

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
	Bricket Wood		
16	Land to r/o 45-75 Bucknalls Drive, Bricket Wood	Site put forward by landowner	<p>Although there would be some visual impact from development and a reduction in the site's openness, these are not considered major constraints to development (indeed the site is already partly developed). The key consideration for any residential development on this site would be protection of nature conservation interests (i.e. within the County Wildlife Site and the adjoining SSSI).</p> <p>Some concern over the site's poor accessibility to services/facilities/community infrastructure.</p>
153	Building Research Establishment, Bucknalls Drive, Bricket Wood	Site put forward by landowner	<p>This site covers the whole of BRE. It comprises existing buildings and employment uses, together with many mature trees (with and without TPOs). The concentration of trees constitutes a green space. Some of the fringes of the site could be regarded as rural in nature.</p> <p>Whilst this is a previously developed site, there are some concerns over the site's poor accessibility and sustainability. Development of the site (i.e. increasing the footprint of existing development) would also impact on the openness of the Green Belt and could increase coalescence between Bricket Wood and Garston.</p> <p>The site lies adjacent to the Bricket Wood Common SSSI and a local nature reserve forms part of the site (which is also a county wildlife site). These would be constraints to development, as would its proximity to the M1 (although noise/pollution could perhaps be mitigated by retention and enhancement of trees and landscaping along the site boundaries).</p>

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17	Former Station Yard and adjacent land, Bricket Wood	Site put forward by landowner	<p>The site is a long, narrow strip of land to the east of the Abbey railway line, incorporating 3 former railway cottages, a builders' yard/hardstanding and Bricket Wood station.</p> <p>Operation of the station should not be compromised by any development, which would most appropriately be located on the land currently occupied by the builders yard/hardstanding. The large TPO Area in middle of the site and the TPO Group in the south western corner would be a constraint. Nevertheless, a small redevelopment scheme might be achievable.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (The former station yard is an unallocated employment site which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p>
185	Land at Five Acres Country Club, Bricket Wood	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Permanent and temporary structures have been introduced over the years, which have changed the overall sense of rurality in this location. Furthermore, residential development in Bricket Wood now stretches right up to the site's south western boundary, so that it is no longer separate from the existing settlement.</p> <p>Approx 80% of the site is TPO woodland and its retention would provide effective visual and noise screening for some limited development on the site.</p>

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329	HSBC Training Centre, Smug Oak Lane, Bricket Wood	Site identified by Council Officers.	<p>This site covers the whole of the HSBC Training Centre and the adjoining Bricket Wood Sports Centre, together with extensive rural land. It comprises existing buildings and employment uses, with many mature trees (without TPOs) on site. The concentration of trees constitutes a green space.</p> <p>The rural part of the site beyond the existing footprint of the HSBC buildings is not considered suitable for residential development, as it would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside and be visually intrusive from the surrounding countryside.</p> <p>The previously developed part of the site, excluding the community uses at the sports centre, is considered potentially suitable. However, whilst this is a previously developed site, there are concerns over the site's relative isolation, poor accessibility and sustainability.</p> <p>The Training Centre is an unallocated Employment site, which was not considered in the Interim Central Hertfordshire Employment Land Review.</p>
Chiswell Green			
43A 43B	Land at Chiswell Green Farm (Parcels A & B), Chiswell Green Lane, Chiswell Green, St Albans	Site put forward by landowner	<p>The site is rural in nature and lies on a prominent ridge with long views to the south-west. The existing Green Belt boundary is well defined. Whilst development could have a negative visual impact on the surrounding open countryside, it could be argued that the site would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside.</p> <p>Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.</p>
44	Land abutting Long Fallow/Forge End, Chiswell Green, St Albans	Site put forward by landowner	<p>The site is rural in nature and development would constitute significant encroachment and visual intrusion into open countryside. However, it could be argued that the site (and adjoining Sites 43a, 43b, 40 and 96) would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside.</p> <p>Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.</p>

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40	Land at Noke Side, Chiswell Green	Site put forward by landowner	<p>The site is rural in nature and development would constitute significant encroachment and visual intrusion into open countryside. However, it could be argued that the site (and adjoining Sites 43a, 43b, 44 and 96) would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside.</p> <p>Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.</p>
96	Land west of The Croft and Cherry Hill	Site put forward by landowner	<p>The site is in a prominent position on high ground, with neighbouring open fields with long views to the west. Development would result in encroachment into open countryside and would be visually intrusive from the surrounding countryside.</p> <p>However, it could be argued that the site (and adjoining Sites 43a, 43b, 40 and 44) would be suitable for residential development in principle and that any new housing could be suitably screened from the surrounding countryside.</p> <p>Any development potential needs to be considered in the context of the new link road to the Butterfly World site and the expansion of the Thistle Hotel.</p>
Colney Heath			
38	Three Valleys Water site, Roestock Lane, Colney Heath	Site proposed by landowner	<p>The site is shortlisted on the basis of development potential of the previously developed part of the site only. Key constraint is the requirement to retain and protect the existing pumping station, located towards the centre of the site (this means that scope would be limited to the depot and workshop buildings).</p> <p>Existing tree screening, Watling Chase Community Forest improvements etc could all be incorporated in any new development. The site's relatively isolated location means that accessibility and sustainability are poor. However, the site is well screened and any new development would not cause visual intrusion into the open countryside or have an adverse impact on neighbouring residential properties.</p>
Harpenden and surrounds			

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130	Land to the rear of Harpenden Fire Station, Leyton Road, Harpenden	Site proposed by landowner	<p>This is a very sensitive site from a natural environment perspective. It is in the Conservation Area and has a Grade II Listed building immediately adjacent and locally listed buildings in close proximity. There are existing mature trees that would need to be retained due to the character of the Conservation Area and there is a significant issue with the impact that development would have on the aspect of Rothamsted Park, immediately adjacent, which is in the Green Belt. Screening between the site and the park is currently modest. However, it is an urban site, close to the town centre and could accommodate a small net gain in dwellings.</p>
57	Westfield Allotments, Westfield Road, Harpenden	<p>Site proposed by landowner</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>Previous application for forty two flats was refused, primarily due to absence of a detailed assessment of the need for allotments and open space (i.e. the Green Spaces Strategy) and the size, bulk, massing and height of the proposed development, in a prominent location on a sloping site, which would be out of character with the surrounding area.</p> <p>The Green Spaces Strategy confirms that there is a surplus of allotment sites in this part of Harpenden and this particular site has been assessed as low quality and low value. There is a deficiency of amenity areas in this locality, but including the allotments as part of the adjacent recreation ground would only increase site area, rather than improving its quality or value. It could therefore be more beneficial for contributions to be sought from any developer to secure improvements to other allotments nearby.</p> <p>Access issues across District Council owned land.</p>
54	Batford Mill Industrial Estate, Lower Luton Road, Harpenden, AL5 5BZ	Site proposed by landowner (and considered in the interim Central Hertfordshire Employment Land Review)	<p>The site would be suitable for residential development in principle, although the existing employment uses fit in well with the landscape and new development might be considered incongruous.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP2 which is classified as a 'good' site for employment uses in the Central Hertfordshire Employment Land Review).</p>

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56	Rosalia Cottage, Spring Road, Kinsbourne Green, Harpenden	Site proposed by landowner	This site comprises private garden land surrounding a detached chalet bungalow and would be suitable for residential development in principle. However, capacity is very limited due to the site size and the need for suitable screening to mitigate against visual impact in this semi-rural location. Grade II Listed Old Dove House and the whole Dove Farm complex to the south may also be constraints.
53	Pennypond, Annables Lane, Kinsbourne Green	Site proposed by landowner	This site comprises garden land within the curtilage of a residential property and is surrounded by other large dwellings in private gardens. Whilst the site is suitable for further residential development in principle, capacity is limited due to the site size and the need for suitable screening to mitigate against visual impact in this semi-rural location. Grade II Listed Old Dove House and the whole Dove Farm complex to the west may also be constraints.
55	Land north of Ambrose Lane, Harpenden (Area Of Search No 8)	Site proposed by landowner	<p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside and to a degree be visually intrusive from adjoining countryside and residential areas. A substantial landscape buffer would be needed, which would reduce the overall site area. Development of this site would place additional pressure on land to the north of Cooters End Lane.</p> <p>Existing congestion problems at peak times along the A1081 would likely be exacerbated and increased use of narrow lanes adjacent may well be problematic. Accessibility to community infrastructure will also be a key issue for a site of this size.</p> <p>Notwithstanding these constraints, it is recommended that this site be given further consideration for housing development, in the context of its identification as a possible broad location for future growth (Area Of Search 8) in the Core Strategy.</p>
202	No. 43 Crabtree Lane, Harpenden	Site was included in the Housing Capacity Study 2005	Site in private ownership. Comprises an extremely large back garden to a residential property. Urban location and no known site constraints other than loss of private green space. Similar infill development at Nos. 33 to 37 Crabtree Lane.
258	James Marshall House, Leyton Road, Harpenden	<p>Planning application</p> <p>Site was included in the Housing Capacity Study 2005</p>	Application 07/0915 refused. Conservation Area, substantial trees and setting adjacent to the park will mean dwelling gain is likely to be substantially less than the 24 proposed in 2007. Revised scheme anticipated.

