

St Stephen Neighbourhood Plan

Site Assessment

Final Report

05 December 2017

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Quality information

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Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
DCLG	Department of Communities and Local Government
DLP	Detailed Local Plan
GF	Green Field
Ha	Hectare
JCS	Joint Core Strategy
NPSG	Neighbourhood Plan Steering Group
PDL	Previously Developed Land
SHLAA	Strategic Housing Land Availability Assessment
SADC	St Albans District Council
SLP	SADC Strategic Local Plan
SSPC/SSSG	St Stephen Parish Council / Neighbourhood Plan Steering Group
SSSI	Site of Special Scientific Interest
TPO	Tree Protection Order

Executive Summary

Background

Site selection and site allocations are one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The St Stephen Neighbourhood Plan, which will cover the whole of St. Stephen Parish, is being prepared in the context of the St Albans City and District Council Strategic Local Plan¹. It is the intention of St Stephen Parish Council to allocate sites for development in the Neighbourhood Plan to meet this requirement.

A number of sites have been identified by the community and their availability for development confirmed through a Call for Sites undertaken by Bassetlaw District Council. AECOM has undertaken an assessment of all 'available' and 'potentially available' sites to ascertain which sites are the most sustainable to allocate in the St Stephen Neighbourhood Plan. In all, 22 sites were assessed, which found that there are six sites that are suitable for proposing for housing under Local Plan policy DLP 12. These sites are all considered to be 'neighbourhood level' housing as all have a capacity of 30 or under. In total, the six sites could provide approximately 119 homes.

St Albans District Council assessed a number of sites in St Stephen through the technical work to support the Local Plan. This work has been reviewed, as well as an assessment of new sites that have arisen since, as part of AECOM's site assessment.

Sites appraisal summary

The assessment has found that there are six sites that are suitable for housing through the Neighbourhood Plan under Local Plan policy DLP 12. These sites are all considered to be 'neighbourhood level' housing as they have a development capacity of 30 or under. In total, the six sites could provide approximately 119 homes.

¹ St Albans City & District Council Strategic Local Plan (January 2016):
http://www.stalbans.gov.uk/Images/SP_SLP_Strategic_Local_Plan_2016_tcm15-52435.pdf

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the St Stephen Neighbourhood Plan on behalf of St Stephen Parish Council. The work undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in April 2017.

The Neighbourhood Plan is being prepared in the context of the proposed St Albans City and District Strategic Local Plan¹ and the adopted District Local Plan Review as well as saved policies from the adopted 1994 version². The emerging Local Plan, which will cover the period up to 2031, provides a framework for how future development across St Albans will be planned and delivered.

Neighbourhood Plans will form part of the development plan for St Albans, alongside, but not as a replacement for the Local Plan. The emerging St Albans Strategic Local Plan states where there is conflict between the non-strategic policies in the Local Plan and the Neighbourhood Plan, the policies in the Neighbourhood Plan will take precedence for the designated area. Neighbourhood plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in St Stephen, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Figure 1 provides a map of the St Stephen Neighbourhood Plan area, which covers the parish of St Stephen. This corresponds with the St Stephen Parish boundary, which includes the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street, Frogmore and the employment site at Colney Street. It is the intention of the Neighbourhood Plan Steering Group (NPSG) that the plan will include allocations for housing.

The emerging Local Plan sets out an allocation of 8,720 new homes between 2011 and 2031 across St Albans, an average of 436 per annum across the plan period. There is no requirement by St Albans for St Stephen Neighbourhood Plan area to meet a particular housing need, however there is a risk that a plan which allocates no land for housing could potentially fail to meet the Basic Condition of promoting sustainability³.

St Stephen Parish Council has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group have asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites from St Albans' Call for Sites and the Neighbourhood Plan Call for Sites.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of St Albans' adopted and emerging Local Plan; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

1.2 Planning Policy

The Neighbourhood Plan policies and site allocations must be in accordance with the strategic policies of the adopted Local Plan, and have regard for policies of the emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential development sites in St Stephen.

