention due to capacity and constraints.
4. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- ~~3.~~
5. Through Masterplanning, development proposals should deliver enhancements that would better reveal the significance of the Grade II Listed Harper House; this may include the creation of open space between Harper Lane and the frontage of the Listed Building and adjacent Coach House to better reveal their significance. The setting of a Listed Building that is adjacent to the site must be taken into account.
6. In accordance with adopted Minerals Local Plan Policy 10: Railheads and Wharves, the safeguarded Harper Lane Rail Depot must be considered in the design to ensure the operation of the depot is not jeopardised and that no unreasonable restrictions will be placed upon it. The Minerals Planning Authority must be involved in Masterplanning work and will be directly consulted on any planning applications at the site.
- 4.7. Take appropriate account of these Environmental Constraints: There must be no residential development outside Flood Zone 1 and the Exception Test is required for this site because in the southwestern area of the site there is a proportion of the site located within Flood Zone 3a

and 3b, proximity to main river (Kitwells Brook); Source Protection Zone (SPZ) 2; Bedrock Aquifer.

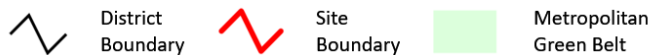
3 - Large Sites – 100-249 Homes

L1 - Burston Nurseries, North Orbital Road, St Albans, AL2 2DS		
Parish / Ward	St Stephen	Allocated site boundary
Hectares	14.33	
Proposed use	Residential 180 units (indicative) (additional to permission 5/2020/3022)	
Proforma Ref	M-036	
HELAA Ref	STS-04-21	
Green Belt Sub Area Ref	SA-130 / RA-46	

Key development requirements

1. Delivery of the additional 180 dwellings in a co-ordinated way alongside and integrated with the approach to delivering permission 5/2020/3022 '80 assisted living apartments with community facilities and 44 bungalows'.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improvements to the LCWIP between the site and St Albans, and between the site and Watford.
- 4.3. Contribution to the improvement of Public Rights of Way in the vicinity to enable active travel between the site and Bricket Wood. Support for upgrade of St Stephens Footpath 014 to bridleway status and improve for active travel.
- 2.4. The site contains Grade II* Listed Burston Manor House which must be retained and its setting preserved or enhanced, including through suitable boundary planting and landscaped set back from the boundary of the Listed building.
5. The site is adjacent to two deciduous woodlands Priority Habitats and County Wildlife Sites on the eastern boundary ~~side~~ and on the western boundary south of the North Orbital is a traditional orchard Priority Habitat. Development proposals must take account of these existing trees and nearby woodlands.
6. Proposals must take appropriate account of the nearby Moor Mill Quarry West Site of Special Scientific Interest (SSSI).
7. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.
- 3.8. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

L2 - West of Watling Street, Park Street, AL2 2PZ		
Parish / Ward	St Stephen	Allocated site boundary
Hectares	4.33	
Proposed use	Residential 104 units (indicative)	
Proforma Ref	C-247	
HELAA Ref	STS-64-21	
Green Belt Sub Area Ref	SA-108 / RA-41	



Key development requirements

1. Support for connectivity by foot and bicycle from the site to services and facilities in Park Street, along with pedestrian and cycle connectivity to St Albans.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Improvements to the junction to enable signalised active travel and horse crossing of the A5183 to the south east of the site.
4. Improved access to the bus stops in Watling St and close to Park Street station.
- 4.5. The eastern site boundary along Watling Street is particularly visible and will need particular attention;- Proposals must demonstrate that the boundary treatment is attractive and safe.
6. Development proposals must ensure that development minimises impacts on the deciduous woodland Priority Habitat adjacent to the western boundary of the site, and takes into account the two nearby deciduous woodland Priority Habitats.
7. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.
- 2-8. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

M4-L3 - East and West of Miriam Lane, Chiswell Green, AL2 3NY

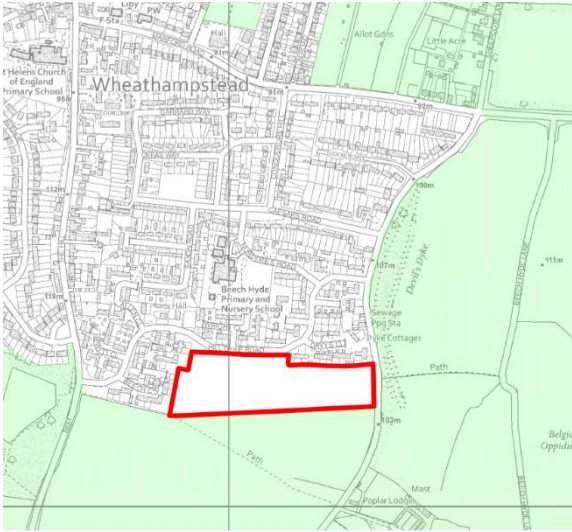



Parish / Ward	St Stephen	Allocated site boundary
Hectares	<u>4.086.02</u>	
Proposed use	Residential <u>98-101</u> units (indicative)	
Proforma Ref	C-218	
HELAA Ref	STS-38-18	
Green Belt Sub Area Ref	SA-134 / SA-135 & SA-136 / RA-47 / RC-10	



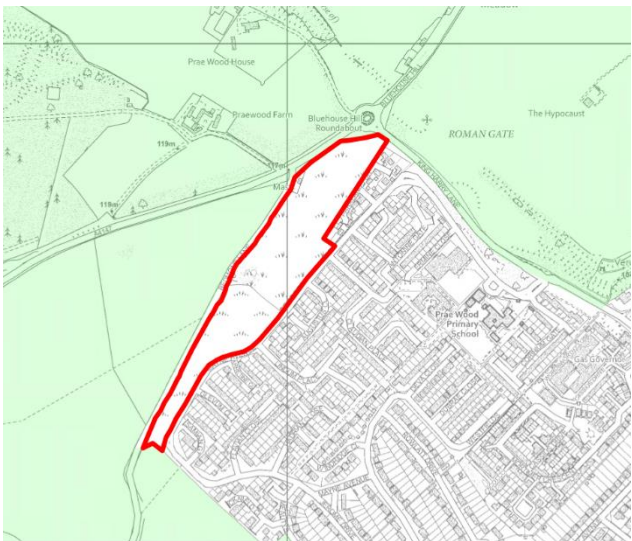
Key development requirements

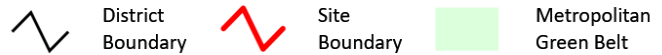
1. Take appropriate account of Miriam Lane, which is a private road running through the site.
2. Footpath access along Noke Lane and alongside the North Orbital to Watford Road is narrow, and development must provide new or make sufficient contributions to make improvements to the existing highways, including widening, providing safety, and sufficient lighting.
3. Enhanced pedestrian and cycle connectivity to services and facilities in Chiswell Green are required, along with connectivity to public transport services to St Albans and Watford.
4. 2.—Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improvements to the LCWIP route between the site and St Albans, and between the site and Watford.
5. Development proposals must take ~~Proposals must take appropriate~~ account of ~~the areatrees covered by~~ Tree Preservation Order ~~in the east of within and adjacent to~~ the site.
6. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.
7. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

4 - Medium and Small Sites – 5-99 homes

M2 - Hill Dyke Road, Wheathampstead, AL4 8TR		
Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	3.55	
Proposed use	Residential 85 units (indicative)	
Proforma Ref	C-283	
HELAA Ref	WH-28-21	
Green Belt Sub Area Ref	SA-50 / RA-29	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  District Boundary </div> <div style="text-align: center;">  Site Boundary </div> <div style="text-align: center;">  Metropolitan Green Belt </div> </div>		
Key development requirements		
<p><u>1.</u> The main site access must connect north on to Hill Dyke Road. Access on to Dyke Lane to the east must be for pedestrians and cyclists only, and not for vehicles.</p> <p><u>2.</u> <u>Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to the B651 and connections to St Albans / Sandridge.</u></p> <p><u>3.</u> <u>Support for improvement of the Footpath across the Devil's Dyke to reduce recreational impact of walkers on the site.</u></p> <p><u>The layout of development should minimise any harm to the setting and significance of the Devil's Dyke and the Slad Scheduled Monument; this may include a significant set back from the east boundary. Development proposals should also demonstrate how they will enhance the understanding and local interpretation of the Monument</u></p> <p><u>1.4.</u> <u>Development proposals must demonstrate how they will avoid any harm to the Devil's Dyke Scheduled Monument that lies close to the eastern boundary of the site, and also demonstrate how they will enhance the understanding and local interpretation of Devils Dyke by putting open space/green infrastructure on that side of the site.</u></p> <p><u>2.5.</u> <u>Landscape impacts must be mitigated, which must include maintenance of substantial tree screening along the southern boundary.</u></p>		

M3 - Bedmond Lane, St Albans, AL3 4AH

Parish / Ward	Verulam	Allocated site boundary
Hectares	5.84	
Proposed use	Housing 78-70 units (indicative)	
Proforma Ref	C-135	
HELAA Ref	SA-18-21	
Green Belt Sub Area Ref	SA-55 / RA-31	



Key development requirements

4. Proposals must take account of the Public Rights of Way on site and include support for improvements to the local walking and cycling route network.
 1. Enhanced walking and cycling connections between Bedmond Lane and Mayne Avenue should be achieved.
 2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
 3. Support for improvements to the PRow network to enable active travel into St Albans.
 - ~~2.4. The known archaeological information suggests that the northern third of the site is particularly sensitive in heritage terms. Development proposals should avoid new buildings in this part of the site, and should better reveal the significance of the below-ground heritage assets. The setting of St Albans Conservation Area and Verulamium Roman City Scheduled Monument that lie just to the north of the site must be taken into consideration.~~
 5. Development proposals must take ~~Development must take appropriate~~ account of all those trees protected under Tree Preservation Order.
 6. Proposals must take account of the presence of the Lizard Orchid which is a protected species on Schedule 8 of the Wildlife and Countryside Act 1981.
 7. Built development should avoid the relatively rare species-rich grassland in the northern part of the site
 8. There is a pipeline running adjacent to the site, and development proposals must appropriately take this into account.
 9. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.
 - 3-10. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