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69	Southdown Industrial Estate (EMP3)	Site proposed by landowner (and considered in the interim Central Hertfordshire Employment Land Review)	<p>The site would be suitable for residential development in principle, particularly as access to the site via Southdown Road is not ideal for large vehicles and there are already new uses within the estate (e.g. children's play centre), which are less compatible with more traditional employment uses generating HGV traffic.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP3 which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review). Whilst categorised as 'average', this is a well-located and sustainable location for employment uses.</p>
165	63 High Street. Harpenden	Site proposed by landowner (and considered in the interim Central Hertfordshire Employment Land Review)	<p>This is an allocated employment site through Policy 128 – allocated for B1 uses, which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. Planning permissions still live for office development (5/05/0648 & 5/05/1390). Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use.</p>
167	Elliswick Tennis Club, Elliswick Road	Previous contact with Planning Policy team over possible development	<p>The site is currently used as a Lawn Tennis club, providing local amenity in a location accessible to many by foot and cycle and with good access to public transport.</p> <p>It would be a good location for residential development, but only on the basis that the club could find an alternative (and equally accessible) site in Harpenden. Previous attempts to find a suitable site have not proved successful. The Panel suggested land behind Aldwick Manor on the Wheathampstead Road as a possibility for further investigation.</p>
65	Land at Luton Road/Farm Avenue	Previous contact with Planning Policy team over possible development	<p>The site is suitable for housing, but given the lack of contact from agents since 2001 and the number of different owners, the realistic prospect of net dwelling gain on this site is questionable.</p>
204	Nos. 10-11 Carlton Road	Planning application	<p>Application 07/3012 for demolition of existing and erection of 2 buildings comprising 11 flats was refused primarily due to: size, scale, bulk and design of the scheme, which would appear unsympathetic and cramped in street scene. Also adverse impact on neighbours and trees (Two TPO Groups and one individual TPO on site). A smaller scheme might be acceptable in principle, but there have been no further discussions with the applicant to date.</p>

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205	Land to r/o Nos. 17 & 19 Wood End Road	Planning application	<p>Planning application 07/0720 for 5 houses was refused and subsequent appeal dismissed. By reason of size and number, the dwellings would represent overdevelopment and have a cramped appearance. Also, poor relationship with character and appearance of existing development. Applications 07/1692 & 07/2529 for four dwellings also refused. Whilst a smaller scheme might be acceptable in principle, local councillors are not keen to see backland development here which reduces the likelihood of development being implemented.</p>
206	Land between Nos. 12 and 14 Willow Way (private garage court site)	Planning application	<p>Planning application 07/1931 for 6 flats was refused for the following reasons: By reason of the size, layout, relationship with existing development, inadequacy of parking off-street, lack of opportunity for landscaping and access arrangements, the proposal would represent a cramped overdevelopment of the restricted site failing to achieve an acceptable standard of environment. Subsequent appeal was dismissed.</p> <p>Whilst the principle of housing on this site is acceptable, its planning history suggests that realistic deliverability is questionable.</p>
61	Land north of Beesonend Lane, Harpenden	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Whilst development could have a negative visual impact on the surrounding open countryside, it could be argued that the site would be suitable for residential development in principle and that any new housing on the southern side of Prospect Lane could be suitably screened, with Beesonend Lane forming an appropriate Green Belt boundary (as acknowledged by the Inspector at the 1992 Local Plan Inquiry).</p> <p>The site's accessibility to existing infrastructure is relatively poor.</p>
60	Land adjacent to Falconer's Field, Harpenden	Site considered in the Council's 2003 Green Belt Boundary Study	<p>There are few physical constraints on this site. The greatest impact would be encroachment into open countryside and visual intrusiveness if developed. This could be overcome by introducing screening to the south and only developing the eastern side of the site. There could still, however, be some development pressure on adjacent land to the south and north west.</p> <p>The site's accessibility to existing infrastructure is relatively poor.</p>

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59	Land at Piggotshill Lane, Harpenden	Site considered in the Council's 2003 Green Belt Boundary Study	<p>This site would be suitable in principle for residential development. Vehicular access via Piggotshill Lane is extremely limited at present, but it is possible that access could be provided via Waldegrave Park (although changes in ground levels would be a constraint).</p> <p>The site's accessibility to existing infrastructure is relatively poor.</p> <p>Site should be given further consideration in conjunction with adjoining land (Sewage Works – Site 180). Piggotshill Lane could then form a more permanent Green Belt boundary.</p>
58b	Builder's Yard, Westfield Road	Site proposed by the landowner	<p>This is a previously developed site. A very small corner at the south east of the site is in Flood Zone 3b (Functional Flood Plain) and a further small portion is in Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability). The total proportion of the site with flood designation is only approx 3-5 % of the total area. Listed Grade II Red Cow public house is approx 10m away.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review.</p>
106	Land at Roundwood Lane/ Brackendale Grove, Harpenden	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Residential development could be a logical extension to existing development in Brackendale Grove and whilst it would constitute some encroachment into open countryside, any visual impact could be mitigated by the addition of appropriate landscaping/screening.</p> <p>The site's accessibility to existing infrastructure is relatively poor, which could be a constraint to development.</p>
175	Land at Highfield Oval, Harpenden	<p>Site considered in the Council's 2003 Green Belt Boundary Study</p> <p>Non-housing allocation in the Local Plan Review 1994.</p>	<p>Site is shortlisted only on the basis of potential conversion of existing buildings, where the existing character of the site is retained, with no increase in built footprint. (Whilst the principle of residential conversion is accepted, in practice this could be problematic given the existing internal and external configuration of the buildings).</p> <p>The current owners have no plans to relocate their current institutional uses, but this is a site with a long planning history and its future needs to be monitored closely.</p> <p>The existing factory building on this site could have redevelopment potential</p>

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180	Sewage Works, Piggotshill Lane, Harpenden	Site considered in the Council's 2003 Green Belt Boundary Study	<p>This site would be suitable in principle for residential development. Vehicular access via Piggotshill Lane is extremely limited at present, but it is possible that access could be provided via Waldegrave Park (although changes in ground levels would be a constraint) or by creating a new access from Glemsford Drive, Weybourne Close or Holly Walk (this could require demolition of a dwelling). The site's accessibility to existing infrastructure is relatively poor.</p> <p>Site should be given further consideration in conjunction with adjoining land on Piggotshill Lane (Site 59). Piggotshill Lane could then form a more permanent Green Belt boundary.</p> <p>Thames Water has confirmed that the sewages works are still in operational use and there are no plans to vacate the site in the short to medium term. Consequently, the site's deliverability is questionable.</p>
68	Plot 6, land adjacent to High Ridge, Spring Road, Kinsbourne Green, Harpenden	Site proposed by landowner	<p>The site comprises a vacant plot of land sandwiched between two large detached residential properties on Spring Road. Whilst the site is suitable for residential development in principle, capacity is limited due to the site size and the need for suitable screening to mitigate against visual impact in this semi-rural location.</p>
98	Land to the west of Hatching Green & Flowton Grove, Harpenden	Site proposed by landowner	<p>Site is well contained visually by vegetation and nearby development. Any new development would need to be sympathetic to its Conservation Area setting and would need to address its character and relationship to neighbouring dwellings (particularly those that are listed/locally listed). Avenue of mature trees and other screening would need to be retained (shading issues would reduce net developable area). Dwelling gain would also be limited by the low roof heights and modest footprint of the existing buildings on site.</p>
131	Harpenden Library and Youth Club, Vaughan Road, Harpenden	Site proposed by landowner	<p>Would need to overcome any problems associated with adjacent railway noise. Also a need for design to be sensitive to its Conservation Area location.</p> <p>HCC in the process of negotiation for acquisition of the Oaklands College site, with a view to concentrating library and youth facilities in the period buildings on Victoria Road and redeveloping the rest of the site to the rear.</p> <p>Shortlisting should be subject to appropriate library and youth facilities being retained on the wider plot, including the current Oaklands college buildings. Consideration of the impact of loss of previous/potential education facilities may also be a factor.</p>

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164	Beesonend Stables, Beesonend Lane, Childwickbury Stud, Harpenden	Site proposed by landowner	<p>This site is shortlisted only in relation to re-use/adaption of existing buildings on the site. Conversion to offices would be preferable to housing (particularly given the orientation of the site and the shading created by existing trees close to the buildings)</p> <p>Residential conversion may be possible, although problematic. Planning permission was refused for 7 dwellings on the site, as the plans were to virtually demolish the stables, with significant new build elements.</p> <p>The aspect of the nearby Grade II listed Beesonend House would have to be protected.</p>
249	Private garage block, Linden Court off Milton Road, Harpenden	Planning application	<p>Application 08/0126 for demolition of garages and erection of three terraced dwellings was refused. There may still be potential for a small number of terraced dwellings, but given the previous refusal, the realistic deliverability of this site is questionable.</p>
291	Beesonend Orchard, Beesonend Lane, Harpenden	Identified by the Council (as already looking at adjoining land)	<p>The site comprises a dwelling house and large garden, together with a small adjoining field. Whilst development would have a degree of negative visual impact on the surrounding open countryside, the site is partly previously developed land and could be suitable for residential development, with Beesonend Lane forming an appropriate Green Belt boundary.</p> <p>If the site was further developed, it could create additional development pressure on land to the west. Access along Beesonend Lane is narrow and could not accommodate further housing development without being widened, which would have a negative impact on the rural character of this country lane. Access could possibly be created by demolishing a dwelling in The Deerings or Pennycroft.</p> <p>Beesonend Cottages are in an Article 4 area and new development must not harm their character or setting.</p>

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297	Electrical showroom & adjoining building, eastern end of Amenbury Lane (opposite Leyton Green), Harpenden	Site allocation in the Local Plan Review (Nov 1994)	<p>This site was allocated for mixed use development in the Local Plan Review and was classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p> <p>It is a well-located site, consisting of previously developed land and could accommodate housing. New development would need to respect its Conservation Area location and the setting of Grade II listed and Locally Listed buildings nearby.</p> <p>Approximately half of the original site 5A (as defined in the Local Plan Review) has now been converted into a doctor's surgery.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use.</p>
298	Pan Autos and adjacent uses, Dark Lane / Grove Road, Harpenden	Site considered in the interim Central Hertfordshire Employment Land Review.	<p>This is a well-located site, consisting of previously developed land and could accommodate housing. However, the site is immediately adjacent to Dark Lane waste and recycling centre, with its consequent noise and odour, so concentrating housing at the Grove Road end of the site may be more appropriate.</p> <p>There is existing telecoms equipment at 15m on two mobile phone masts. Due to lack of alternative sites close by, Vodafone and H3G may utilise Code Powers to prevent removal of the towers. This may constrain, but not necessarily prevent, residential redevelopment of the whole site.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p>
299	Jewsons, Dark Lane, Harpenden	Site considered in the interim Central Hertfordshire Employment Land Review.	<p>This is a well-located site, consisting of previously developed land and could accommodate housing. However, the site is currently in retail use and it may, therefore, be appropriate to retain retail uses to the front of the site, with residential development to the rear and/or above ground floor.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p>

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300	James Marshall Commercial Centre, Leyton Road / Amenbury Lane, Harpenden	Site considered in the interim Central Hertfordshire Employment Land Review.	<p>This is a well-located site, consisting of previously developed land and could accommodate housing. Redevelopment would need to respect the site's Conservation Area location and the setting of Grade II Listed and Locally Listed buildings nearby.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p>
324	No. 95 Coleswood Road, Harpenden	Planning application	<p>Planning application for the erection of three, two bedroom dwellings was recently refused. However, this was primarily because the proposal was considered to be overdevelopment of the site and housing is acceptable in principle on this site.</p>
How Wood			
15	Park Street Baptist Church/ land between Tippendell Lane and Orchard Drive, How Wood	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Park Street Baptist Church occupies the south eastern corner of the site, whilst the remainder is green space. Development would have some impact on the site's openness and contribute marginally to coalescence between How Wood and Park Street (particularly at the north eastern corner of the site). However, Tippendell Lane could form a robust, long term Green Belt boundary which would separate the site from the open countryside to the north east and landscaping/screening could be introduced to mitigate any visual impact of development. The site has been considered in the past for 'enabling' housing to fund reprovision of the Baptist Church and provide a new community hall.</p>
193	Land south of How Wood / adjacent to Park Street Lane	Site considered in the Council's 2003 Green Belt Boundary Study (and representations made as part of the Local Plan Second Review in 1999).	<p>Development on all of this site would significantly contribute to visual and (to a lesser extent) physical coalescence of How Wood and Bricket Wood. Development would also result in encroachment into open countryside and would affect land that is rural rather than urban in nature. The southern part of the site is also in close proximity to the M25 and suffers from air and noise pollution.</p> <p>However, the northern half of the site is bounded by existing residential development to the north and west and its development would not have the same impact as described above.</p>