The key documents for St Albans District Council's planning framework include:

² St Albans City & District Council Local Plan Review (1994):
<http://www.stalbans.gov.uk/planning/Planningpolicy/currentadoptedlocalplan.aspx>

³ Wantage Neighbourhood Plan Examiners Report (White Horse District Council)

- Detailed Local Plan (DLP) 2011-2031, Draft for Consultation, November 2016
- Strategic Local Plan (SLP) 2011-2031, Publication Draft 2016
- St Albans City and District Local Plan Review 1994
- Draft Detailed Local Plan Policies Map
- Strategic Housing Land Availability Assessment Update 2016
- Strategic Housing Land Availability Assessment 2009

The Draft Detailed Local Plan sets out the development management policies and site allocations to complement the Strategic Local Plan. It also includes Policy Maps. It is through the detailed policies, site allocations and policy maps that the DLP will add detail to the Council's long term spatial planning strategy set out in the SLP. The DLP sets out broad locations for development, which do not include land in the parish of St Stephen.

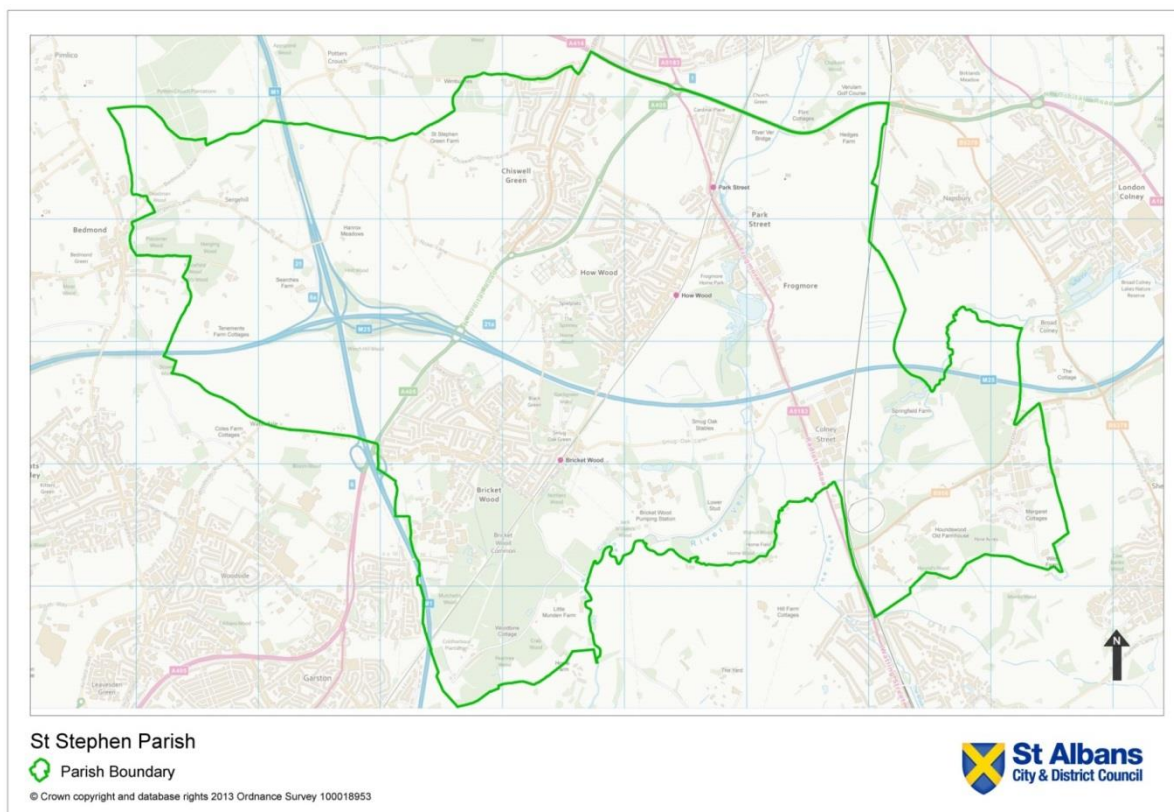


Figure 1 Map of the St Stephen Neighbourhood Plan area

Strategic Local Plan 2011-2031, Publication Draft 2016

Strategic Local Plan policies relevant to St Stephen include:

Policy SLP1 ‘Spatial strategy and development strategy’ sets out that the scale and density of development within a number of villages within St Stephen Parish including; Bricket Wood, Park Street/ Frogmore, How Wood, and Chiswell Green villages, will generally be lower than in the main urban settlements, in order to retain their particular character. SLP1 indicates broad locations where greenfield Green Belt development needs will be met that cannot be accommodated within existing urban areas and other previously developed land. SLP1 does not locate a development requirement for villages in St. Stephen.