M4 - North of Oakwood Road, Bricket Wood, AL2 3PT

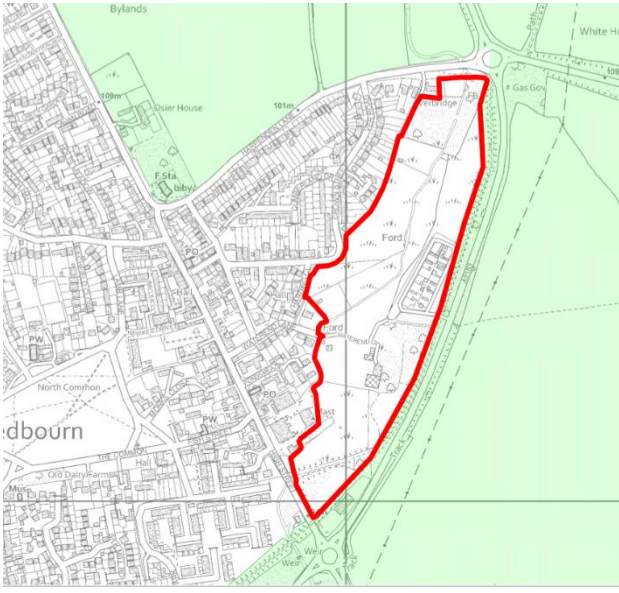
Parish / Ward	St Stephen	Allocated site boundary
Hectares	3.07	
Proposed use	Housing 74 units (indicative)	
Proforma Ref	O-028	
HELAA Ref	STS-30-21	
Green Belt Sub Area Ref	SA-161 / RA-50	



Key development requirements

1. Co-ordination with the site allocated for new community facilities (OS1) and community green space to the east is required.
2. Proposals must demonstrate suitable and safe access to residential areas to the south and not rely on pedestrians walking and cycling along the currently narrow path along the side of the North Orbital road.
3. No vehicle access from the A405, as this is not likely to be acceptable in either technical or policy terms.
4. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
5. Support for existing St Stephens Footpath 029 to be upgraded, and improved to enable active travel to the north from Bricket Wood across the M25 and north into the wider network to St Albans.
6. Development proposals should take appropriate account of planned upgrades to the J21a bridge as part of the SRFI works, to ensure adequate shared use widths at the northwestern boundary, and the aspirations for a continuous walking / cycling route alongside the A405 (as per the LCWIP and GTPs) between St Albans and Watford
- 2.7. Development proposals must take appropriate account of adjacent trees subject to Tree Preservation Orders on the eastern boundary.
8. A noise assessment must be carried out regarding the presence of the M25 and A405 to the west-north and north-west of the site, and appropriate mitigation measures provided as necessary, which may include setback of residential units, planting, and acoustic bunding / fencing.
- 3.9. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

M6 — South of Harpenden Lane, Redbourn, AL3 7RQ

Parish / Ward	Redbourn	
Hectares	12.04	
Proposed use	Housing 68 units (indicative)	
Proforma Ref	M-016	
HELAA Ref	R-18-21	
Green Belt Sub Area Ref	SA-8 / RA-4	



District Boundary



Site Boundary



Metropolitan Green Belt

Key development requirements

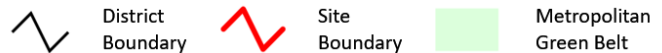
1. Proposals must take account of the fact that approximately half of the site is in Flood Zone 3 and there must be no built form within the area of Flood Zone 3b. There must be no residential development outside Flood Zone 1 and the Exception Test is required for this site because there is significant fluvial flood risk within all flood zones at the eastern side of the site and the development type is 'vulnerable'.
2. Proposals must demonstrate how the site will be accessed effectively from Redbourn safely for pedestrians and cyclists without the need for direct access to the A5183.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA . Proposals must include improvements to the local walking and cycling route network, and access to the Nickey Line must also be facilitated for pedestrians and cyclists.
4. Active mode access to the Nickey Line, and support for its enhancement, will be required.
- 3.5. Support for enhanced connectivity of the Nickey Line into Redbourn and onwards to Harpenden would be welcomed, including improvements to access / crossings and to surfacing / lighting where appropriate. This should be considered in line with GTP / LCWIP schemes, and the Nickey Line Greenspace Action Plan.
6. Development proposals must take appropriate account of the trees covered by Tree Preservation Order within the site.
- 4.7. The layout of development should minimise any harm to the setting and significance of Redbourn Conservation Area.
- 5.8. The River Ver is a distinctive feature of the site and proposals must demonstrate how they will preserve and enhance land and water biodiversity, and provide for new, attractive, well-connected and permanent recreational public access to the River Ver.
9. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to

make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

6.10. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

M7 - Townsend Lane, Harpenden, AL5 2RH

Parish / Ward	Harpenden Town / Harpenden West	Allocated site boundary
Hectares	1.9488	
Proposed use	Housing 65 units (indicative)	
Proforma Ref	C-057	
HELAA Ref	HT-13-21	
Green Belt Sub Area Ref	SA-16 / RA-13	



Key development requirements

1. Proposals must include improvements to the local walking and cycling route network, and access to the nearby Nickey Line must be facilitated for cyclists and walkers to enable sustainable transport connectivity.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improved surfacing on the Nickey Line, improved access to the Nickey Line at the Roundwood Park entrance, traffic calming measures and footway improvements along Townsend Lane and Moreton Avenue.
- 4.—
3. Most of the site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.
- 2.4. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.

M8 - Verulam Golf Club, St Albans, AL1 1JG

Parish / Ward	St Albans / Sopwell	Allocated site boundary
Hectares	2.80	
Proposed use	Housing 65 units (indicative)	
Proforma Ref	C-299	
HELAA Ref	SA-07-21	
Green Belt Sub Area Ref	SA-103 / RA-39	



Key development requirements

1. Existing golf facilities must be retained or enhanced.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Proposals must include support for improvements to the local Rights of Way network, including providing access to the public footpath adjacent to the south-west boundary and upgrading it to bridleway status to improve cycle access to the site.
4. Improvement to the A1081 access will be required, including support for enhancements for active modes (including access that avoids the roundabout, to both the Alban Way and the cycle path alongside London Road), in line with GTPs and LCWIP priorities.
5. Support for additional walking / cycling provision to the South-East of the site, towards Napsbury Lane, should be considered and explored as a significant opportunity to improve wider connectivity and enhance the Rights of Way network. This is currently a significant gap in the walking network and could not be included in the LCWIP despite local stakeholder comments and evidence of demand due to the lack of adequate footway along this route and lack of continuous right of way between London Colney and the Sopwell area.
2. The site lies adjacent to the St Albans Conservation Area and development should minimise any harm to, and where possible enhance, the setting and significance of
6. The setting of the this heritage asset adjacent St Albans Conservation Area must be taken into consideration.
- 3.7. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.

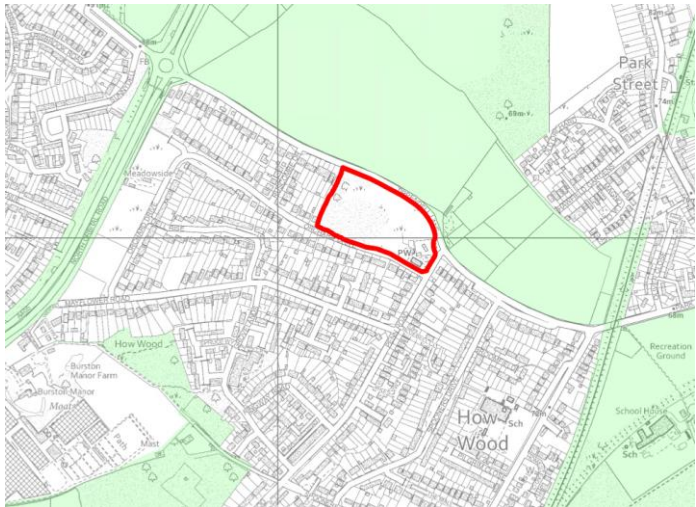
M9 — Amwell Top Field, Wheathampstead, AL4 8DZ

Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	4.27	
Proposed use	Residential 60 units (indicative)	
Proforma Ref	C-280	
HELAA Ref	WH-24-17	
Green Belt Sub Area Ref	SA-53 / RA-30	

Key development requirements

1. Amwell Lane cannot serve as the access route due to the scale of development and nature of the lane meaning both policy and technical barriers to its use exist. However, active mode access should be provided.
2. The existing footpath to the eastern boundary must be retained and accessed from the site. There is an opportunity to connect footpath 081 through the site to 027 via a walking route in the required open space.
3. Support for Wheathampstead Footpath 027 to be upgraded to bridleway status and its width increased, or for provision of an equivalent alternative route, to enable active travel between Wheathampstead, Nomansland Common and Sandridge beyond.
4. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.- Including but not limited to improvements to the B651 and connections to St Albans / Sandridge.
- ~~1. Proposals must include improvements to the local footpath route network, including access to adjacent paths.~~
- 2.5. To preserve the setting of Amwell Conservation Area, built form must **only** be located in the northern half of the site, adjacent to High Ash Road, ~~while providing and provide~~ a substantial (approx. half the site) open space buffer and suitable tree screening to the south and south west.
6. There is a pipeline running through the site, and development proposals must appropriately take this into account.
- 3.7. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer; Proximity to historic landfill.