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13	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries	Site proposed by landowner	<p>Development of the entire site would be visually intrusive and result in encroachment into the surrounding countryside, which is rural in nature. It would contribute towards significant coalescence between Bricket Wood and Chiswell Green (and to a lesser extent, between Bricket Wood and How Wood). It would also be of a scale to significantly change the size and character of How Wood and would constitute unrestricted sprawl, in what is currently a vulnerable gap between existing settlements.</p> <p>Notwithstanding the above, the site partially comprises previously developed land, with existing buildings/development associated with Burston garden centre/nursery, Hertfordshire Fisheries etc. In light of the site's PDL status, there may be limited potential for replacing some the existing uses in the northern part of the site with residential development (providing that there were environmental benefits to be achieved through removal of the majority of the large glass structures on the site and introducing new landscaping and public access to the resultant green space, as part of the Watling Chase Community Forest.</p>
100	Land at Orchard Drive, How Wood	Site considered in the Council's 2003 Green Belt Boundary Study	<p>The existing tree-lined A405 North Orbital Road lying immediately to the west is a significant feature separating the two settlements of How Wood and Chiswell Green physically, visually and in terms of their identity and function. Whilst this site is still primarily green space, it serves no real Green Belt purpose and is suitable in principle for housing, given that it is already surrounded on three sides by existing residential development.</p> <p>Existing natural screening protects residential properties from the adverse impacts of the North Orbital Road and should be retained and enhanced as a natural buffer. The north western corner of the site is also covered by TPO woodland. Furthermore, a single detached dwelling ('Meadowside') occupies approx 0.1 ha in the centre of the site, whilst a recreation ground/ equipped play area is situated in the southern corner of the site. These constraints would reduce any net developable area.</p>
London Colney and surrounds			
134	London Colney Recreation Centre	Site proposed by landowner Site was included in the Housing Capacity Study 2005	<p>This site is suitable for housing development in principle. However, SADC has recently renewed its lease of the recreation centre from the County Council and is unlikely to give up the site, unless suitable, improved leisure facilities have been provided elsewhere within London Colney.</p>

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136	Land to the north of Napsbury [Part of Area Of Search No. 3]	Site proposed by the landowner	<p>The northern half of the site is visually exposed and any development would need to incorporate this land as a landscape buffer to prevent coalescence between St Albans and London Colney and to protect properties from the noise/pollution of the North Orbital Road.</p> <p>Sensitivity of the site due to proximity to Registered Park and Garden.</p> <p>Development of the site would be contrary to Green Belt objectives (coalescence, visual intrusion, unrestricted sprawl, altering the scale and character of the settlement).</p> <p>Notwithstanding these constraints, the site is shortlisted on the basis that it forms part of Area Of Search No. 3.</p>
149	Glebe Allotments, land to r/o Richardson Close, London Colney	<p>Site proposed by the landowner</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>This site is covered by Policy 142B of the District Local Plan, which states that the Council will not grant planning permission for development of the non-statutory allotments unless a Section 106 agreement is entered into to secure the retention of at least half of the existing non-statutory allotments (at least 0.65 ha). This is acknowledged by the landowners, who has shown the eastern half of the site retained in allotment use on their submitted map.</p> <p>The Green Spaces Strategy identifies an underprovision of allotment sites in the London Colney area. There is also a waiting list for plots.</p> <p>However, given that this site is privately owned, it is unlikely that it would be possible to retain this half of the overall site as a publically accessible green space. Nevertheless, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing a new allotment site in London Colney. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p> <p>Given the nearby uses, it may be desirable for the site to be considered for mixed use development as opposed to a solely residential development.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
235	No. 72 High Street, London Colney	Planning application	<p>The principle of residential development on this site is acceptable, however the site should be considered in conjunction with the adjoining site (104 High Street), which is currently in employment use.</p> <p>NB: Outline application 06/1047 sought permission for residential development (approx 24 dwellings), but was refused, on grounds of over-development.</p> <p>The desirability of a mixed use development as opposed to a solely residential development could be discussed with the owner/agents. Furthermore, the impact of any potential redevelopment of the allotment site to the rear (see Site 149, especially on vehicular access, needs to be taken into account.</p>
254	Harperbury Hospital, Harper Lane, London Colney	Site included in the Housing Capacity Study 2005	<p>As part of pre-application discussions, a scheme was submitted in June 2008 which proposes retention of the hospital and redevelopment in the north west sector of the site and 382 dwellings on the rest of the site, equal to the current footprint .</p> <p>The site lies in an isolated, currently unsustainable location. However, it is a previously developed site and is therefore shortlisted only on this basis.</p>
34	Wellington Road, London Colney (Part of EMP16)	Previous contact with Planning Policy team over possible development (and forms part of the site considered in the interim Central Hertfordshire Employment Land Review	<p>One of the smaller existing employment areas in the District, which has residential development on almost all sides and would be well located if converted to residential or mixed uses.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site comprises designated employment area EMP16 which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p>
238	105 St Anne's Road, London Colney	Planning application	<p>Application No. 5/05/1645 for extension and conversion of 9 flats and 2 bedsits was refused on grounds of overdevelopment and lack of parking. The site is a typical semi-detached house on a regular sized plot. Only limited potential for net dwelling increase on the site and certainly fewer dwellings than previously proposed.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
33	Land to the east of Morris Recreation Ground, adjacent to the A1081 London Colney Bypass and White Horse Lane	Site proposed by the landowner	<p>Policy 142A of the Local Plan said that this land should be retained as public open space. However the Section 106 agreement reached in relation to the planning application for employment development on adjoining land failed to hand over the land as open space to either the District or Parish Councils.</p> <p>The Green Spaces Strategy highlights a surplus in amenity green space and natural/semi-natural green space in the London Colney area. However, it does identify shortfalls in parks/gardens and allotment provision. Whilst in theory the existing surpluses in the area could be transferred into parks/ garden use, the GSS included the Cotlandswick site in its calculations and this site is already earmarked for development (leisure centre), so the extent of the surplus in amenity space has been over-estimated.</p> <p>Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. However, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards improving the adjoining amenity space, so that it could be upgraded as a park/garden. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p>
133	Land adjacent to No. 375 High Street, London Colney	Site proposed by the landowner	<p>The A414 North Orbital Road will constrain dwelling gain on this site. Full noise/ pollution assessments will be required. Release of the site from the Green Belt could create a more clearly defined, robust long term boundary, not on its own, but in conjunction with other small pockets of land to the south of the A414.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
135	Land to the south of Napsbury, London Colney (Part of Area Of Search No. 3)	Site proposed by the landowner	<p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside, be visually intrusive from adjoining countryside and constitute urban sprawl. The existing Green Belt boundary along Shenley Lane is visually and functionally clear, providing a long-term defensible boundary. There are known sand and gravel reserves in the area, but the site is not proposed for extraction in the latest county minerals plan.</p> <p>Depending on the scale of residential development, it could be large enough to significantly change the size and character of London Colney. Community infrastructure improvements could be secured for the locality as part of any comprehensive development scheme.</p> <p>This site is shortlisted only on the basis that it forms part of Area Of Search No. 3 – West of London Colney. Nevertheless, the Panel did have serious concerns over the likelihood of any development here.</p>
172	The Former Nurses' Quarters, Napsbury Hospital Site, London Colney, St Albans	Site proposed by landowner	<p>It was agreed that the building would be demolished by the developers of the former Napsbury Hospital (who also own this site) and that the site would be used as recreational facilities. However, this was never secured through the Section 106 agreement.</p> <p>Notwithstanding the above, the Council is still keen to see the building demolished and used for recreation rather than as a development site. Enforcement action cannot be taken though, unless the building becomes unsafe.</p> <p>If it is not possible to secure the demolition of the building, it may be preferable to see it converted for residential purposes, than for the building to become a ruin. It is on this basis that the site has been shortlisted.</p>
283	Haseldine Road car park, London Colney	<p>Previous contact with Planning Policy team over possible development</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>This Council owned site is well located and is surrounded by residential development. The principle of residential development is acceptable, however redevelopment of the site would require Council approval and would clearly result in loss of parking provision within London Colney. Usage surveys would be helpful to determine levels of demand.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
253	HR Owen, Shenley Lane, London Colney	Site was included in the Housing Capacity Study 2005	<p>The site comprises previously developed land including some existing buildings and an area of substantial hardstanding for car parking. However, the existing development is minimal in terms of overall floorspace and is of a relatively low height. Consequently, any redevelopment for residential purposes could be more visually intrusive from the surrounding countryside, including the nearby Broad Colney Lakes Nature Reserve NR2, which is also County Wildlife Site 76/006.</p> <p>Approximately 5% of the site is in Flood Zone 3a (High Probability) and a further 5% is in Flood Zone 2 (Medium Probability).</p>
117	Land to the East of Shenley Lane, London Colney, adjoining H R Owen (SHLAA Site 253)	Site proposed by the landowner	<p>This site abuts the north western boundary of the HR Owen site (253) and is currently used as a scaffolding yard. It is recommended that this site be given further consideration for housing development, only on the basis of a comprehensive scheme, including the HR Owen Site. Residential development on the site in isolation would be inappropriate, given that it is surrounded by low density employment uses and substantial hardstanding.</p> <p>As for Site 253, the existing development is minimal in terms of overall floorspace and is of a relatively low height. Consequently, any redevelopment for residential purposes could be more visually intrusive from the surrounding countryside, including the nearby Broad Colney Lakes Nature Reserve NR2, which is also County Wildlife Site 76/006.</p> <p>Approx 15% of the site is in Flood Zone 2 - Medium Probability.</p>
276	Land to the r/o Nos. 29 – 43 White Horse Lane, London Colney	Previous contact with Planning Policy team over possible development	<p>Residential development would be acceptable in principle. However, the likelihood of any intention to redevelop for residential use by the current or potential future owners (particularly given the number of multiple owners) is uncertain, which brings the deliverability of this site into question.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
310	Hertfordshire Business Centre, Alexander Road, London Colney (EMP17)	Site considered in the interim Central Hertfordshire Employment Land Review	<p>This is a well-located site, consisting of previously developed land and could accommodate housing. A Council priority is for improvement of leisure facilities in London Colney and this site could form part of a wider redevelopment site with the adjacent existing leisure centre, if an alternative location for the leisure centre could be implemented.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is a designated employment area (EMP17) which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p>
	Park Street/ Frogmore		
240	49-53 Radlett Road, Frogmore	<p>Previous contact with Planning Policy team over possible development</p> <p>Site was included in the Housing Capacity Study 2005</p>	Site comprises previously developed land (i.e. petrol station and light industrial/commercial units).
262	37-47 Radlett Road, Frogmore (Toyota Showroom) - Larger site than 240.	<p>Site proposed by landowner</p> <p>Site was included in the Housing Capacity Study 2005</p>	Site comprises previously developed land (i.e. car showroom and associated car parking).
114	Harper Lodge Farm, Harper Lane, Radlett, WD7 7 HH	<p>Site considered in the interim Central Hertfordshire Employment Land Review</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>This is an unallocated employment site in an isolated location, lying to the east of the main railway line and south of Harper Lane. Accessibility is relatively poor, with poor public transport linkages and narrow road access from the Harper Lane/ Watling Street bridge over the railway.</p> <p>The site comprises an operational waste transfer facility, open storage, industrial, warehousing, stables and contractors' yards.. It lies on the edge of Area NS6 – Notifiable Sites (Hazardous Installations). Residential development would result in the loss of an approved waste transfer station and would therefore prejudice the use of that land for those purposes, unless a suitable alternative provision was proposed. Development of the entire site would increase coalescence towards Radlett, but there would be little visual intrusion as the site is already well screened by vegetation.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This unallocated site is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review).</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
192	Car park and land to the south west of the Old Red Lion Public House, Watling Street, Park Street / Frogmore	Site considered in the Council's 2003 Green Belt Boundary Study	<p>This site comprises the car parking area and other land to the south west of the Red Lion Public House, which fronts Watling Street. and is locally listed.</p> <p>Approx 40% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 20% lies within Flood Zone 2 (Medium Probability). An Urban Survey Site forms part of the site and a County Wildlife Site 76/023 lies adjacent. . Several Grade II listed buildings close by to the south east and north east.</p> <p>Given these constraints and taking account of the site's location in the Park Street/Frogmore Conservation Area, residential capacity on this site is likely to be limited.</p>
241	The Swan Public House, 42 Park Street	Planning application	<p>The site is well-located in the middle of Park Street, in a predominantly residential area. The principle of loss of the pub use and change to residential has been accepted. The main issues are the form of development, with the recent refusal involving the loss of this locally listed building, being out of character in the Conservation Area, impact on nearby Listed Buildings and over-development of the site. A sympathetic conversion would be more likely to be considered favourably.</p>
286	Land to r/o Nos. 1-7 Moor Mill Lane and Nos. 110-126 Radlett Road, Frogmore	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Several Panel members expressed concern over the shortlisting of this site, primarily due to the anticipated reduction in openness of the Green Belt and the major tree constraints. However, the site comprises garden land to the rear of a number of residential properties along Moor Mill Lane and Radlett Road, where there may be scope for some residential development, subject to the assessment of the site's accessibility and sustainability.</p> <p>There may also be air quality issues related to the site's proximity adjacent to the M25.</p>
315	No. 84 Park Street, Park Street/Frogmore	Site considered in the interim Central Hertfordshire Employment Land Review	<p>This is a well-located site, consisting of previously developed land and could accommodate housing. Care would have to be taken due to its Conservation Area location, Grade II Listed and Locally Listed buildings nearby.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p> <p>Approximately 5% of the site is in Flood Zone 2.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
325	Land r/o 30 Hazel Road, Park Street	Planning application	A planning application for the erection of two, three bedroom dwellings was recently refused. This was primarily because the proposal would have led to loss of daylight and privacy to neighbouring properties and would also have led to a cramped appearance, with a detrimental impact on the visual and residential amenity of the street scene. Nevertheless, residential development would be acceptable in principle on this site.
Redbourn and surrounds			
147	Rear of Nos. 37 and 39 Hilltop, Redbourn	Previous contact with Planning Policy team over possible development	No. 39 is Council owned/No. 37 is private. No known site constraints, although consideration would need to be given to the design and density of any new development, and its compatibility with the surrounding area.
18	Land to the east of Redbourn/ West of A8183 (overlaps 137)	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Approximately a third of the site, running north to south down the middle and west sides, is in Flood Zone 3b (Functional Flood Plain). A further proportion is Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), covering just over half the total area; effectively all of the western half of the site. Site constraints (primarily due to flood risk) would significantly reduce the net developable area. Relocation of the gypsy/traveller caravan site would also need consideration.</p> <p>Site has a long planning history, particularly in relation to Green Belt boundary review. Local villagers have made representations about the site's community value in the past and major riverside improvement works have been carried out in recent years. A comprehensive scheme for the area would need to consider what community infrastructure would be needed to mitigate development impact on this small village. It is possible that the southern part of the site might be more suitable for employment uses.</p>
137	Land at Former Fish Street Farm (north of the Ver Meadows gypsy site) – overlaps with 18)	Site proposed by the landowner	None of the constraints identified (i.e. proximity to a Wildlife Site, trees and hedgerows, green space, possible noise from bypass) represent any serious obstacle to development. However, it is considered that the whole area to the east of Redbourn (and west of the bypass) should be looked at in its entirety, rather than just this pocket of land in isolation.
140	Land at Redbourn Library, Lamb Lane, Redbourn	Site proposed by the landowner	Site is shortlisted on the basis that a replacement library would be built on-site in a mixed development with dwellings, as suggested by HCC. The small site size, Conservation Area location and proximity of Listed Buildings will limit dwelling gain on the site.