Policy SLP2 - Metropolitan Green Belt supports further minor amendments to the Green Belt boundary made through the Detailed Local Plan and the new Policies Map. This may include small-scale greenfield housing development supported by local communities, including through neighbourhood plans.

Policy SLP8 'Local housing requirement / target and provision' sets out that over the Plan period (2011 to 2031) there is expected to be 8,720 additional homes provided. This is an average of 436 per annum over the district as a whole.

Policy SLP11 'density of housing development' requires that a minimum average net density of 40 dwellings per hectare should be achieved, and that: *"all new housing will be developed at a density that is consistent with achieving high quality, sustainable design that does not compromise the distinctive character of the area in which it is situated."*

The Draft Detailed Local Plan 2011-2031 and Draft Details Local Plan Policies Maps⁴ set out a policy approach that expects Neighbourhood Plans to provide further guidance that includes the following:

- The promotion of small-scale (up to 10 dwellings) affordable housing sites in the Green Belt,
- The promotion of larger scale residential development in the Green Belt, for inclusion in future Local Plan reviews, and
- The enhancement of the rural environment and ecological character of the local area.

DLP 1 Green Belt Settlement Envelopes are shown on the Policies Map (**Figure 2** and **Figure 3**). This includes the settlement of Frogmore within St Stephen.

Within these envelopes small scale infilling and redevelopment for a residential use, related community facilities and services, or small start-up businesses will be permitted in accordance with SLP 1 (Spatial Strategy and Development).

The acceptability of small scale infilling and redevelopment will be judged against the following criteria:

- The land should be previously developed or part of a previously developed property curtilage area;
- The development should be small scale (which will be taken as development consisting of a maximum of 10 dwellings over the plan period);
- The site must be an infill site, defined as a gap in an otherwise continuously built up road frontage. Gaps may not be filled where they form an intrinsically important feature that contributes to the environmental character of the settlement or wider area; and,
- The development proposed should reflect the existing character of the settlement, with particular reference to any Neighbourhood Plan and/or Conservation Area Character Statement (DLP4 Heritage Assets).

Policy DLP 2 - Extension or Replacement of Dwellings in the Green Belt supports the assessment of schemes for replacement dwellings against a set of criteria which enhance the green belt or prevent further harm to the openness of the Green Belt.

Policy DLP 7 - Primarily Residential Areas designates the larger villages as areas where priority will be given to residential areas.

Policy DLP 12 - Neighbourhood Level Housing Development in the Green Belt states that:

Sites for additional neighbourhood level residential development will be planned in the following way:

Affordable housing as a very special circumstance

Development of solely affordable housing within the Green Belt will be judged against all the following criteria:

- The development is genuinely small scale (normally no larger than 10 dwellings on a maximum site area of 0.5 Ha);
- The housing is provided in accordance with the current national policy definition of "affordable" and secured by appropriate planning obligations;
- The site is designated for housing in a Neighbourhood Plan;
- Harm to the purposes of the Green Belt is assessed as limited;

⁴ Detailed Local Plan Draft for Consultation can be viewed here: http://stalbans-consult.limehouse.co.uk/portal/planning_policy/dlpreg18/dlp?tab=files

- The proposed development will generally reflect the appearance and rural character of the surrounding existing development;
- There is a close relationship between the proposed site and existing built up areas, either in settlements excluded from the Green Belt (SLP1) or included in Green Belt Settlement Envelopes (DLP 1). Substantial landscaping will be required.

Other neighbourhood level housing

- Neighbourhood level housing proposals that are not solely affordable housing, and/or are larger scale in terms of this policy, will be taken as supported by the local community if they are promoted in a 'made' neighbourhood plan. The neighbourhood plan proposal will be implemented through a Green Belt boundary change in future review of the SLP/DLP.