M10 - Tippendell Lane and Orchard Drive, How Wood, AL2 2QHJ

Parish / Ward	St Stephen/ Park Street	Allocated site boundary
Hectares	2.32	
Proposed use	Residential 51 units (indicative)	
Proforma Ref	C-210	
HELAA Ref	STS-32-18	
Green Belt Sub Area Ref	SA-109 / RA-42	



District Boundary



Site Boundary

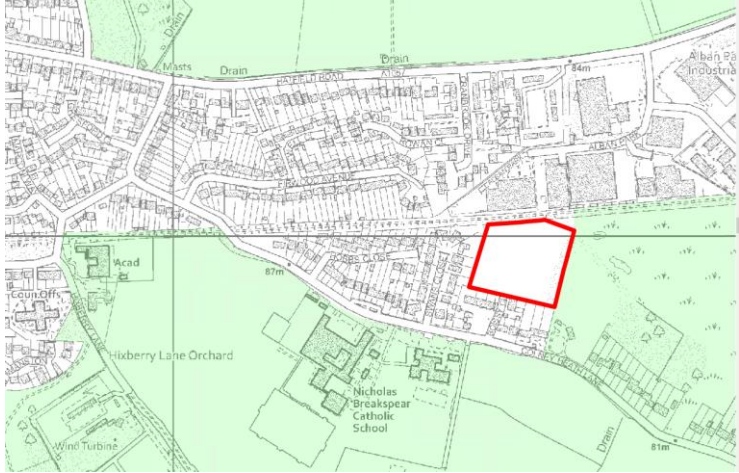


Metropolitan Green Belt

Key development requirements

1. Development proposals must facilitate the ongoing successful functioning of ~~existing~~ community facilities at least equivalent to the existing facilities on site – Park Street Baptist Church, attendant buildings and open space and car parking.
2. Support for provision of pedestrian and cycle connectivity from the site to services and facilities in How Wood and Park Street.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to segregated cycling facilities along the Watford Rd and / or a junction improvement at the A405 roundabout.
4. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.
4. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.
5.
- 2-6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

M13 – North of Boissy Close, Colney Heath, AL4 0UE


Parish / Ward	Colney Heath	Allocated site boundary
Hectares	1.4443	
Proposed use	Residential 49 units (indicative)	
Proforma Ref	C-012	
HELAA Ref	CH-12-21	
Green Belt Sub Area Ref	SA-93 / RA-38	

 District Boundary
  Site Boundary
  Metropolitan Green Belt

Key development requirements

1. Proposals must include support for improvements to the local Rights of Way network, including access to the Alban Way adjacent to the northern boundary.
2. Details of access via the narrow Boissy Close must be agreed with the County Council.
- 2.3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. –Including but not limited to improvements to lighting / surfacing and access to the Alban Way (as per the South Central GTP), as well as improvements to Colney Heath Lane as per the LCWIP.
- 3.4. Development proposals must take appropriate account of all trees protected by Tree Preservation Order. Development proposals must take account of the adjacent deciduous woodland Priority Habitat on the eastern site edge and the significant belt of trees to the north along the Alban Way.

M15 - Bucknalls Drive, Bricket Wood, AL2 3YT

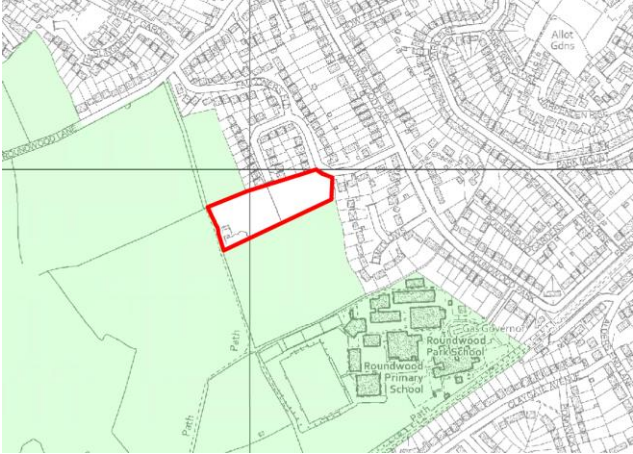
Parish / Ward	St Stephen / Bricket Wood	Allocated site boundary
Hectares	1.28	
Proposed use	Residential 44 units (indicative)	
Proforma Ref	C-237	
HELAA Ref	STS-54-21	
Green Belt Sub Area Ref	SA-158 / RA-49	

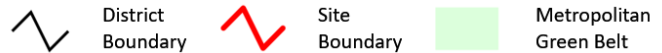


Key development requirements

1. Enhancement of the existing access to include active mode facilities is required.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Support for provision of an active travel route linking to St Stephen Footpath 059 and Bricket Wood Common for recreational access.
- 4.4. Proposals must take appropriate account of the adjoining Bricket Wood Common Site of Special Scientific Interest (SSSI).
2. ~~Development p~~Proposals must take appropriate account of the woodland to the south covered by Tree Preservation Order.
3. ~~Proposals must take account of~~ a deciduous woodland Priority Habitat along the west and south-west boundary, and -
5. ~~The east and west boundary inside the site is a the~~ County Wildlife Site to the east and west boundary, ~~which also runs along the outside of and adjacent to~~ the southern boundary.
6. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.
7. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.
- 4.8. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

M16 - Falconers Field, Harpenden, AL5 3ES

Parish / Ward	Harpenden Town / Harpenden North and Rural	Allocated site boundary
Hectares	1.16	
Proposed use	Residential 39 units (indicative)	
Proforma Ref	C-050	
HELAA Ref	HT-04-21	
Green Belt Sub Area Ref	SA-17 / RA-14	



Key development requirements

1. Proposals must include support for improvements to the local Rights of Way network, including access to the footpath adjacent to the western boundary and the Nickey Line.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including traffic calming on Roundwood Lane, and segregated cycling on Luton Road.
3. Support for improvements to primary and secondary walking and cycling routes will be required and this site will need to contribute towards upgrades to them.
- 4.
4. Most of the site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.
- 2.5. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.

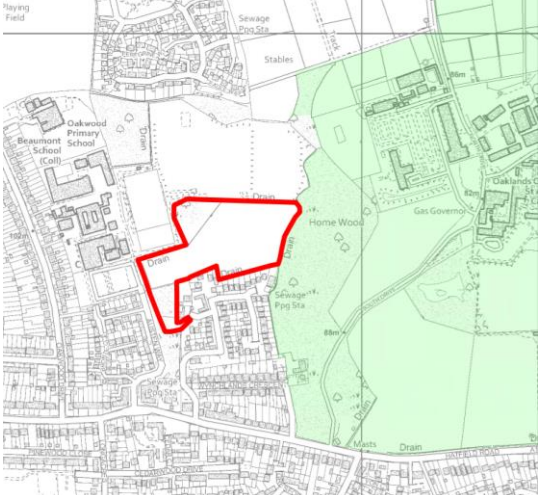
M17 - North of Wheathampstead Road, Harpenden, AL5 1AB

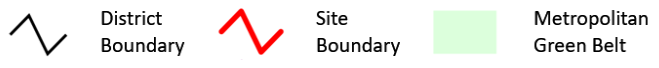
Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	2.26	
Proposed use	Residential 38 units (indicative)	
Proforma Ref	C-286	
HELAA Ref	WH-32-21	
Green Belt Sub Area Ref	SA-36 / RA-22	

Key development requirements

1. Support for access for active modes to be delivered on both Piggottshill Lane and onto Wheathampstead Road.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The layout of development should minimise any harm to the setting and significance of the Grade II Listed Aldwick Manor and Granary at Aldwickbury Farm; this may include the incorporation of appropriate set backs of development. The setting of two Grade II Listed Buildings to the south west of the site must be taken into consideration.
- 4.4. Development proposals must take appropriate account of the existing trees on / adjacent to the site.

M18 - North East of Austen Way, St Albans, AL4 0XH East of Kay Walk, St Albans, AL4 0XH


Parish / Ward	Hill End	Allocated site boundary
Hectares	3. 30 34	
Proposed use	Residential 37 units (indicative)	
Proforma Ref	C-001	
HELAA Ref	CH-01-21	
Green Belt Sub Area Ref	SA-77a / RA-36 & RC-8 (<u>partially</u>)	



Key development requirements

- Suitable access will need to be demonstrated that reaches the nearest roads of Austen Way and / or Farm Drive ~~and does not go via Oaklands College.~~
- 1. Vehicular access must not impede the quality of the shared use paths on Austen Way.
- 2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements along Hatfield Rd.
- ~~4.~~ The layout of development should minimise any harm to the setting and significance of the Grade II Listed buildings at no's 4 and 5 Kay Walk; this should include the incorporation of appropriate set backs of development
- ~~2.3.~~ The settings of two Listed Buildings adjacent to the site must be taken into account.
- ~~3.4.~~ Development proposals must take appropriate account of the area of Deciduous Woodland Priority Habitat on the western side of the site, and Home Wood on the eastern boundary ~~the~~ which includes Ancient Woodland and which is also a County Wildlife Site and is covered by a blanket Tree Preservation Order (for the wider area).
- ~~A potential small area of contaminated land in the north-west corner of the site must be subject to a Risk Assessment and appropriate treatment.~~
- 5. Development must consider and address the potential lighting / noise impacts associated with the artificial grass pitch and the cricket ball strike risk associated with the artificial cricket wicket through the preparation of lighting and acoustics assessments and a ball strike risk assessment. Sport England will be a statutory consultee on any future planning application that could have a prejudicial effect on the Beaumont School artificial grass pitch or natural turf playing field within this site allocation.
- 4.6. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.

M19 - Piggottshill Lane, Harpenden, AL5 5UN

Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary
Hectares	0.86	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 29 units (indicative)	
Proforma Ref	C-055	
HELAA Ref	HT-11-21	
Green Belt Sub Area Ref	SA-33 / RA-21 & RC-5	



Key development requirements

1. Piggottshill Lane is narrow and cannot serve as the vehicle access route due to the scale of development and nature of the lane and there is currently no pedestrian provision. Suitable access and design across land to the west of the site, including for pedestrians and cyclists, will need to be agreed with the County Council.
2. Access including for pedestrians and cycles to the allocated sites to the north and west (Site UC47) must be facilitated (Sites M5 and UC47).
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. Contributions to wider active travel routes including to the Town Centre and train station should be considered and could include crossing and junction improvements along Crabtree Lane as well as footway improvements along Aldwickbury Crescent / Dalkeith Rd (all as per LCWIP).
5. In accordance with adopted Waste Local Plan Policy 5: Safeguarding of Sites, the nearby safeguarded Sewage Treatment Works must be considered in the design to ensure no unreasonable restrictions are placed upon the facility and the proposal does not prejudice its current or future operation. The Waste Planning Authority must be involved in scheme Design and will be directly consulted on any planning application at the site.
- 2-6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Historic Landfill.