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
277	Fire Station, south of Scout Farm, Dunstable Road, Redbourn	Site identified by Council Officers	<p>Site is suitable in principle for residential development. However, Herts County Council currently has no plans to redevelop the site for residential purposes. This would only happen if a wider scheme for housing was approved on the adjoining Bridge Nursery site, with the Fire Station accommodated elsewhere in the village or remodelled within the site.</p> <p>There is existing telecoms equipment at 23m on the fire tower. Due to lack of alternative sites close by, Orange may utilise Code Powers to prevent removal of the tower. This would constrain, but not necessarily prevent, residential redevelopment of the whole site.</p> <p>Site lies within the Redbourn Conservation Area.</p>
278	Bridge Nursery, Dunstable Road, Redbourn	Planning application	<p>Whilst an outline application and a full application for two residential dwellings have been recently refused, there may be scope to accommodate some limited residential development here, given the advantages of its sustainable location close to the village High Street and the previous glasshouse uses on the site. Consideration will need to be given to the Conservation Area status, the overall rural nature of the site and potentially harmful intrusion into the open Green Belt.</p> <p>Current planning application for B1 uses on land adjacent is pending (not clear if all the glasshouses are proposed for demolition).</p>
138	St Luke's School, Redbourn	Site proposed by the landowner	<p>Development of the northern part of the site (currently school playing fields) would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside, would create additional development pressure on adjoining land, would result in unrestricted sprawl and would be large enough to significantly change the size and character of Redbourn.</p> <p>The southern part of the site is occupied by educational buildings (school for special needs –level 2). If looked on favourably for residential development, the County Council would consider the potential of relocating the school (the most likely for an alternative site would be in the Borough of Dacorum)</p> <p>The site may, therefore, have some redevelopment potential for residential uses within its existing built footprint (i.e. on the southern part of the site only).</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
19	Land north of Blackhorse Lane, Redbourn	Site proposed by the landowner	<p>Development of this site (which comprises the southern part of existing playing fields lying to the south west of the Redbourn Recreation Centre) would result in infill within open countryside, would be visually intrusive from the surrounding countryside and would create additional development pressure on adjoining land.</p> <p>However, it is recommended that this site is shortlisted only so that it is looked at comprehensively with adjoining sites 138 and 266.</p> <p>Sport England would need to be satisfied that any loss of playing pitches would be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the local community.</p>
266	'Stoneleigh' and 'Hillbury', Blackhorse Lane, Redbourn	<p>Site considered in the Council's 2003 Green Belt Boundary Study</p> <p>Site put forward by landowner.</p>	This site comprises garden land of two substantial residential properties. The northern boundary of the site abuts the Redbourn Recreation Centre, which would form a buffer between any new development and the open countryside beyond.
317	John Hill & Son, 28-32 Fish Street, Redbourn	Site considered in the interim Central Hertfordshire Employment Land Review	<p>This site consists of previously developed land and could accommodate housing. Residential redevelopment could potentially improve the environment (being more in keeping with adjoining dwellings than a Metal Recycling Centre) in this sensitive location inside the Conservation Area. The Metal Recycling Centre is an official waste site and would have to be relocated elsewhere. Care would have to be taken due to its Conservation Area location, Grade II Listed and Locally Listed buildings nearby/on site.</p> <p>Shortlisting is subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p> <p>Site is likely to be polluted.</p>
St Albans and surrounds			
221	Land r/o No. 122 Fishpool Street, St Albans	Planning application	This is a very sensitive site, from an historic and natural environment perspective. It is in the Conservation Area and has numerous Grade II Listed and locally listed buildings in close proximity. However, it is an urban site and previous approval for five dwellings, subject to a section 106 agreement, was approved (and is still valid until Jan 2010).

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
70	Land between Nos. 132 and 142 Fishpool Street, St Albans	Site proposed by the landowner	<p>This is a very sensitive site from an historic and natural environment perspective. It is in the Conservation Area and has numerous Grade II Listed and locally listed buildings in close proximity. However, it is an urban site and could accommodate a small net gain in dwellings.</p> <p>The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>
71a	Land to rear of Nos. 1 to 43 Francis Avenue and Nos. 2-54 Batchwood Drive, St Albans	Site proposed by the landowner	No known site constraints (except possible covenants).
71b	Land to the rear of Nos. 45-83 Francis Avenue and Nos. 56-96 Batchwood Drive, St Albans	Site proposed by the landowner	No known site constraints (except possible covenants).
71c	Land to the rear of 38-72 Francis Avenue and fronting Repton Green & Birchmead Close, St Albans	Site proposed by the landowner	No known site constraints (except possible covenants).