The supporting text adds that:

Housing development in the Green Belt is inappropriate unless specific exceptions apply (NPPF). Policy DLP 1 (Green Belt Settlement Envelopes) of this Plan provides guidance relevant to NPPF exceptions.

The Plan also provides scope for additional neighbourhood level development (which will normally be taken as development consisting of a maximum of 30 dwellings) if supported by local communities.

'Neighbourhood level housing proposals that are not solely affordable housing, and/or are larger scale in terms of this policy, will be taken as supported by the local community if they are promoted in a 'made' neighbourhood plan. The neighbourhood plan proposal will be implemented through a Green Belt boundary change in future review of the SLP/DLP.'

St Albans DC has confirmed⁵ that this is a draft document and there is flexibility within the wording of the policy to allow for sites that may provide above 30 dwellings. The site should still be considered as providing 'neighbourhood level' development. SADC also clarified this policy applies just to green belt sites. Suitable urban sites can also come forward through neighbourhood plans, and there is no threshold set for these.

Draft Local Plan Policy Maps relating to St Stephen

Figure 2 and Figure 3 show the proposed planning policies for the St Stephen area.

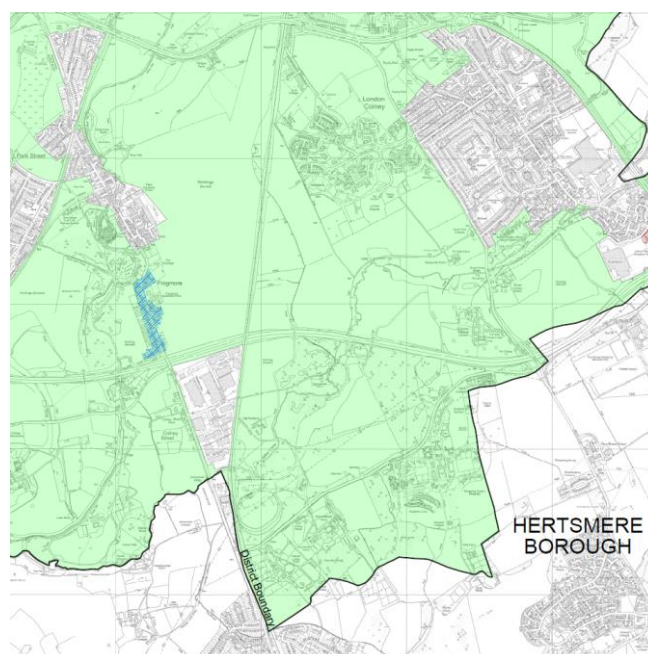


Figure 2 Extract from Policy Map 3 (Publication Draft Local Plan)