M20 - Lower Luton Road, Harpenden, AL5 5AF

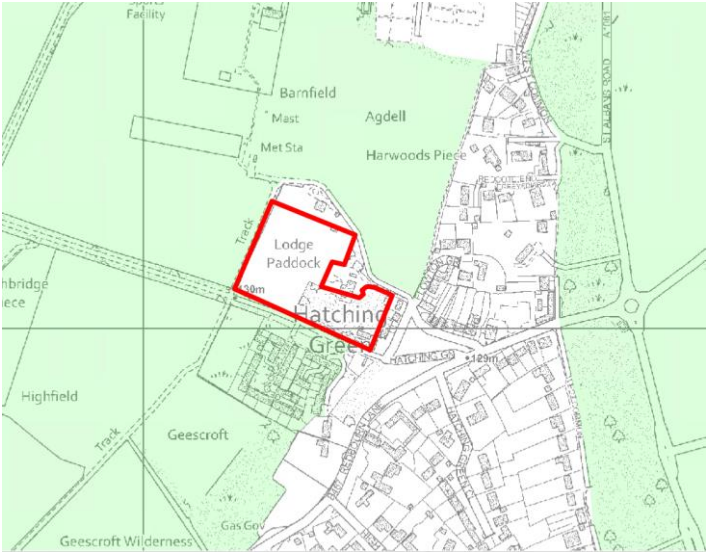



Parish / Ward	Harpenden Town	Allocated site boundary
Hectares	0.74	
Proposed use	Residential 25 units (indicative)	
Proforma Ref	C-064	
HELAA Ref	HT-20-21	
Green Belt Sub Area Ref	SA-32 / RA-20	



Key development requirements

1. A small area of the site in the south-west is in Flood Zone 2 and 3, and development proposals must fully take account of this and keep all built form outside of Flood Zone 3b. There must be no residential development outside Flood Zone 1 and the Exception Test is required because part of the site is within Flood Zone 2, 3a, 3b and the development type is 'More Vulnerable'. The site is also at risk of other sources of flooding including surface water and ground water.
2. Safe site access for pedestrians, cyclists and vehicles must be provided that connects through and also outside the site along Lower Luton Road to the shared use path on north side of lower Luton Rd.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. Contributions to wider active travel routes including to the Town Centre and train station should be considered and could include crossing and junction improvements along Station Rd and / or Crabtree Lane (as per LCWIP).
- 2.5. Support for improvements for active travel to the Wheathampstead Bridleway 097 is required as part of compensatory improvements to access to the Green Belt.

M21 - Rothamsted Lodge, Hatching Green, AL5 2JSGT

Parish / Ward	Harpenden Town / Harpenden South West	Allocated site boundary
Hectares	1.9093	
Proposed use	Residential 25 units (indicative) (this includes 5 units from planning permission 5/2022/1814)	
Proforma Ref	C-067	
HELAA Ref	HT-22-18	
Green Belt Sub Area Ref	SA-15B / RA-12 & RC-2	
<p style="text-align: center;">  District Boundary  Site Boundary  Metropolitan Green Belt </p>		

Key development requirements

1. ~~Additional development to be located in the north-west portion of the site; a~~Allocation includes planning permission for residential uses granted in the south east; ~~additional development to be located in the north-west portion of the site.~~
2. ~~There is no footway on Hatching Green, therefore appropriate, safe, accessible walking and cycling links must be provided.~~
3. ~~Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.~~
4. ~~The site should provide support for good walking / cycling access from the site to the A1081 corridor.~~
5. ~~Support for footway improvements along Redbourn Ln (B487) will be required (as identified in the LCWIP).~~
- 4.-
- 2.6. ~~The layout of development should minimise any harm to the setting and significance of the Grade I Listed Rothamsted Manor and associated Grade II Listed buildings, the Harpenden Conservation Area, and the adjacent Grade II Listed Building and Locally Listed Buildings; this may include the incorporation of appropriate set backs of developmentThe site lies within the Harpenden Conservation Area, is adjacent to a Grade II Listed Building, and has Locally Listed Buildings to the east side. The setting of these heritage assets must be taken into account.~~
- 3.7. ~~Development proposals must take account of the deciduous woodland Priority Habitat within the site.~~

M22 - Wood End, Hatching Green, Harpenden, AL5 2JT

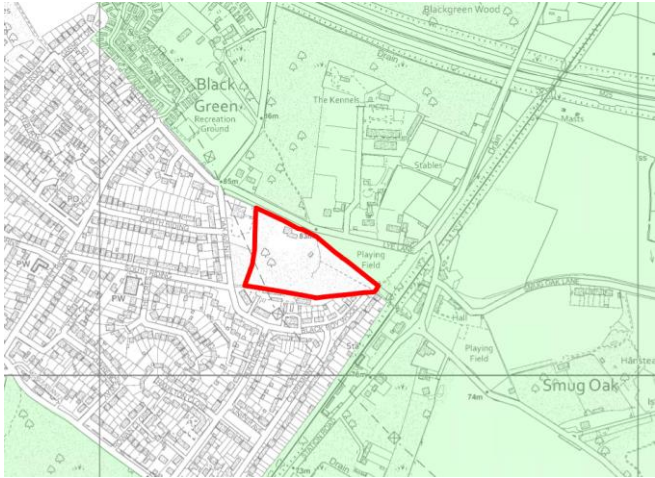
Parish / Ward	Harpenden Rural	Allocated site boundary
Hectares	0.7477	
Proposed use	Residential 145 units (indicative)	
Proforma Ref	C-037	
HELAA Ref	HR-02-18	
Green Belt Sub Area Ref	SA-14 / RA-9 & RC-2 (partially)	



Key development requirements

1. Due to the severance caused by the B487 a high quality crossing facility from the site is required to enable access to the area's walking and cycling network.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The site contains a Locally Listed Building, which must be retained.
- 4.4. The site lies partially within Harpenden Conservation Area. Development proposals should minimise any harm to the character and appearance of Harpenden Conservation Area and its setting, and minimise any harm to the setting of the Locally Listed Wood End. This may include buildings which are of a comparable scale to nearby detached dwellings but which contain within them multiple dwelling units, so as to ensure efficient use of land while remaining sympathetic to adjacent character,; and lies partly within the Harpenden Conservation Area. The setting of these heritage assets must be taken into account.
5. Development proposals must take into appropriate account of the adjacent deciduous woodland Priority Habitat along the western boundary.
- 2-6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

M23 - Ashdale Lye Lane, Bricket Wood, AL2 3LQ

Parish / Ward	St Stephen	Allocated site boundary
Hectares	2.26	
Proposed use	Residential 44 <u>9</u> units (indicative)	
Proforma Ref	C-240	
HELAA Ref	STS-57-21	
Green Belt Sub Area Ref	SA-123 / RA-45	

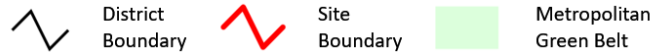


Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 4.2. Bridleway 11 to the south must be retained and enhancement to the route from the site to the station should be supported.
- 2.3. Development proposals must take appropriate account of the nearby Bricket Wood Common Site of Special Scientific Interest (SSSI).
- 3.4. Development proposals must take appropriate account of the Tree Preservation Order which covers the large majority of the site.
5. Development proposals must take account of the deciduous woodland which is also a County Wildlife Site, and other habitats which form a Priority Habitat over most of the site. New dwellings must only be located outside the area covered by Tree Preservation Order.
6. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.
- 4.7. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

M25 - Baulk Close, Harpenden, AL5 4LY

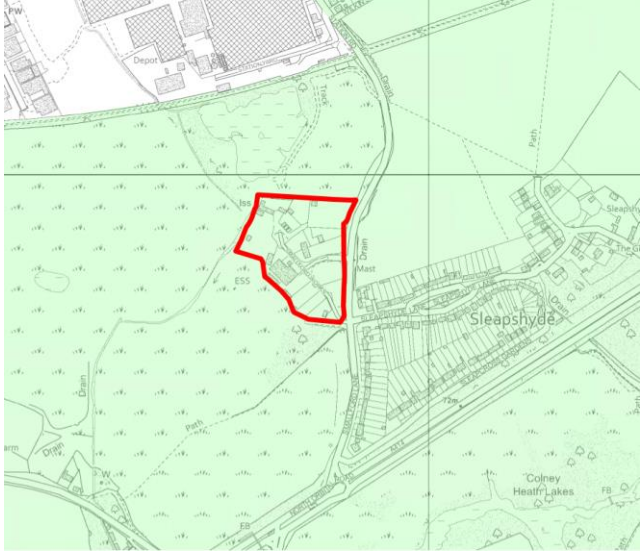
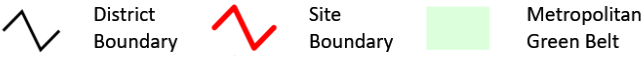
Parish / Ward	Harpenden Town / Harpenden North and Rural	Allocated site boundary
Hectares	0.5356	
Proposed use	Residential 8 units (indicative)	
Proforma Ref	C-056	
HELAA Ref	HT-12-21	
Green Belt Sub Area Ref	SA-22 / RA-16	



Key development requirements

1. Proposals must include support for improvements to the local Rights of way network, including access to the Lea Valley Walk adjacent to the west boundary.
Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 2.
- 4.3. Part of the site along the wooded boundary is in Flood Zone 2 and 3; development proposals must take account of this and there will must be no built form within Flood Zone 3b. There must be no residential development outside Flood Zone 1 and the Exception Test is required because in the northeastern area there is an area within Flood Zone 2, 3a and 3b. There are is also flood risk from other sources including surface water and groundwater.
4. Proposals must take account of the adjacent Priority Habitat to the east, an area of deciduous woodland.
- 2.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2.

5 - Green Belt - Previously Developed Land

P1 - Smallford Works, Smallford Lane, AL4 0SA		
Parish / Ward	Colney Heath	Allocated site boundary
Hectares	3.34	
Proposed use	Housing 5880 units (indicative)	
Proforma Ref	C-027	
HELAA Ref	CH-30-21	
Green Belt Sub Area Ref	SA-87 / Not recommended	
		
Key development requirements		
<p><u>1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.</u></p> <p>4.2. Development proposals must take account of the Priority Habitat towards the south east of the site, an area of deciduous woodland.</p> <p>—The site will need to be subject to a contaminated land Risk Assessment and if necessary any appropriate treatment.</p> <p><u>3. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.</u></p> <p><u>2.4. Take appropriate account of these Environmental Constraints: proximity to main river (Butterwick Brook); Source Protection Zone (SPZ) 2; Next to a historic landfill.</u></p>		

P2 – Land at North Orbital Road, AL2 1DL

Parish / Ward	St Albans / <u>Cunningham</u>	Allocated site boundary
Hectares	1.88	
Proposed use	Housing 64 units (indicative)	
Proforma Ref	C-137	
HELAA Ref	SA-20-21	
Green Belt Sub Area Ref	SA-100 / Not Recommended	

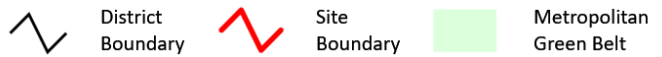


Key development requirements

1. Support for New and / or significantly improved pedestrian, cycle and vehicular access west to Napsbury Lane and east to London Road and more widely to St Albans and London Colney must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Development proposals should minimise any harm to the significance and setting of the Grade II Listed Lys Eira; this may include retention and strengthening of tree screening on the west boundary.
4. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design
5. A noise assessment must be carried out regarding the adjacent North Orbital Road, and appropriate mitigation measures provided if necessary.
6. There is a pipeline running adjacent to the site, and development proposals must appropriately take this into account.