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
72	<p>Land to the north of Boissy Close, Colney Heath Lane, St Albans (site also known as Swan's Pit)</p> <p>(See also adjacent land at The Dak, Colney Heath Lane - Site 245)</p>	<p>Site considered in the Council's 2003 Green Belt Boundary Study</p>	<p>Well screened site of urban character. Potential housing development would not have a significant adverse impact on the Green Belt. The site was formerly used as public open space, but the lease to Colney Heath Parish Council ended in 2003 and since then it has been closed off with no public access.</p> <p>Site history of sand & gravel extraction and backfilling. No information on the exact chemical make up of the carbide lime that was tipped on the site. Only a full ground/groundwater survey would determine precisely which chemicals are present. Environment Agency (Feb 2003) confirmed that not aware of contamination issues associated with the site (or within 250 metres). No record of any consent to discharge from the site or any Integrated Pollution Control or Radioactive Substances authorisations. In 2003 there were no water abstraction licences in force within a 250 metre radius of the site.</p> <p>As this site has no public access, it was not included in the Council's Green Spaces Strategy. The GSS identifies a deficiency in amenity space (and poor accessibility to play areas, particularly for teenagers) and a significant surplus of natural/semi-natural green space in this part of St Albans.</p> <p>Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. However, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing new amenity space either on or off site. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p>
245	<p>The Dak, Colney Heath Lane, St Albans</p>	<p>Site proposed by the landowner</p>	<p>Development on this site would affect land that is arguably rural in character at the rear and would result in encroachment into open countryside. However, it is recommended that this site be given further consideration for housing development in conjunction with adjacent land to the north of Boissy Close (site 72).. This would enable a well planned development that could secure affordable housing and create a robust, long term Green Belt boundary.</p> <p>Development of Site 245 in isolation would only result in limited additional housing and an intensification of existing ribbon development..</p> <p>Development could result in the sterilisation of mineral reserves but the site is too small for any mineral working.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
75	No. 18 Langley Crescent and adjoining garden land to r/o Nos. 2-16 Langley Crescent, St Albans	Previous contact with Planning Policy team over possible development	The site comprises rear gardens of residential properties and is surrounded on all sides by other residential development. It lies within the urban area, where housing would be acceptable in principle and there are no known constraints other than access (it is suggested that a new access could be created onto High Grove, an existing cul-de-sac to the south east).
DC96	Gombards garage site, Verulam Road, St Albans	Previous contact with Planning Policy team over possible development	<p>Council owned site. An affordable housing scheme of 18 flats, which could provide 24 smaller parking spaces to replace the 37 garages and 12 additional spaces for the residents has been mooted in the past. Any building with surface level undercroft parking, which would potentially raise the height of the flats above that of buildings in the vicinity would not be considered favourably. Development would also need to avoid the southern triangle of the site with yew trees and the retaining wall.</p> <p>Need to re-examine the situation regarding the current demand for garages in this location. Capacity of any development would depend largely on design, visual impact, number of parking spaces to be provided and protection of any important trees on the site.</p>
90	<p>Land at Beaumont School, off Hatfield Road, St Albans (Site 1)</p> <p>Part of Area Of Search No. 5</p>	Site proposed by the landowner	<p>Outline application 5/08/0812 covering Site 1 for a mixed use development including 2.23 ha of residential development (up to a max of 73 homes) was refused. The principle of residential development on this site has not been accepted on this site acceptable and the number of homes, layout and design of the scheme are also in question.</p> <p>The Panel had concerns over the impact that development would have on the openness of the Green Belt. However, limited development as infill along Hatfield Road and the southern part of the site was considered to be more acceptable.</p> <p>Notwithstanding the above concerns, the site has been shortlisted in the context of forming part of Area Of Search No. 5. If considered appropriate for residential development, the school playing fields would need to be reprovided on a suitable alternative site. Recent approval of housing development on the Oaklands College, Smallford campus means that possible cumulative impacts on the Green Belt and local roads need to be considered.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
91	<p>Wynches Farm, off Hatfield Road, St Albans</p> <p>Part of Area Of Search No. 5</p>	Site proposed by the landowner	<p>The Panel had concerns over the impact that development would have on the openness of the Green Belt. Nevertheless, the site has been shortlisted as it lies adjacent to the built up area of St Albans, has no overwhelming constraints to development and is relatively well contained by existing trees and hedgerows.</p> <p>Recent approval of housing development on the Oaklands College, Smallford campus means that possible cumulative impacts on the Green Belt and local roads need to be considered. The site is only marginally accessible to some existing infrastructure.</p> <p>This site should be considered in the context of forming part of Area Of Search No. 5 (East of St Albans).</p>
259	Former Ariston Works site, Harpenden Road, St Albans including Fire Station	Planning application	<p>Planning appeal for erection of approx 48 dwellings was upheld, subject to the signing of a Section 106 agreement. A development brief exists for the site.</p> <p>Pioneer Youth Club, Judo clubs and other community facilities on the site have considerable community value and would require relocation. Significant additional car traffic on the already congested Harpenden Road may be problematic, especially if adjacent SHLAA site 125 was to be developed for housing. County Wildlife Site 68/025 Bernard's Heath adjacent to the south and west is a further constraint.</p> <p>NB: Site was also suggested as a possible location for a food store (FS2 – North Of St Albans City Centre) in the Core Strategy Issues & Options consultation document.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
125	Ariston Playing Field, Harpenden Road	Site proposed by the landowner	<p>Community playing field with occasional ACS use that is included in the Council's Playing Pitch Strategy.</p> <p>Any development would need to be sensitive to the proximity of Bernards Heath. Retention of existing trees and hedgerows (and additional landscaping/planting) would provide screening for new housing. Access arrangements would require further thought.</p> <p>The GSS does not identify any deficiency in amenity green space in the Central St Albans area, but there are existing deficiencies in playing pitches.</p> <p>The viability of single pitch sites is questionable. It might, therefore, be preferable to negotiate with any developer, in order to seek financial contributions towards providing new playing pitches off-site or improving existing pitches in the Central area. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p> <p>NB: This area was suggested as a possible location for a food store (FS2 – North Of St Albans City Centre) in the Core Strategy Issues & Options consultation document.'</p>
207	No. 1 Camlet Way (part of Kingsbury Farm site, Branch Road)	Site allocation in the Local Plan Review (Nov 1994)	<p>Application 5/05/2341 for 4 semi-detached dwellings in the garden of No. 1 Camlet Way was refused on the grounds that (by reason of design, height, prominence and location) the development would have a detrimental impact on the street scene.</p> <p>However, residential development would be acceptable in principle and the Council has had pre-application discussions regarding the possibility of 2 dwellings on this site.</p> <p>Conservation Area location and Listed Buildings nearby.</p> <p>The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>
250	Former Eversheds Printing Works and associated land, Alma Road and London Road, St Albans	Previous contact with Planning Policy team over possible development	<p>Planning application 08/0370 for a Tesco superstore included refurbishment of existing residential properties along London Road and Alma Road and a net gain of 1 dwelling.</p> <p>Site is suitable in principle for residential development and planning approval was granted (ref 5/2000/0522) for 46 flats and 19 dwellings, subject to a Section 106 agreement.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
128	King Harry Lane Playing Fields (southern area)	<p>Previous contact with Planning Policy team over possible development</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>This is a greenfield site within the urban area. It comprises disused school playing fields. Planning permission has been granted on appeal for residential development (i.e. a retirement community of 65 dwellings, 45 extra care units, 16 key worker flats, a 40 bed care home, 1433 sq m of community facilities) on the northern part of the site.</p> <p>Main site constraint would be the increase in traffic volume along King Harry Lane and the impact on traffic movement through the existing roundabout.</p> <p>The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p> <p>Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. Furthermore, new playing fields of a high quality have already been provided at the Woollams site, Harpenden Road to replace those lost on this site. Local residents also have easy access to Verulamium Park, which has several Green Space purposes and is of significant value.</p> <p>Notwithstanding the above, it could be possible for the Council to negotiate with the developer, in order to seek financial contributions towards meeting any specific green space deficiencies, which could be exacerbated by any proposed new housing development.</p>
85	Beaumont Works, Sutton Road	<p>Site considered in the interim Central Hertfordshire Employment Land Review</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>Beaumont Works was identified as a 'poor' employment site in the interim Central Hertfordshire Employment Land Review and is currently used as a community facility (gym).</p> <p>There may be some development potential within the site curtilage, but this would need to be sensitive to the building's Grade II listed status. Conversion of the building itself would only be acceptable for low density open plan loft flats, or similar.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
226	Apex House, 81 Camp Road (former Mascoprint site)	<p style="text-align: center;">Site considered in the interim Central Hertfordshire Employment Land Review</p> <p style="text-align: center;">Planning application</p>	<p>Application 06/0943 for 42 flats through conversion to residential and an additional floor on top was refused, partly due to loss of employment floorspace. Application 07/2509 for change of use from B1 to D1 (NHS Trust use – adult services) was withdrawn. A fresh application (08/0182) has also been withdrawn.</p> <p>Given the previous refusals/withdrawals for residential conversion, the reasons for the refusal and the recent applications for change to D1 use, the realistic delivery of residential development is questionable. However, considerable residential development has occurred in this employment area in recent years.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP14 which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review).</p>
208	Council Offices car park, Civic Centre	<p>Previous contact with Planning Policy team over possible development</p> <p>Site was included in the Housing Capacity Study 2005</p>	<p>Site earmarked for a multi-screen cinema with parking and a subsidiary residential element. Previous applications/proposals have been to a substantial height where the Council's concerns related to the potential adverse effect on the St Albans City skyline (Policy 114). Site lies within St Albans Conservation Area.</p>
83	St Albans Abbey Station	<p>Previous contact with Planning Policy team over possible development</p> <p>Non-housing allocation in the Local Plan Review (Nov 1994)</p>	<p>Housing (up to around 70 flats) has been considered as part of a redevelopment scheme for the station site on several occasions. Constraints include: narrowness of the site, the railway line itself, Conservation Area, trees, neighbouring properties, site levels, potential overlooking and overall cost.</p> <p>Network Rail and HCC are not opposed to housing on this site, but there are no current redevelopment plans. Furthermore, Network Rail are now looking at increasing accessibility of the station to buses and increasing car parking capacity, which diminishes any prospects for housing.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
148	Gloucester Fields, east of Drakes Drive and south of Camp Road	Previous contact with Planning Policy team over possible development	<p>This site would be suitable in principle for residential development. The main issues are access and loss of public/green space. Access could be improved by purchasing and demolishing dwellings either side of the entrances into the site (NB: Hightown Praetorian & Churches Housing Association own some of the properties on Camp Road).</p> <p>This site is (or was until recently) owned by the Health Authority. The open space has been maintained for many years by Colney Heath Parish Council but has no formal public access and was consequently not included in the Council's Green Spaces Strategy.</p> <p>The GSS identified a deficiency in overall allotment provision in the Central St Albans area, although there are other allotment sites within easy walking distance of the site. In addition, a significant amount of green space has already been provided as part of the nearby Highfield development.</p> <p>Given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. However, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing new green space off-site. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p>
251	Civic Centre South	<p>Previous contact with Planning Policy team over possible development</p> <p>Non-housing allocation in the Local Plan Review (Nov 1994)</p>	<p>The Council has had previous discussions regarding a possible mixed use scheme (hotel, retail/restaurant uses, residential and possibly office and leisure). There is a reasonable likelihood of an acceptable residential redevelopment scheme being submitted for the car parking area alongside the police station and for Hertfordshire House. In the longer term, it is possible that the police station site may also be redeveloped for housing, subject to a suitable alternative site being found within 500m of the existing station.</p> <p>The site is in a known area of high archaeological interest and pre-determination works would need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
210	Former Gas Works site, Griffiths Way, St Albans	Non-housing allocation in the Local Plan Review (Nov 1994)	<p>Transco own the gas holders and National Grid own the land to the rear, which is currently let out to storage. Developers are considering a comprehensive comparison retail scheme for the gas holder site and the area that includes McDonalds, Matalan, Halfords and Curry's (but not Homebase or Sainsbury's). Their scheme includes some leisure/entertainment, but no residential development.</p> <p>Notwithstanding the above, the site may have some potential for housing development, although the Panel had some concerns over accessing a residential development through a retail park.</p>
211	Rear of Nos. 136 and 138 St Albans Road, St Albans	Planning application	<p>Refusal of 5/06/0353 for 34 flats primarily due to: scale and character and impact on street scene and surrounding properties. Current discussions with the applicant about the development of this site. The principle of residential development is acceptable, but difficult to estimate likely dwelling numbers although it would be a lot less than 34 units. Recent pre-application submission for 10 dwellings in 2008 (still likely to be overdevelopment).</p> <p>Scheduled Ancient Monument AM9 Beech Bottom Entrenchment extends into the rear corner of the site and ASR24 Area Around Beech Bottom also crosses the rear of site. The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>
81	Morrison's Car Park, Hatfield Road, St Albans	Previous contact with Planning Policy team over possible development	A residential scheme (e.g. above the existing car park) might be possible, but the likelihood of any intention to redevelop for residential use by the current or potential future owners should be investigated. Sufficient car parking for both retail and residential elements of the site would need to be retained.
84	Kwik Fit & Total filling station sites, Verulam Road, St Albans	Previous contact with Planning Policy team over possible development	The freeholder's agent has confirmed no intention to redevelop for housing in the short to medium term, although did not rule out the possibility in the long term. The site has excellent potential for visual improvement in a very prominent gateway location, in the Conservation Area.

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
214	Clockhouse Court, 5-7 London Road, St Albans	Planning application	<p>Application 5/07/2942 for change of use of upper floors from offices to 12 flats was refused. The principle of residential development/ conversion was acceptable (although some concerns were expressed regarding loss of offices) and there were no concerns with the number of units (12) proposed. However, it may be difficult to achieve an economically viable scheme which addresses the reasons for refusal – especially regarding overlooking of neighbours and consequent limitations on habitable rooms.</p> <p>The likelihood of any intention to redevelop for residential use by the current or potential future owners should be investigated. NB: Air Quality Management Area (1-7 London Road).</p>
215	No. 96 Victoria Street, St Albans	Planning application	<p>Application 5/07/2656 for 14 flats refused primarily due to scale, layout and design. Residential is acceptable in principle but it was just the number of dwellings and the design/layout which was of concern. [NB: Since the last application, the proposed development site has been expanded eastwards at the back.]</p>
161	Cunningham Library, Cell Barnes Lane, St Albans	Site proposed by the landowner	<p>The site is recommended for shortlisting, on the basis that a replacement library would be built on site or in a mixed development with dwellings, as suggested by HCC. However, it is unlikely that there would be sufficient land to incorporate any amenity space or parking, which could render the site unviable.</p>
80	Sphere Industrial Estate, Campfield Road, St Albans	Site considered in the interim Central Hertfordshire Employment Land Review (and proposed by the landowner)	<p>Given the increasingly residential character of the area, its good links to public transport and the generally sustainable nature of the location, further consideration should be given to residential use. However, the Panel did express some concern over 'creeping flats' in this general locality.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP14 which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review).</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
77	Land between Harpenden Road and Sandridgebury Lane (part of Area Of Search 7)	Site proposed by the landowner	<p>Development of the site would affect land that is presently rural and would result in encroachment into open countryside. However, sports pitches directly to the north would limit the extent of encroachment and visual impact to a degree. Development would also result in a degree of encroachment towards Harpenden.</p> <p>Congestion at peak times on local roads and possibly loss of high quality agricultural land (Grades 1,2 or 3a) are important considerations. Access is key to the development potential of the whole area. It is likely that vehicular access by the filling station and Sandridgebury Lane would be unacceptable. Alternative solution would be to take access through existing houses fronting Harpenden Road (there is only a small strip where appropriate sight lines could be achieved). This would involve demolition of a dwelling to create an acceptable route into the site.</p> <p>This site is shortlisted on the basis that it forms part of Area Of Search 7.</p>
124	Land to the north of St Albans between the A1081 and the railway line (part of Area Of Search No. 7)	Site proposed by the landowner	<p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside and to a degree be visually intrusive from adjoining countryside. Development would also result in a degree of encroachment towards Harpenden. Some of the site is agricultural land Grade 3a. Sports pitches have considerable community value and would need to be relocated elsewhere.</p> <p>Improved access along Sandridgebury Lane and Valley Road (road widening) might be required. Existing congestion problems at peak times along Harpenden Road would likely be exacerbated.</p> <p>In the Core Strategy Issues & Options consultation document it refers to possible employment uses as well as residential and a new foodstore as part of Area Of Search No. 7. A joint approach with owners of Site 77 could secure the benefits of a comprehensive development scheme.</p> <p>This site is shortlisted on the basis that it forms part of Area Of Search 7, however the Panel had serious concerns over the possible development of this land.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
76	Land fronting the North Orbital Road (including Ayletts and Wyevale, Park House & Holm Oak) – part of Area Of Search No. 2. [and Part of SHLAA Site 12]	Site proposed by the landowner	<p>This site is shortlisted on the basis that it forms part of Area Of Search 2.</p> <p>Development would constitute encroachment towards London Colney and the Panel was concerned that this (and all the other sites forming part of this Area Of Search) formed a distinct buffer between St Albans and London Colney. However, given the existing land uses on the site, the degree of any further impact is arguable.</p> <p>Accessibility to existing infrastructure is reasonable.</p>
184	Land to r/o of Corder Close and Jerome Drive	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Site comprises residential back gardens which are only partially in the Green Belt. The likelihood of any intention to redevelop for residential use by the current or potential future owners (particularly given the number of multiple owners) is uncertain, which brings the deliverability of this site into question.</p>
126	Land between Mayne Avenue and Bedmond Lane, St Albans	Site proposed by the landowner	<p>Visual impact and views towards St Albans are key concerns. However, screening and the TPO areas could be retained and improved along the western boundary to provide a landscape buffer, leaving the majority of the north of the site available for development. Public footpaths could also be incorporated into any proposal for the development of the site.</p> <p>Whilst it is felt that this site could have some development potential and should be given further consideration for housing, the scale of development proposed by the agent would not be acceptable.</p>
154	Land at Napsbury Lane, St Albans (Part of Area Of Search No. 2)	Site proposed by the landowner	<p>This site is shortlisted on the basis that it forms part of Area Of Search 2.</p> <p>The agent suggests that this site could be considered alongside the Birklands Meadow site to the east (also a County Wildlife Site, owned by Hertfordshire County Council), with possible access between Napsbury Lane and London Road.</p> <p>Shortlisting is subject to the findings of the Green Spaces Strategy, which could potentially identify shortfalls in green space provision in this area. NB: Approx half of the site comprises County Wildlife Site 68/051 North Orbital Fields.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
127	Land at Verulam Golf Club, London Road, St Albans (see also Site 260 – No. 222 London Road)	Proposed by the landowner (and also considered as part of the Green Belt Boundary Study in 2003).	<p>This site is has a significant slope and comprises vacant land to the north of the golf course, which currently has poor access. However, these constraints could be overcome (indeed there are potential access improvements to be gained for the immediate area). Development would also need to mitigate against any negative impact on the setting of the adjoining Conservation Area. Visual intrusion in the Green Belt could be mitigated by new planting/landscaping and protection of existing vegetation.</p> <p>The Green Spaces Strategy identifies a deficiency in natural/semi-natural green space in this part of St Albans. However, given that this site is privately owned, it is unlikely that it would be possible to secure the entire site as a publically accessible green space. Nevertheless, it could be possible for the Council to negotiate with any developer, in order to seek financial contributions towards providing access to natural/semi-natural green space in the locality. Contributions would be justified as any new development would exacerbate existing shortfalls in local provision.</p>
224	No. 270 London Road, St Albans	Site was included in the Housing Capacity Study 2005	<p>Site was included in the 2005 Housing Capacity Study. Application 5/03/0301 for 12 flats was refused and appeal dismissed. Application 5/05/0268 for demolition of existing and erection of 7 dwellings was also refused primarily due to overdevelopment of the site and subdivision of the site into smaller plots that would be out of character with the locality and detrimental to adjoining properties. A further application 5/05/1377 for 7 dwellings was also refused. No subsequent applications.</p> <p>Whilst, residential development is acceptable in principle on this site (and No. 272 London Road), the TPO Group and the existing character of the area and adjoining properties will constrain development potential.</p>
225	No. 272 London Road, St Albans	Site was included in the Housing Capacity Study 2005	<p>As above, this site was included in the Housing Capacity Study and various applications for flats have been refused. Latest application 5/05/0627 for 13 flats was refused.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
73	Land at Sandringham School, The Ridgeway, St Albans	Previous contact with Planning Policy team over possible development	<p>The school is proposing housing as 'enabling development' to fund an indoor community sports complex, however this would involve loss of some of the school's playing fields. Access issues and trees are constraints to development.</p> <p>Sport England would need to be satisfied that any loss of school playing pitches would be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community.</p> <p>Any housing development would increase any identified deficiencies in green space provision within this part of the District, which would also need to be mitigated.</p>
159	Aboyne Lodge School Detached Playing Field, Normandy Road, St Albans	Site proposed by the landowner	<p>The playing field is some distance from the school itself and if not ideally located for use by pupils. Sport England would need to be satisfied that the playing field could be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community.</p> <p>Any housing development would increase any identified deficiencies in green space provision within this part of St Albans, which would need to be mitigated.</p> <p>Location in the St Albans Conservation Area and proximity to an adjoining Listed Building would also be constraints.</p>
163	New Park House and surrounding land, North Orbital Road (east of Ayletts) – may overlap with Site No. 76. Also forms part of Area Of Search No. 2.	Site proposed by the landowner	<p>Residential access onto the North Orbital Road would compromise highway & user safety. However, it is possible that a new access could be provided from Birklands Lane to the north (especially if other land was included for residential development).</p> <p>Any development would need to take into account the TPO on the site, together with the other trees/vegetation which provide important screening.</p> <p>The site is shortlisted <u>only</u> on the basis that it forms part of Area Of Search 2.</p>
232	Land r/o 143 Victoria Street, St Albans	Planning application	<p>Change of use from B1 to C3 (residential) /redevelopment was discussed with development control in 2006. Planning application 5/07/1699 for two 2 bed flats was refused, but the principle of housing development is accepted. (NB: Appeal lodged 03/03/2008). Lack of amenity space and overlooking of neighbours are constraints. Site lies within the Conservation Area.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
256	EMP9 (northern part), St Albans Road (adjacent to the Council depot)	<p style="text-align: center;">Site considered in the interim Central Hertfordshire Employment Land Review</p> <p style="text-align: center;">Site was included in the Housing Capacity Study 2005</p>	<p>The site forms part of a designated employment area. It is located to the rear of existing residential properties and part of the site is already used for alternative uses (e.g. children's activity centre). This part of the overall employment area is physically separate from the southern part and has its own vehicular access. There are no known site constraints, however, the likelihood of any intention to redevelop for residential use by the current or potential future owners needs to be investigated.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. (This particular site lies within designated employment area EMP9 which is classified as an 'average' site for employment uses).</p> <p>The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>
218	Nos. 281 & 283 Camp Road, St Albans	<p style="text-align: center;">Planning application</p>	<p>Application 5/07/0849 for demolition of 2 existing dwellings and erection of 6 terraced houses was refused due to: incompatibility with character of the area by reason of height, design, size, scale, bulk, massing. Also over-dominant and detrimental impact on visual and residential amenity. Subsequent appeal was dismissed.</p> <p>Resubmission 08/1041 for demolition of two existing dwellings and erection of five terrace houses was also refused. Still considered to be over-development of the site and failed to respect the character of existing development. Appeal pending. [NB: the principle of residential development is not in question, just the number and orientation of dwellings.]</p>
279	University of Hertfordshire Law faculty, Hatfield Road, St Albans	<p style="text-align: center;">Previous contact with Planning Policy team over possible development</p>	<p>This is a well-located site, consisting of previously developed land and could accommodate housing, perhaps as part of a mixed use scheme. Plans for redevelopment of parts of this overall site are at an early stage and dependent upon relocation of facilities elsewhere. Care will have to be taken due to its Conservation Area location and the numerous Listed Grade II and Locally Listed buildings close by/ on site. Impact on existing trees, footpaths and the churchyard to the rear of the site will also need to be taken into account.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
274	No. 2 Cunningham Hill Road, St Albans	Planning application	Recent application for demolition of the existing dwelling and erection of one building comprising fourteen self-contained flats with associated parking and access was refused (appeal now lodged). However the main reasons for refusal (i.e. 'cramped overdevelopment' and 'overbearing and intrusive impact') could be overcome by a more sensitively designed scheme.
280	No. 139 London Road, St Albans	Site allocation in the Local Plan Review (Nov 1994)	The site is in the urban area and development is acceptable in principle, indicated by its status as Site RS57 in the list of Proposed Housing Sites in the 1994 Local Plan. However, a planning application is now pending for a residential care home (80 places, but not self contained units) on this site, which includes 2 buildings to the north.
260	No. 222 London Road, St Albans (former British Shipbuilders)	Site allocation in the Local Plan Review (Nov 1994)	This site was allocated for business use in the Local Plan, but the policy allowed housing if a proposed railway route was abandoned (which it was). The current access is substandard and may have to be improved for residential development (or access obtained from Orient Close). Adjacent site 127 (Verulam Golf Club, London Road) has also been proposed for inclusion in the SHLAA. Joint access may be another alternative.
145	TW Russell site, Guildford Road, St Albans	Planning application	The site forms part of a designated employment area (EMP12), which is classified as a 'good' site for employment uses in the interim Central Hertfordshire Employment Land Review. However, this particular site is physically separated from the bulk of the Brick Knoll Business Park, lying to the east of Ashley Road. It is well-located and consists of previously developed land and could accommodate housing. However, given the nature of immediately adjoining uses to the north and south, residential development at present may be problematic.
288	St Albans City Hospital	Previous contact with Planning Policy team over possible development	The Council is not aware of any specific redevelopment plans at present and it may be that there is no surplus land now that it has been decided to locate the surgicentre on the St Albans City Hospital site. However, given the ongoing reorganisation of local hospital services and in light of the residential redevelopment that has already taken place on other parts of the hospital site, further residential development dwellings may be feasible.