P3 - Friends Meeting House, Blackwater Lane, Hemel Hempstead, HP3 8LE

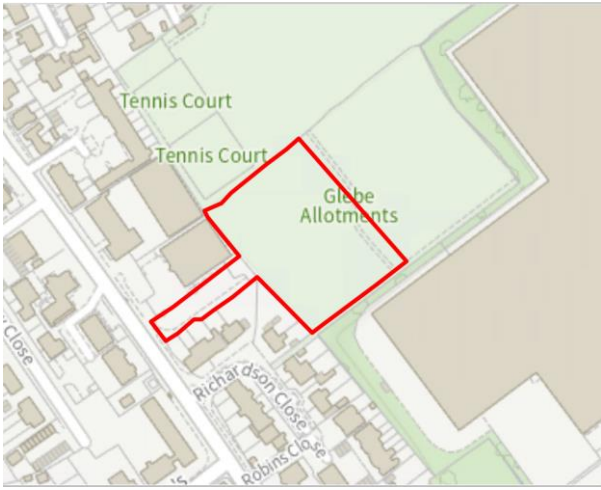

Parish / Ward	<u>St Michael / Verulam</u>	<u>Allocated site boundary</u>
<u>Hectares</u>	<u>1.66</u>	
<u>Proposed use</u>	<u>Housing 15 units (indicative)</u>	
<u>Proforma Ref</u>	<u>C-168</u>	
<u>HELAA Ref</u>	<u>SM-01-18</u>	
<u>Green Belt Sub Area Ref</u>	<u>SA-163 / Not Recommended</u>	



Key development requirements

1. Support for connectivity by active and sustainable travel modes into Hemel Garden Communities.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Development proposals must take appropriate account of the existing trees on / adjacent to the site.
4. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

6 - Sites within Urban Settlements (HELAA)

U2 - Land South West of London Colney Allotments, AL2 1RG		
Parish / Ward	London Colney	Allocated site boundary
Hectares	0.66	
Proposed use	Residential 28 5 units (indicative)	
Proforma Ref	C-086	
HELAA Ref	LC-12-21-1	
		
Key development requirements		
<ol style="list-style-type: none"> 1. Suitable access to the adjoining allotments must be facilitated. 2. <u>Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.</u> 3. <u>Connectivity to the Public Right of Way to the south east of the site.</u> 4.4. <u>Development proposals must take appropriate account of all trees protected by Tree Preservation Order.</u> 		

U3 - Former Bricket Wood United Reformed Church, AL2 3QR

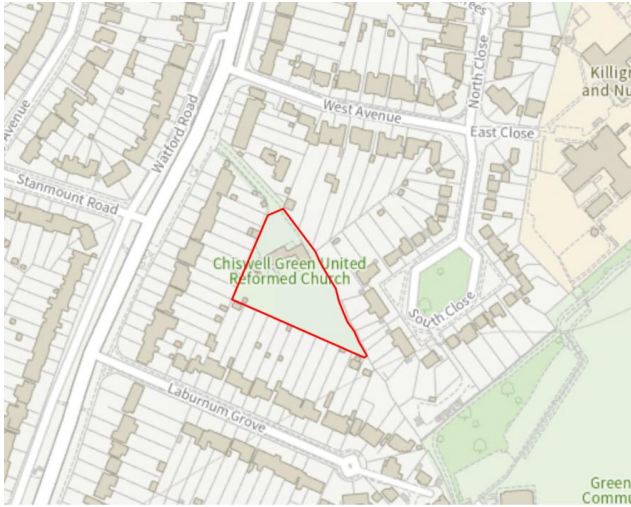
Parish / Ward	St Stephen	Allocated site boundary
Hectares	0. 47 <u>19</u>	
Proposed use	Residential 10 units (indicative)	
Proforma Ref	C-198	
HELAA Ref	STS-18-21	



Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Proposals must take appropriate account of the nearby Bricket Wood Common Site of Special Scientific Interest (SSSI).
3. Development pProposals must take appropriate account of the Tree Preservation Order on a group of trees within the site and on a tree adjacent to the site.
- 4.4. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

U4 – Greenwood United Reformed Church, AL2 3HG

Parish / Ward	St Stephen	Allocated site boundary
Hectares	0.4743	
Proposed use	Residential 5 units (indicative)	
Proforma Ref	M-039	
HELAA Ref	STS-23-21	



District Boundary



Site Boundary




Metropolitan Green Belt

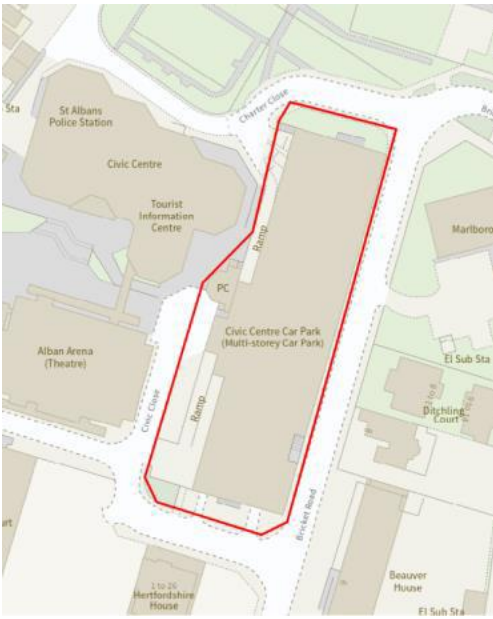
Key development requirements

1. Proposals must retain a community facility with at least the same floorspace.
2. The private road that connects the site to Watford Road is narrow and proposals must demonstrate adequate access and egress for pedestrians, cyclists and vehicles.
- 2.3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improvements to the LCWIP route between the site and St Albans, and between the site and Watford.
4. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.
- 3.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

7 - Sites within Settlements (Urban Capacity Study)

UC1 – Sainsbury’s Supermarket, Everard Close, St Albans, AL1 2QU		
Parish / Ward	Sopwell	Allocated site boundary (red line)
Hectares	2.45	
Proposed use	Residential 92 units (indicative)	
UCS Ref	UCS-SA-SD-051	
Ownership	Private	
Key development requirements		
<p><u>1.</u> Proposals must retain a supermarket with a similar floorspace and retain a similar amount of parking, with the homes delivered through intensification of the site.</p> <p><u>2.</u> <u>Support the connectivity of the Alban Way route from Griffiths Way and support the enhancement of the cycle route via Griffiths Way and Wilshere Avenue (linking to the National Cycle Network), including through junction improvements and traffic management.</u></p> <p><u>4.3.</u> <u>Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.</u></p> <p><u>2.4.</u> <u>Half of the site lies within St Albans Conservation Area and development proposals should minimise any harm to, and where possible enhance, the setting and significance of, must take into consideration any impacts on this heritage asset.</u></p> <p><u>3.5.</u> <u>Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.</u></p>		


UC2 - Civic Close Car Park Bricket Road, St Albans, AL1 3JX

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.4645	
Proposed use	Residential 57 units (indicative)	
UCS Ref	UCS-SA-HD-008	
Ownership	Public	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA, including but not limited to urban realm and sustainable transport improvements along Victoria Street (as per the South Central GTP schemes).
- ~~4.~~
- 2.3. The site lies within St Albans Conservation Area and close to a number of Listed and Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets development proposals must take into consideration any impacts on this heritage asset.
- 3.4. The design must take Development proposals must take account of the existing trees on / adjacent to the site.
- 4.5. A new pedestrian and cycle route through the site to link Marlborough Road, Civic Close and Jubilee Square should be explored to increase permeability in the area.
- 5.6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

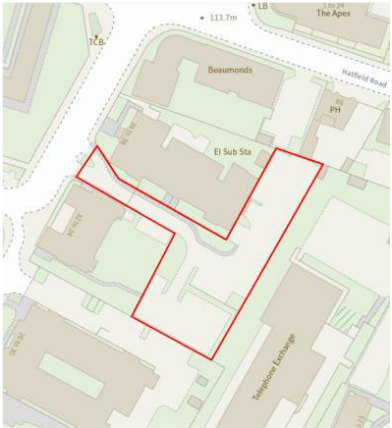
UC3 - London Road Car Park, London Road, St Albans, AL1 1NG

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.5357	
Proposed use	Residential 36 units (indicative)	
UCS Ref	UCS-SA-HD-022	
Ownership	Primarily public	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to the London Road segregated cycling improvements and junction improvements.
4. —
- 2.3. The site lies within St Albans Conservation Area and close to a number of Listed and Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.
- 3.4. The design must take Development proposals must take account of the existing trees on/on / adjacent to the site.
- 4.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1: Bedrock Aquifer, Superficial Aquifer.

UC4 - Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3 UU

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.2422	
Proposed use	Residential 1635 units (indicative)	
UCS Ref	UCS-SA-HD-013	
Ownership	Private	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA, including but not limited to Hatfield Road junction improvements, crossings, and traffic calming.
- 2.3. The site lies within St Albans Conservation Area and close to Listed and Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.
- 3.4. The design must take Development proposals must take account of the existing trees on / adjacent to the site.

UC5 - 18- 20 Catherine Street, St Albans, AL3 5BY

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.43	
Proposed use	Residential 33 ³⁴ units (indicative)	
UCS Ref	UCS-SA-HD-018-v2	
Ownership	Private	




Key development requirements

~~— The site will require a survey of car park usage before proceeding with any proposals.~~

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to St Peter's Street segregated cycling and junction improvements.
2. The site lies within the St Albans Conservation Area and is adjacent to Listed and Locally Listed Buildings. Development proposals should minimise harm to, and where possible enhance, the setting and significance of these heritage assets.
3. ~~—~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.
4. ~~3.~~ Development proposals must take into consideration any impacts on these heritage assets.

UC6 - 13-19 Sutton Road & 5-11a Pickford Road, St Albans, AL1 5JH

Parish / Ward	Clarence	Allocated site boundary (red line) 
Hectares	0.32	
Proposed use	Residential 29 units (indicative)	
UCS Ref	UCS-SA-HD-029-v2	
Ownership	Private	

 Area excluded from Site Allocation

Key development requirements

- 1. The proposal must retain appropriate access for the properties to the rear.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improved access to the Alban Way and improvements to the connectivity with Hatfield Rd.