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
275	Nos. 10-28 Catherine Street (including Coupers Garage) and land to rear, St Albans	Non-housing allocation in Local Plan Review (1994) and previous contact with Planning Policy team over possible development	This is a well-located site, consisting of previously developed land and could accommodate housing, most likely as part of a mixed use scheme. Care will have to be taken due to its Conservation Area location and the numerous Listed Grade II and Locally Listed buildings in the vicinity.
264	West of St Peter's Street, St Albans	Previous contact with Planning Policy team over possible development Non-housing allocation in the Local Plan Review (Nov 1994)	<p>The Council's 'City Vision' exercise may provide further information on the nature and likelihood of redevelopment on this site (which if proposed, would be likely to contain a significant residential element). The scale and complexity of the site and associated issues means that delivery would take a significant period of time. Inclusion of land currently occupied by the locally listed Aboyne Lodge School in any comprehensive redevelopment scheme has proved very contentious in the past.</p> <p>Note: The Panel were unclear where the development capacity would be. Could include in the SHLAA as a site with potential long term capacity, but without a site boundary shown.</p>
213	St Albans High School for Girls – playing fields, east of Townsend Drive, St Albans	Previous contact with Planning Policy team over possible development	<p>There are mature tree constraints within part of the site and along all its boundaries. Development must not harm any of the adjacent woodland and a landscape buffer would be required.</p> <p>The current access would be unsuitable for accommodating new housing development and is unlikely to be suitable for upgrading, given its location within the County Wildlife Site 68/025 Bernards Heath, which runs alongside the entire eastern edge of the site. Access would therefore need to come from Townsend Drive, which would require the demolition of adjacent dwellings.</p> <p>Sport England would need to be satisfied that any loss of school playing pitches would be reprovided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community. The playing field is some distance from the school itself and if not ideally located for use by pupils.</p> <p>Any housing development would increase any identified deficiencies in green space provision within this part of St Albans, which would need to be mitigated.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
281	Ziggurat car park (Land between Grosvenor Road & London Road), St Albans	Previous contact with Planning Policy team over possible development	<p>If alternative parking provision for the Ziggurat offices could be made, this site could become available for residential use (or perhaps a mixed use scheme). It is well located and comprises a substantial area of previously developed land. However, the Council has not yet established the current owner's intentions for the site and deliverability is therefore questionable. The site also falls within the Conservation Area and is elevated, with good public views across to the south.</p>
289	Grounds Maintenance Depot, Verulamium Park (Westminster Lodge), St Albans	Site identified by Council Officers	<p>Redevelopment of the leisure facilities at Westminster Lodge is a Council priority. The funding package for redevelopment of the sport centre site is currently still dependent on some enabling development, most likely limited residential redevelopment on the current grounds maintenance depot.</p> <p>Access will be a major issue, as the existing road would need improving. There are also tree constraints and the site lies within the Conservation Area.</p>
222	Land at Nicholas Breakspear School, Colney Heath Lane, St Albans	<p>Previous contact with Planning Policy team over possible development</p> <p>Site considered in the Council's Green Belt Boundary Study</p>	<p>The Council has heard nothing recently from the school regarding its expansion plans (new educational buildings were proposed on part of the playing fields within the Green Belt, funded by residential development on part of the current school's footprint).</p> <p>Development of this site would result in a breach of the current permanent, defensible Green Belt boundary, would constitute significant intrusion into open countryside and would affect land that is rural in nature. It would also result in partial loss of school playing fields.</p> <p>Given these constraints, the site has only been shortlisted subject to the school satisfactorily demonstrating that there are educational benefits to be achieved from allowing some enabling housing development to fund expansion and new facilities for the school and that these benefits cannot be achieved through other means (i.e. through consolidation/ re-provision of facilities within the existing built footprint on the site).</p> <p>Sport England would need to be satisfied that any loss of school playing pitches would be re-provided to the same or better quality elsewhere and that the proposed development had wider benefits for the school and/or local community.</p> <p>Any housing development would increase any identified deficiencies in green space provision within this part of St Albans, which would also need to be mitigated.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
183	Land between Bedmond Lane and M10, St Albans (Part of Area Of Search No. 1 and part of SHLAA site 87)	Area proposed by the landowner	<p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside, would cause demonstrable harm to the character and amenity of surrounding areas and would result in coalescence towards Chiswell Green. The site is also in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p> <p>Nevertheless, this is a Area Of Search, which needs to be considered in the context of its location within Area Of Search No. 1 (South West of St Albans).</p>
227	Jewson's Depot, Cape Road, St Albans	Site Allocation in the Local Plan Review (Nov 1994)	<p>This site was allocated for housing in the Local Plan Review. Residential development is therefore acceptable in principle and the owners are willing to redevelop for housing, if a suitable alternative site is available (This has been the position for many years). Jewsons would accept their site being allocated for housing as part of the new LDF process and consider that the current site does not fit their standard business model. However, given the longstanding difficulties in finding an appropriate alternative location, the chances of the site coming forward during the plan period are modest.</p>
160	Butterwick Adult Training Centre, Hixberry Lane, St Albans	Site proposed by the landowner	<p>All of this site is categorised as previously developed land, however only part of the site is actually occupied by built development. There may be potential for some housing within the site, but not including the open green space to the rear, which contributes to the openness of the Green Belt and also contributes to the adjoining County Wildlife sites.</p>
229	East Block Garages, Area B, Off Wycombe Way, Marshalswick	Site Allocation in the Local Plan Review (Nov 1994)	<p>This site is suitable for residential development, given its location within an existing residential area and previous planning permission for housing. However, given the length of time since the residential permission on this site, deliverability is questionable.</p>
231	No. 147 London Road, St Albans	Site Allocation in the Local Plan Review (Nov 1994)	<p>Planning permission for 12 flats lapsed. Whilst residential development is acceptable in principle on this site, the lapsed approval suggests that development is unlikely in the short term.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
303	Verulam Industrial Estate, London Road, St Albans	Site considered in the interim Central Hertfordshire Employment Land Review	<p>This is a well-located site, consisting of previously developed land and could accommodate housing. However, the current access is substandard and may require improvement for residential development. Adjacent site 127 (Verulam Golf Club, London Road), and nearby former British Shipbuilders (site 260) have also been shortlisted in the SHLAA. Joint access may be another alternative.</p> <p>Shortlisting will be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p> <p>Noise from the adjacent railway reduces the site's desirability for housing (although would not preclude it).</p>
319	Land to the west of the Brandon Mews Mobile Home Site, Hill End Lane, St Albans	Previous contact with Planning Policy team over possible development	<p>This site is previously developed land and has recent permissions for a temporary doctor's surgery and contractor's storage compound. However, the Alban Way footpath and cycle path is immediately to the north and this site has been used as a car park, facilitating access to the Alban Way, in the past. It may have community use value for this purpose in the future which requires investigation. Capacity for housing development will be further constrained by adjacent mature trees.</p>
323	Commercial garage court, Adelaide Street, St Albans	Non-housing allocation in the District Local Plan Review 1994	<p>The site is previously developed land (a commercial garage court) and has no known physical constraints, therefore residential redevelopment would be acceptable in principle.</p>
216	No. 282 Hatfield Road, St Albans	Planning application	<p>A recent application for the demolition of existing buildings and erection of eight, one bedroom flats was refused. This was primarily because the proposal would have had a detrimental impact on the appearance and character of the street scene, an overbearing impact on the occupants of neighbouring properties, would result in loss of light to neighbouring dwellings and would constitute overdevelopment of the site. Nevertheless, residential development is acceptable in principle on this site.</p>
326	No. 59a Albert Street, St Albans	Planning application	<p>Planning application for the conversion of office space to three, one bedroom flats was refused, primarily because of overlooking problems. However, the principle of residential development on this site was not in question.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
327	Land r/o No. 7 Battlefield Road, St Albans	Planning application	Planning application for the erection of four dwellings was recently refused, primarily because the proposal would have constituted overdevelopment of the site and would have been overly dominant in the street scene, resulting in poor standards of residential amenity and general environment. Nevertheless, residential development on the site is acceptable in principle.
328	R/O 55-63 Catherine Street, St Albans	Planning application	Recent planning application for two flats and one maisonette was refused. This was primarily because the proposal would have constituted overdevelopment of the site resulting in poor standards of amenity and general environment, detrimental to the visual and residential amenity of the street scene and adjoining residents. Nevertheless, residential development on this site is acceptable in principle.
Sandridge			
25	Pound Farm, Sandridge	Site proposed by the landowner	Whilst this is previous developed land in the Green Belt, it is a sensitive site incorporating Grade II listed Pound Farmhouse and associated barns. Consequently, it is not considered suitable for new residential development. However, conversion/re-use of the some of the existing buildings for residential purposes may be possible.
198	Woodcock Hill, Sandridge (overlaps with 116)	Site considered in the Council's 2003 Green Belt Boundary Study	<p>Garage buildings and hardstanding are situated in the south western corner of the site. The rest of the site comprises green space with some trees/vegetation. There are residential properties to the west on the opposite side of the road.</p> <p>Development could result in some encroachment into open countryside, although landscaping/screening could mitigate any visual impact. Discussions have taken place in the past with regard to the possibility of some residential 'enabling' development to secure a cemetery in the northern part of the site.</p> <p>NB: The full extent of Site 116 (which overlaps this site) is considered to constitute unacceptable encroachment into open countryside to the north east and has therefore been rejected in favour of this site boundary.</p>
Smallford			