UC7 - 5 Spencer Street, St Albans, AL3 5EH

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.19	
Proposed use	Residential 278 units (indicative)	
UCS Ref	UCS-SA-HD-014	
Ownership	Private	

Key development requirements

- Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- The site lies within St Albans Conservation Area and is adjacent to Listed Buildings and close to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets. Development proposals must take into consideration any impacts on these heritage assets.
- Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.


UC8 - Public Hall, 6 Southdown Road, Harpenden, AL5 1TE

Parish / Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)
Hectares	0.2 6 ⁹	
Proposed use	Residential 2 4 ⁶ units (indicative)	
UCS Ref	UCS-HT-HD-011	
Ownership	Public	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA, including nearby active travel schemes such as the A1081 corridor and / or footway improvements and junction improvements on the surrounding streets such as the Station Road / A1081 junction.
- 4.2. Proposed designs must take into consideration aspects of the existing character of the area and retain the open character to the front (west).
3. The site lies within Harpenden Conservation Area and is adjacent to the Grade II* Listed Harpenden Hall Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of ~~must take into consideration any impacts on~~ these heritage assets.
- 2.4. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
- 3.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.


UC9 - Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0. <u>1528</u>	
Proposed use	Residential <u>10425</u> units (indicative)	
UCS Ref	UCS-SA-HD-023	
Ownership	Public (includes a long lease)	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to the London Road segregated cycling improvements and junction improvements.
- 4.-
- 2.3. The site lies within St Albans Conservation Area and close to a number of Locally Listed and Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage.
- 3.4. The design must take Development proposals must take account of the existing trees on / adjacent to the site.
- 4.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

UC10 - Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW

Parish / Ward	Sandridge/Marshalswick East and Jersey Farm	Allocated site boundary (red line)
Hectares	0.27	
Proposed use	Residential 24 units (indicative)	
UCS Ref	UCS-SAN-SD-004	
Ownership	Private	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 4-3. The site is within Flood Zone 1 but at risk from groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

UC11 - 50 Victoria Street, St Albans, AL1 3HZ		
Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.0714	
Proposed use	Residential 610 units (indicative)	
UCS Ref	UCS-SA-HD-021-v2	
Ownership	Private / Public	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including enhancement of the Victoria Street sustainable transport corridor as per South Central GTP schemes and wider aspirations.
- ~~1.2.~~ The site contains a Locally Listed Building, which must be retained.
- ~~2.3.~~ The site lies within St Albans Conservation Area and and close to a number of other Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets development proposals must take into consideration any impacts on this heritage asset.
- ~~3.4.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.


UC12 - Garage Block Between Hughenden Road and The Ridgeway, St Albans, AL4 9RH

Parish / Ward	Sandridge / Marshalswick East and Jersey Farm	Allocated site boundary (red line)
Hectares	0.22	
Proposed use	Residential 20 units (indicative)	
UCS Ref	UCS-SAN-SD-003	
Ownership	Private	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 4.3. The site is within Flood Zone 1 but at risk from groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.


UC14 - Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ

Parish / Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)
Hectares	0. 39 <u>34</u>	
Proposed use	Residential 17 <u>9</u> units (indicative)	
UCS Ref	UCS-HT-HD-035	
Ownership	Private	

Key development requirements

1. Proposals must retain ~~the adjoining~~ supermarket with the same floorspace and retain a similar amount of parking, through intensification or redevelopment.
- ~~2.~~ 2. Appropriate levels of car parking for existing and new development must be provided.
- ~~3.~~ 3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- ~~4.~~ 4. Contributions should be made to the A1081 LCWIP scheme or footway improvements and junction improvements along Leyton Rd.
- ~~2.~~
- ~~3.5.~~ 3.5. The site lies within ~~the~~ Harpenden Conservation Area and close to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.
- ~~4.6.~~ 4.6. The design must take Development proposals must take account of the existing trees on / adjacent to the site.


UC15 - Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ

Parish / Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)
Hectares	0.414	
Proposed use	Residential 3248 units (indicative)	
UCS Ref	UCS-HT-HD-037	
Ownership	Public	

Key development requirements

1. This site will require a survey of car park usage before proceeding with any proposals.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 2.3. The site lies within Harpenden Conservation Area and close to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.
- 3.4. The design must take Development proposals must take account of the existing trees on/on / adjacent to the site.
- 4.5. A noise assessment must be carried out on the adjoining railway line and appropriate mitigating measures provided as necessary.
- 5.6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.


UC16 - Garage Block west of Thirlestane, St Albans, AL1 3PE

Parish / Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.4918	
Proposed use	Residential 176 units (indicative)	
UCS Ref	UCS-SA-HD-041	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4-2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to Avenue Rd filtering and Lemsford Rd junction / footway improvements.
3. The site lies within St Albans Conservation Area and close to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.
- 2.4. The design must take Development proposals must take account of the existing trees on / adjacent to the site.


UC17 - Garage Block off Cotlandswick, London Colney, AL2 1ED

Parish / Ward	London Colney	Allocated site boundary (red line) 
Hectares	<u>0.540.11</u>	
Proposed use	Residential 45 units (indicative)	
UCS Ref	UCS-LD-SD-017	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 4.3. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

UC18 - Garage block to front of 94-142 Riverside Road, St Albans, AL1 1SE

Parish / Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.1 4 ⁵	
Proposed use	Residential 1 3 ⁴ units (indicative)	
UCS Ref	UCS-SA-HD-051	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to the London Road segregated cycling improvements and junction improvements.
- 2.3. The site lies within the St Albans Conservation Area and development proposals **should** minimise any harm to, and where possible enhance, the setting and significance of ~~must take into consideration any impacts on~~ this heritage asset.
- 3.4. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

UC19 - 50.54 Lemsford Road St Albans, AL1 3PR

Parish / Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.5335	
Proposed use	Residential 4314 units (indicative)	
UCS Ref	UCS-SA-HD-044-v2	
Ownership	Private	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to Lemsford Rd footway and cycling improvements (as per LCWIP) and / or Avenue Road traffic calming / filtering scheme (as per LCWIP).
- 4.2. The site contains a Locally Listed Building, which must be retained.
3. The site lies within St Albans Conservation Area and close to a number of other Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets. Development proposals must take into consideration any impacts on this heritage asset.
4. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
5. The design must take account of the existing trees on / adjacent to the site and proposals must minimise impacts on the existing trees, including TPO trees.
- 2.6. A noise assessment must be carried out regarding the adjacent railway line, and appropriate mitigation measures provided as necessary.


UC20 - 104 High Street, London Colney, AL2 1QL

Parish / Ward	London Colney	Allocated site boundary (red line)
Hectares	0.27	
Proposed use	Residential 2143 units (indicative)	
UCS Ref	UCS-LD-SD-021-v2	
Ownership	Private	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Proposed designs must take into consideration aspects of the existing character of the area and retain the open character to the front. The site lies opposite the Grade II Listed Golden Lion PH and development proposals should minimise any harm to, and where possible enhance, the setting and significance of this heritage asset.
- 4.3. Development proposals must take appropriate account of all trees protected by Tree Preservation Order.


UC21 - Garages off Chapel Place, St Albans, AL1 2JZ

Parish / Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.2423	
Proposed use	Residential 11 2 units (indicative)	
UCS Ref	UCS-SA-SD-007	
Ownership	Public	

Key development requirements

1. The design must respond appropriately to the bungalows on Chapel Place.
2. Appropriate levels of car parking for existing and new development must be provided.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. The proposal must retain appropriate access for the properties to the rear.

UC22 - Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL

Parish / Ward	Clarence	Allocated site boundary (red line) 
Hectares	0.103	
Proposed use	Residential 942 units (indicative)	
UCS Ref	UCS-SA-HD-058	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Access to the rear of properties to the south and another car park to the west ~~must be provided~~should be considered.
4. The site lies adjacent to the St Albans Conservation Area and development proposals should minimise any harm to, and where possible enhance, the setting and significance of ~~must take into consideration any impacts on~~ this heritage asset.


UC23 - Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.13	
Proposed use	Residential 911 units (indicative)	
UCS Ref	UCS-SA-HD-002	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- ~~4.2.~~ Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to Verulam Rd crossings, traffic calming and footway improvements.
- ~~2.3.~~ The site lies within St Albans Conservation Area and close to a number of Listed and Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets. Development proposals must take into consideration any impacts on this heritage asset.
- ~~3.~~ The design must take Development proposals must take account of the existing trees on / adjacent to the site.
- ~~4.~~ The site adjoins the car park to the north (UC13) which is also proposed for development, and an overarching approach to design and access will be needed.

UC24 - Garages Rear of Hill End Lane (North), St Albans, AL4 0AE

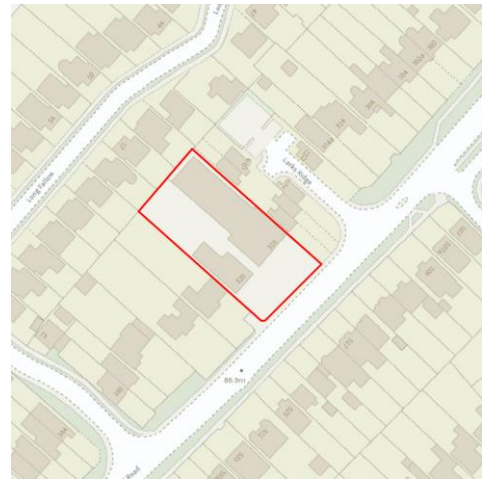
Parish / Ward	Cunningham	Allocated site boundary (red line) 
Hectares	0.2621	
Proposed use	Residential <u>810</u> units (indicative)	
UCS Ref	UCS-SA-SD-034	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Drakes Drive is narrow and proposals must demonstrate adequate access and egress.
- 2.3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to segregated cycling and junction improvements along Drakes Drive.
4. The design must takeDevelopment proposals must take account of the existing trees on / adjacent to the site.
- 3.5. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
- 4.6. The site adjoins the garage site to the south (UC34) which is also proposed for development, and an overarching approach to design and access will be needed.

UC25 - 318 Watford Road, Chiswell Green, AL2 3DP

Parish / Ward	St Stephen	Allocated site boundary (red line)
Hectares	0.19	
Proposed use	Residential 10 units (indicative)	
UCS Ref	UCS-CG-SD-009	
Ownership	Private	



Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. -Including improvements to the LCWIP route between the site and St Albans, and between the site and Watford.
1. ~~Redevelopment must take into account the existing character and amenity of the surrounding area.~~
2. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.


UC26 - Garage Block to Malvern Close, St Albans, AL4 9SZ

Parish / Ward	Sandridge / Marshalswick West	Allocated site boundary (red line)
Hectares	0.1413	
Proposed use	Residential 910 units (indicative)	
UCS Ref	UCS-SAN-SD-015	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Access from the site to the footpath to the north must be facilitated.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to traffic calming, segregated cycling facilities and new / improved crossings.
4. The site is within Flood Zone 1 but at risk from groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
- 2.5. The design must take Development proposals must take account of the existing trees on / adjacent to the site.


UC27 - Berkeley House, Barnet Road, London Colney, AL2 1BG

Parish / Ward	London Colney	Allocated site boundary (red line)
Hectares	0.1514	
Proposed use	Residential 98 units (indicative)	
UCS Ref	UCS-LD-SD-024	
Ownership	Private	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Berkeley House is a Grade II Listed Building which must be retained, and proposals must minimise any harm to its significance and setting.
- ~~4.3. ___ be appropriate and sympathetic to its heritage status. Proposals must also take into consideration that t~~ The site lies within the London Colney Conservation Area and close to Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.
- ~~2.4. ___~~ Proposals must seek to should retain and incorporate existing trees on the site.
- ~~3.5. ___~~ Take appropriate account of these Environmental Constraints: the site is classified as 'More Vulnerable' and is partially within Flood Zone 2 and therefore the Exception Test should be applied; there is also a risk of surface water and groundwater flooding; Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.


UC28 - New Greens Residents Association, 2 High Oaks, St Albans, AL3 6DL

Parish / Ward	St Albans North / Batchwood	Allocated site boundary (red line)
Hectares	0.20	
Proposed use	Residential 108 units (indicative)	
UCS Ref	UCS-SA-SD-050	
Ownership	Public	

Key development requirements

1. The existing community facilities must be relocated to new and improved facilities at Site OS2 Toulmin Drive / Highelms before development commences.
- 4-2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to segregated cycling facilities on Batchwood Drive, new / improved crossings and junction improvements.


UC29 - Garage Block off Noke Shot, Harpenden, AL5 5HS

Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.16	
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-HT-SD-015	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Noke Shot Drive is narrow and proposals must demonstrate adequate access and egress.
- 2.3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.

UC30 - Garages Between Abbots Avenue West and Abbey Line, St Albans, AL1 2JH

Parish / Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.1614	
Proposed use	Residential 58 units (indicative)	
UCS Ref	UCS-SA-SD-011	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- ~~4.2.~~ Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to junction improvements on Abbots Avenue.
- ~~2.3.~~ The design must take ~~Development proposals must take~~ account of the existing trees on / adjacent to the site.

UC31 - Garages rear of Tudor Road, St Albans, AL3 6AY

Parish / Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.4917	
Proposed use	Residential <u>98</u> units (indicative)	
UCS Ref	UCS-SA-SD-048	
Ownership	Public	



Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. ~~Good access is expected and both~~ Both access roads into the site ~~are to~~ should be retained.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. ~~may~~
- 3.4. ~~The design must take~~ Development proposals must take account of the existing trees on / adjacent to the site.
- 4.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

UC32 - Garages off Creighton Avenue, St Albans, AL1 2LZ


Parish / Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.1514	
Proposed use	Residential <u>58</u> units (indicative)	
UCS Ref	UCS-SA-SD-013	
Ownership	Public	



Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 4.3. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

UC33 - Land Rear of 53 Snatchup, Redbourn, AL3 7HF

Parish / Ward	Redbourn	Allocated site boundary (red line)
Hectares	0.4816	
Proposed use	Residential <u>57</u> units (indicative)	
UCS Ref	UCS-RB-SD-003	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Snatchup is narrow and proposals must demonstrate adequate access and egress.
- 2.3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 3.4. The design must takeDevelopment proposals must take account of the existing trees on/ adjacent to the site.
- 4.5. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

UC34 - Garages Rear of Hill End Lane (South), St Albans, AL4 0AE

Parish / Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.4819	
Proposed use	Residential 7 units (indicative)	
UCS Ref	UCS-SA-SD-033	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Frobisher Road is narrow and proposals must demonstrate adequate access and egress.
3. The site adjoins the garage site to the north (UC24) which is also proposed for development, and an overarching approach to design and access will be needed.
- 3.4. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improved cycling facilities on Drakes Drive and / or junction improvements on Hill End Lane.
- 4.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

UC35 - Market Depot, Drovers Way, St Albans, AL3 5FA

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.0807	
Proposed use	Residential <u>117</u> units (indicative)	
UCS Ref	UCS-SA-HD-015	
Ownership	Public	



Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 4.2. The site lies within St Albans Conservation Area and adjacent to the Grade II Listed Aboyme Lodge School. and Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets development proposals must take into consideration any impacts on this heritage asset.
- 2.3. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.


UC36 - Garages off Park Street Lane, Park Street, AL2 2ND

Parish / Ward	St Stephen / Park Street	Allocated site boundary (red line)
Hectares	0. <u>0713</u>	
Proposed use	Residential <u>7-5</u> units (indicative)	
UCS Ref	UCS-PS-SD-004	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- ~~4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.~~
- ~~2. The pedestrian access from the east must be retained and enhanced.~~
- ~~3. The site lies adjacent to the Park Street and Frogmore Conservation Area, a Grade II Listed Building and Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.~~
- ~~4. The design must take~~Development proposals must take account of the existing trees on / adjacent to the site.
- ~~3.5. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.~~
- ~~4.6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.~~


UC40 - Land Rear of New House Park Shops, St Albans, AL1 1UJ

Parish / Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.12	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-027	
Ownership	Private	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Access to the adjacent Herons Way route must be facilitated from within the site.
~~—The proposal must retain rear access for the properties and shops.~~
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. ~~The design must take~~ Development proposals must take account of the existing trees on / adjacent to the site.
5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.


UC41 - Garages at Grindcobbe, St Albans, AL1 2ED

Parish / Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.12	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-016	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 2.3. A noise assessment must be carried out for the railway line and appropriate mitigating measures provided as necessary.

UC42 - Garages off Thirlmere Drive, St Albans, AL1 5QS

Parish / Ward	Cunningham	Allocated site boundary (red line) 
Hectares	0.1514	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-046	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Thirlmere Drive is narrow and proposals must demonstrate adequate access and egress.
- ~~2-3.~~ Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- ~~3-4.~~ Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

UC43 - Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD


Parish / Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.06	
Proposed use	Residential <u>56</u> units (indicative)	
UCS Ref	UCS-SA-HD-055	
Ownership	Public	



Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to the London Road segregated cycling improvements and junction improvements.
- 2.3. The site lies within St Albans Conservation Area and development has the potential to affect the setting of the Sopwell Priory Scheduled Monument. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.
4. ~~The design must take~~ Development proposals must take account of the existing trees on / adjacent to the site.
- 3.5. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

UC44 - Garage Block off Millford Hill, Harpenden, AL5 5BN


Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.0807	
Proposed use	Residential 65 units (indicative)	
UCS Ref	UCS-HT-SD-013	
Ownership	Public	

Key development requirements

1. The track that connects the site to Millford Hill is narrow and proposals must demonstrate adequate access and egress.

4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.


UC45 - Garages off Watling View (West), St Albans, AL1 2PA

Parish / Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.11	
Proposed use	Residential <u>56</u> units (indicative)	
UCS Ref	UCS-SA-SD-003	
Ownership		

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- ~~2.3. The design must take~~ Development proposals must take account of the existing trees on/ adjacent to the site.
- ~~3.4. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ)~~ 2; Bedrock Aquifer; Superficial Aquifer.

UC46 - Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden, AL5 1HJ

Parish / Ward	Harpenden South	Allocated site boundary (red line)
Hectares	0.12	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-HT-SD-004-v2	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA
3. ~~The design must take~~ Development proposals must take account of the existing trees on / adjacent to the site.
- 2.4. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

UC47 - Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA

Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.88	
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-HT-SD-018	
Ownership	Public	

Key development requirements


4. Existing community facilities including Harpenden & District Indoor Bowling Club and its ancillary car parking must be retained and / or enhanced. Existing community facilities must be retained and/or enhanced.
- 2.1. Crabtree Open Space must be retained and improved through better planting and amenities.
2. The site adjoins ~~M5 and~~ M19 which are is also proposed for development, and an overarching approach to design and access will be needed.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including footway improvements, junction improvements and crossings on Aldwickbury Crescent and Crabtree Lane.
4. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer; Superficial Aquifer.

UC48 - Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH		
Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.05	
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-SA-HD-016-v2	
Ownership	Public	

Key development requirements

1. This site will require a survey of car park usage before proceeding with any proposals.
- ~~4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.~~
- ~~2. may~~
3. The site lies within St Albans Conservation Area, ~~close to the Grade II Listed Aboyne Lodge School and adjacent to Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets and development proposals must take into consideration any impacts on this heritage asset.~~

UC49 - Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE

Parish / Ward	Sandridge / Marshalswick West	Allocated site boundary (red line)
Hectares	0. 43 12	
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-SAN-SD-017	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Furse Avenue is narrow and proposals must demonstrate adequate access and egress.
3. Access to the play area to the south should be facilitated.
4. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- 3.5. The site is within Flood Zone 1 but at risk from groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.


UC50 - Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW

Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.10	
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-HT-HD-010	
Ownership	Public	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA, including junction improvements as per the LCWIP such as Station Rd / B653).
4. ~~4.~~
- 2.3. The design of redevelopment will be expected to respond positively to its corner setting.
- 3.4. ~~The design must take~~ Development proposals must take account of the existing trees on / adjacent to the site.
- 4.5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer; Superficial Aquifer.


UC51 - Garage Block to South of Abbots Park - Abbots Park, St Albans, AL1 1TW

Parish / Ward	Cunningham	Allocated site boundary (red line) 
Hectares	0.06	
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-SA-HD-050	
Ownership	Private	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- ~~1.2.~~ Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to the A1081 sustainable transport corridor.
- ~~2.3.~~ A noise assessment must be carried out for the railway line and appropriate mitigating measures provided as necessary.
- ~~3.4.~~ The design must take ~~Development proposals must take~~ account of the existing trees on/ adjacent to the site, including TPO trees.