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
52	Notcutts Garden Centre, Smallford Road, Smallford (Part of Area Of Search No.6)	Site proposed by the landowner	<p>It is debatable how much of the site is currently previously developed land (primarily A1 class), rather than land in horticultural usage, but it is clearly a small proportion of the overall site. Given the nature and scale of existing buildings on the site, any residential redevelopment scheme could be more visually intrusive from the surrounding countryside.</p> <p>There were strong objections to the shortlisting of this site from several of the Panel members, primarily due to anticipated damage to the Green Belt and the resultant coalescence between St Albans and Hatfield. Notwithstanding the Panel's concerns, this is a Area Of Search which has been shortlisted for further consideration in the context of its location within Area Of Search No. 6 (Smallford).</p> <p>Consideration will also need to be given to whether a comprehensive scheme within the Smallford area could deliver any community benefits, in what is currently a relatively isolated and unsustainable location.</p>
112	Radio Nurseries, Oaklands Lane, Smallford (Part of Area Of Search No.6)	Site proposed by the landowner	<p>The site is currently in horticultural use and comprises large greenhouses, associated structures, parking and residential units. Given the nature and scale of existing buildings on the site, any residential redevelopment scheme could be more visually intrusive from the surrounding countryside.</p> <p>There were strong objections to the shortlisting of this site from several of the Panel members, primarily due to anticipated damage to the Green Belt and the resultant coalescence between St Albans and Hatfield. Notwithstanding the Panel's concerns, this is a Area Of Search which has been shortlisted for further consideration in the context of its location within Area Of Search No. 6 (Smallford).</p> <p>Consideration will also need to be given to whether a comprehensive scheme within the Smallford area could deliver any community benefits, in what is currently a relatively isolated and unsustainable location.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
93	Chester Nurseries, 42 Oaklands Lane, Smallford (Part of Area Of Search No.6)	Site proposed by the landowner	<p>The site is currently in horticultural use and comprises large greenhouses and associated structures.</p> <p>There were strong objections to the shortlisting of this site from several of the Panel members, primarily due to anticipated damage to the Green Belt and the resultant coalescence between St Albans and Hatfield. Notwithstanding the Panel's concerns, this is a Area Of Search which has been shortlisted for further consideration in the context of its location within Area Of Search No. 6 (Smallford).</p> <p>Consideration will also need to be given to whether a comprehensive scheme within the Smallford area could deliver any community benefits, in what is currently a relatively isolated and unsustainable location.</p>
50	Garden land to the east of Station Road, Smallford (Part of Area Of Search No.6)	Site proposed by the landowner	<p>This site comprises garden land of existing residential properties along Station Road, plus one existing dwelling.</p> <p>There were strong objections to the shortlisting of this site from several of the Panel members, primarily due to anticipated damage to the Green Belt and the resultant coalescence between St Albans and Hatfield. Notwithstanding the Panel's concerns, this is a Area Of Search which has been shortlisted for further consideration in the context of its location within Area Of Search No. 6 (Smallford).</p> <p>Consideration will also need to be given to whether a comprehensive scheme within the Smallford area could deliver any community benefits, in what is currently a relatively isolated and unsustainable location.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
115	Glinwell Nurseries, Oaklands Lane, Smallford (Part of Area Of Search No.6)	Site proposed by the landowner	<p>The site comprises very large greenhouses, associated parking and open green space. The nursery operations are visually intrusive and already create significant road movements. Any comprehensive redevelopment of the site would need to take into account: visual impact, maintenance of green wedges and mitigation against coalescence. In the (unpublished) District Plan Second Review pre-deposit consultation document, the Council suggested that the site could accommodate 9 ha of residential development.</p> <p>There were strong objections to this site from several of the Panel members, primarily due to anticipated damage to the Green Belt and the resultant coalescence between St Albans and Hatfield. Notwithstanding the Panel's concerns, this is a Area Of Search that has been shortlisted for further consideration in the context of its location within Area Of Search No. 6 (Smallford). Consideration will also need to be given to whether a comprehensive scheme within the Smallford area could deliver any community benefits, in what is currently a relatively isolated and unsustainable location.</p>
51	O'Shea Yard and adjacent car storage yard, Station Road, Smallford (part of Area Of Search 6)	Site proposed by the landowner	<p>The site is occupied by a concrete fabrication/ builders yard, abutting Glinwell Nurseries to the north and east and a vacant Hertfordshire County Council depot now used as a car / truck storage yard to the east. It was included within the site area for the outline planning application 5/2003/2839 at Glinwell Nurseries. (See comments on Site 115 above.)</p> <p>The site forms part of Area Of Search 6</p> <p>NB: The site is approx 85% within Flood Zone 3b Functional Flood Plain.</p>
Wheathampstead and surrounds			
3	Land south of Hillydye Road, Wheathampstead (Part of Ayot Estate)	Site proposed by the landowner (and considered as part of the Green Belt Boundary Study 2003)	<p>The existing Green Belt boundary is well defined, following the clear line of existing development. However, the site is bounded by housing along its western and northern edges. Development would be unlikely to place additional pressure on adjoining land, but there would be a significant visual impact on long distance views to the south (which could be mitigated to some extent with new landscaping).</p> <p>Some limited housing development on this site could secure community benefits in the form of playing pitches, of which there is a current deficiency in Wheathampstead.</p>

Appendix 9 - Sites shortlisted by the SHLAA Panel

SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
4	Land to the east of East Lane Public Car Park, Wheathampstead	Previous contact with Planning Policy team over possible development	<p>Parking survey could be commissioned to ascertain whether an extension is required (although the recent report to Cabinet suggests that this is not the case). Retain any important trees or re-plant trees as part of any development.</p> <p>Approx 7% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 7% lies within Flood Zone 3a or Flood Zone 2 (Medium Probability). Would need to build as far away from the river as practically possible.</p>
8	Land at Meads Lane, Wheathampstead	Site considered in the Council's 2003 Green Belt Boundary Study	Flood risk would limit the scale of development on site - Approximately a quarter of the northern part of the site is in Flood Zone 3b (Functional Flood Plain). A further part is Flood Zone 3a (High Probability) and over half of the total site is at least Flood Zone 2 (Medium Probability). The site would provide limited numbers of new dwellings.
155	Southern part of Murphy's Chemicals Site, Codicote Road, Wheathampstead (immediately north of the River Lea)	Site allocation in the Local Plan Review (Nov 1994)	<p>This forms part of the original Murphys Chemicals site, now redeveloped for residential. Site was previously developed land but is now a greenfield site, currently used for reed beds as pollution control measure. It was allocated for housing in the 1994 Local Plan.</p> <p>It was originally envisaged that the reed beds would need to be in place for quite a long time, but clean up seems to have been quicker than expected.</p> <p>The original capacity estimate of 18 dwellings was made on the basis that part of the site would be liable to flooding.</p>
23	West End Farm, Nomansland, Wheathampstead	Site proposed by the landowner	Whilst this is a previous developed site in the Green Belt, it is located in a particularly sensitive location, adjacent to Nomansland Common. Consequently, it is not considered a favourable location for new residential development. However, re-use of the existing buildings for residential purposes may be possible. The barns are Grade II listed.
92	Land to the r/o Nos. 257 & 259 Lower Luton Road (off Cherry Tree Lane), Wheathampstead	Site proposed by the landowner	<p>The site comprises garden land of existing residential properties. Whilst the site would be suitable for further residential development, capacity would be limited by the need to ensure that any new dwellings were suitably screened to the south.</p> <p>Consideration will also need to be given to the site's relative inaccessibility.</p>

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SHLAA Site Ref	Site Address	Source of Identification	Comments on Suitability
170	Moat Cottage, Wheathampstead	Previous contact with Planning Policy team over possible development	<p>Pre-application discussions in July 05 r.e. 4 dwellings. This is a sensitive site in the Conservation Area, with Listed Walling along its southern and eastern site boundaries. Further Grade II Listed walling, Grade II Listed former Moat Factory Buildings and numerous Listed and Locally Listed buildings in the vicinity. Whilst these are constraints, the site is in a sustainable location within the village centre and could accommodate some housing development (albeit that capacity is limited by the contained nature of the site).</p> <p>The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.</p>