UC52 - Garage Block off Tallents Crescent, Harpenden, AL5 5BS

Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.10	
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-HT-SD-012	
Ownership	Public	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- ~~4.2.~~ Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including contributions to key routes nearby (including Common Lane / Station Rd).


UC53 - Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE

<u>Parish / Ward</u>	<u>St Stephen / Park Street</u>	<u>Allocated site boundary (red line)</u> 
<u>Hectares</u>	<u>0.22</u>	
<u>Proposed use</u>	<u>Residential 11 units (indicative)</u>	
<u>UCS Ref</u>	<u>N/A</u>	
<u>Ownership</u>	<u>Private</u>	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. The site lies within the Park Street and Frogmore Conservation Area, adjacent to Grade II Listed Buildings and close to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.

UC54 - Harpenden Railway Station Car Park East, Harpenden, AL5 4SP

<u>Parish / Ward</u>	<u>Harpenden Town / Harpenden West</u>	<u>Allocated site boundary (red line)</u>
<u>Hectares</u>	<u>1.243</u>	
<u>Proposed use</u>	<u>Residential 95 units (indicative)</u>	
<u>UCS Ref</u>	<u>N/A</u>	
<u>Ownership</u>	<u>Private</u>	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals, and development proposals should take into account potential future station parking needs.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The site lies adjacent to Harpenden Conservation Area and close to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.
4. A noise assessment must be carried out regarding the adjacent railway line, and appropriate mitigation measures provided as necessary.
5. Development proposals must take account of the existing trees on / adjacent to the site, including TPO trees.
6. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.

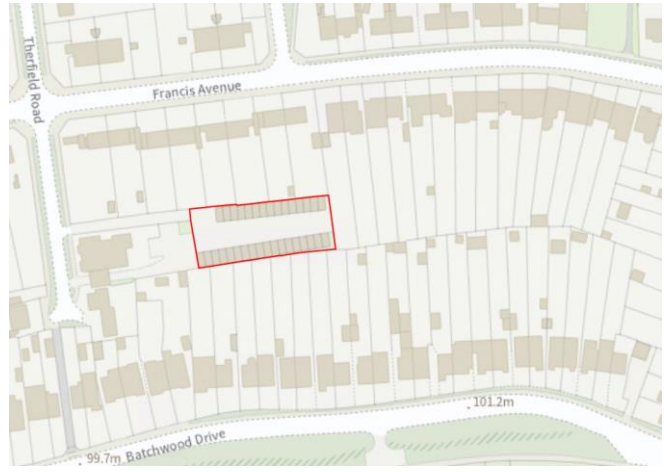
UC55 - 44-52 Lattimore Road, St Albans, AL1 3XW

<u>Parish / Ward</u>	<u>St Albans (unparished) / St Peters</u>	<u>Allocated site boundary (red line)</u>
<u>Hectares</u>	<u>0.11</u>	
<u>Proposed use</u>	<u>Residential 17 units (indicative)</u>	
<u>UCS Ref</u>	<u>N/A</u>	
<u>Ownership</u>	<u>Private</u>	

Key development requirements

1. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. The site lies within St Albans Conservation Area and adjacent to a number of Locally Listed buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.
3. The site is classified as 'More Vulnerable' and is within Flood Zone 1, but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
4. Development proposals must take account of the existing trees on / adjacent to the site.

UC56 - Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN

<u>Parish / Ward</u>	<u>St Albans (unparished) / Batchwood</u>	<u>Allocated site boundary (red line)</u> 
<u>Hectares</u>	<u>0.141</u>	
<u>Proposed use</u>	<u>Residential 6 units (indicative)</u>	
<u>UCS Ref</u>	<u>N/A</u>	
<u>Ownership</u>	<u>Public</u>	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design
4. Development proposals must take account of the existing trees on / adjacent to the site.


UC57 – Telford Court, Alma Road, St Albans, AL1 3BP

<u>Parish / Ward</u>	<u>St Albans (unparished) / St Peters</u>	<u>Allocated site boundary (red line)</u>
<u>Hectares</u>	<u>0.58</u>	
<u>Proposed use</u>	<u>Residential 6 units (net gain above 80 existing units) (indicative)</u>	
<u>UCS Ref</u>	<u>N/A</u>	
<u>Ownership</u>	<u>Public</u>	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
- 4.2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The site lies within St Albans Conservation Area and adjacent to a number of Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.
4. The site is within Flood Zone 1 but at risk from surface water flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design
5. Development proposals must take account of the existing trees on / adjacent to the site.

UC58 - Cotlandswick Garages B, London Colney, AL2 1EG

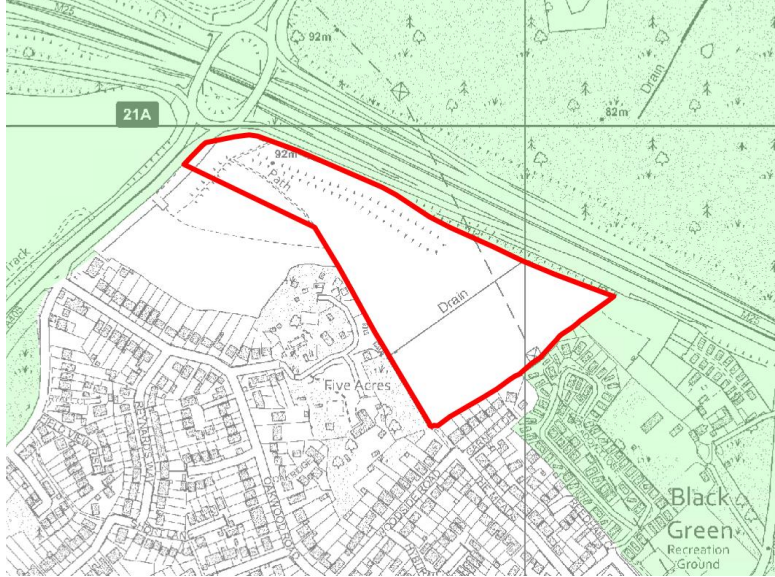
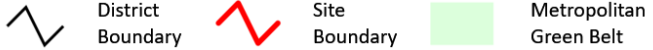
<u>Parish / Ward</u>	<u>London Colney</u>	<u>Allocated site boundary (red line)</u>
<u>Hectares</u>	<u>0.12</u>	
<u>Proposed use</u>	<u>Residential 5 units (indicative)</u>	
<u>UCS Ref</u>	<u>N/A</u>	
<u>Ownership</u>	<u>Public</u>	

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design

8 - Other Sites



OS1 - Land to the North of Bricket Wood, bounded by the M25 and A405 North Orbital, AL23ET

Parish	St Stephen	Allocated site boundary
Hectares	6.52	
Proposed use	Community Facilities	
Proforma Ref	O-029	
HELAA Ref	STS-31-16	
Green Belt Sub Area Ref	SA-161 / RA-50	
		

Key development requirements

1. The site is allocated for community uses only – in line with the aims of the St Stephen Neighbourhood Plan. These community uses may comprise:
 - allotments and a landscaped parkland area, with public access via bridleways and footpaths, and with additional tree planting along the boundary with the M25
 - a new medical centre and / or a relocation of the Scout group
 - a community centre and associated outdoor sport and recreation facilities.
2. The track that connects the site to Woodside Road is narrow and proposals must demonstrate adequate access and egress.
3. Development proposals must ~~take appropriate account of minimise impacts on~~ the Priority Habitat along part of the western boundary, an area of deciduous woodland, and also the existing trees along the south west boundary.
4. Co-ordination with the site allocated for new housing to the west (M4) ~~is needed~~.
- 4.5. The site is within Flood Zone 1 but at risk from surface water and groundwater flooding. The Exception Test is not required. However, it must be shown that the development will be safe for its lifetime and the risk can be managed through a sequential approach to design.
- 5.6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

OS2 - Toulmin Drive / Highelms, St Albans, AL3 6DX

Parish	Redbourn / St Michael	Allocated site boundary
Hectares	0.19	
Proposed use	Community Facility	
Urban Capacity Study Ref	UCS-SA-CU-001	
Green Belt Sub Area Ref	0.19	
		

Key development requirements

1. Redevelopment for significantly improved community facilities – including reprovision of facilities at UC28.
2. Appropriate car parking for visitors must be provided.
3. Development ~~needs to~~should enhance tree planting in the area.
4. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

OS3 - Extension to Rothamsted Research, Harpenden Campus, AL5 2JQ

<u>Parish/ Ward</u>	<u>Harpenden Rural / Harpenden North & Rural</u>	<u>Allocated site boundary</u>
<u>Hectares</u>	<u>1.86</u>	
<u>Proposed use</u>	<u>Employment</u>	
<u>Proforma Ref</u>	<u>M-008</u>	
<u>HELAA Ref</u>	<u>HT-10-21</u>	
<u>Green Belt Sub Area Ref</u>	<u>SA-15b / RA-11</u>	




Key development requirements

1. Development should be of employment use associated in character with the adjacent research facilities.
2. Connectivity to the Public Rights of Way adjacent to the site.
3. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs.
4. The eastern part of the site lies within Harpenden Conservation Area and adjacent to Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.
5. Development proposals must take account of the existing trees on / adjacent to the site.

OS4 - Extension to Rothamsted Research, Harpenden Campus, AL5 2JQ

<u>Parish / Ward</u>	<u>Harpenden Rural / Harpenden North & Rural</u>	<u>Allocated site boundary</u>
<u>Hectares</u>	<u>1.627</u>	
<u>Proposed use</u>	<u>Employment</u>	
<u>Proforma Ref</u>	<u>B-006</u>	
<u>HELAA Ref</u>	<u>HT-10-18</u>	
<u>Green Belt Sub Area Ref</u>	<u>SA-15a / RA-10</u>	

 District Boundary
  Site Boundary
  Metropolitan Green Belt

Key development requirements

1. Development should be of employment use associated in character with the adjacent research facilities, with new buildings in the eastern half of the site only.
2. Contributions / enhancements to support relevant schemes in the LCWIP and GTPs.
3. Connectivity to the Public Rights of Way adjacent to the site. To support improvements to Harpenden Bridleway 011 (Coach Lane) to enable use by people working at this site for active travel to access the town and train station.
4. Good quality access for all modes to key routes and relevant enhancement of schemes in the LCWIP will be necessary – for example, the A1081 corridor and improved access to the Rights of Way network.
5. Development proposals have the potential to impact the setting of the Grade I Listed Rothamsted Manor and associated Grade II Listed buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets
6. Development proposals must take account of the existing trees on / adjacent to the site.