⁵ Joanna Woof, Senior Spatial Planning Officer

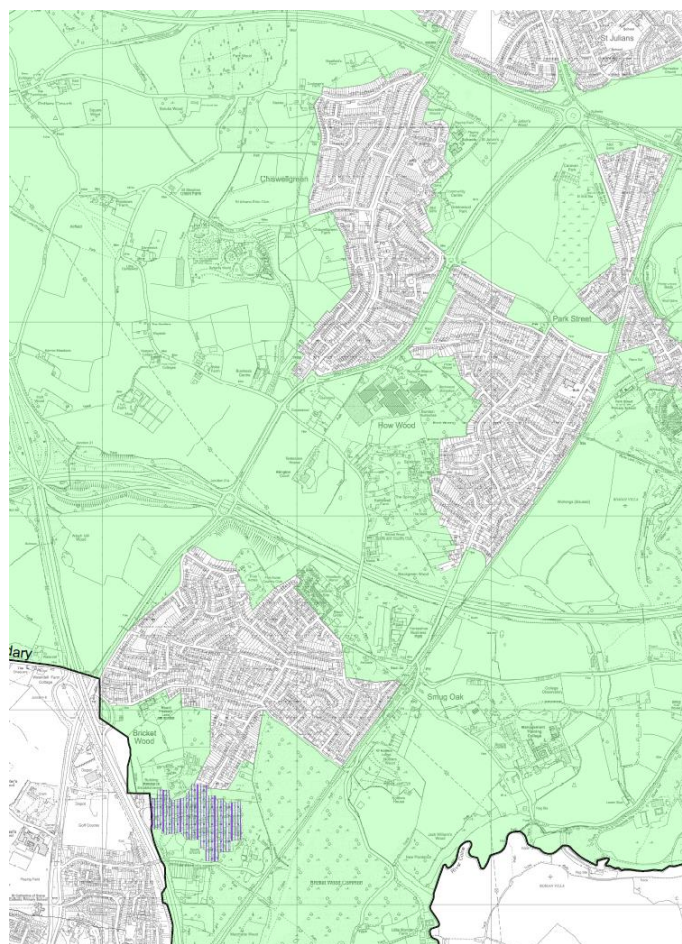


Figure 3: Extract from Policy Map 4 (Publication Draft Local Plan)

Key

-  DLP 1 Green Belt Settlement Envelopes
-  SLP 2 Metropolitan Green Belt
-  DLP 7 Primary Residential Areas
-  DLP 10 Education Locations in the Green Belt (Indicative Location of New Harpenden Secondary School)
-  DLP 13 Broad Locations Masterplanning
-  DLP 14 Primarily Business Use Areas
-  DLP 15 Major Retail Development Locations
-  DLP 16 Town, District and Local Centres
-  DLP 16 Town, District and Local Centres (Key Shopping Areas)
-  DLP 17 Strategic Office Locations
-  DLP 18 Special Employment Location Guidelines

NB The Policies Map refers specifically to Policy Area designations. There are other forms of designation which can be found using SADC' s Local Information Service e.g. Listed Buildings, Scheduled Ancient Monuments etc.

1994 District Local Plan Review

The 1994 District Local Plan Review set out a range of policies governing housing, and housing development in the St Albans City and District Area. Of these policies, a number were saved and are relevant to housing provision in St Stephen Parish. A key policy for the plan area includes:

Policy 2 'Settlement Strategy', which highlights a number of villages that are located within the St Stephen Parish area, including: Bricket Wood, Park Street/ Frogmore, How Wood, and Chiswell Green. These villages are defined as specified settlements and are therefore excluded from the Green Belt and considered appropriate for development.

2. Site Assessment Method

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.1 Task 1: Identify sites to be included in assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- all SHLAA sites that were assessed as being suitable, available and achievable for development; and,
- sites identified through NPSG Call for Sites.

There were a number of sites identified through NPSG Call for Sites that had already been assessed through the SHLAA. These sites were included under their SHLAA reference (prefixed by S) in the assessment. 'New' sites which had not already been assessed through the SHLAA were assigned a new reference prefixed by L. Any duplicate sites were not assessed.

All sites included in the assessment are shown on **Figure 4**.

2.2 Task 2: Development of site appraisal pro-forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance and the knowledge and experience gained through our Neighbourhood Planning site assessment. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

A number of locally specific criteria were added to the pro-forma. These included:

- Distance from the edge of the site to a water course; and,
- Would any proposed (or potential) development involve land that could otherwise help to meet the objectives of Watling Chase Community Forest.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background information:
 - Site location and use;
 - Site context and planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;

- Community facilities and services;
- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability

2.3 Task 3: Complete Site Pro-formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including google maps / streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The sites visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain an opportunity to better understand the context and nature of the Neighbourhood Plan area.

2.4 Task 4: Consolidation of results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and viable**.

The conclusions of the SHLAA were revisited to consider whether the conclusions would change as a result of the local criteria. It was decided that the local criteria, while useful for shortlisting sites for eventual selection, would not rule a site out as a potential allocation.

2.5 Indicative housing capacities

Where sites were previously included in St Albans Strategic Housing Land Availability Assessment (SHLAA) the indicative housing capacity shown in this document has been used.

If landowners / developers have put forward a housing figure, this has been used if appropriate.

Where a site capacity figure does not exist, a calculation of the number of units at a development density of between 30 and 45 dwellings per hectare has been applied.

3. Site Assessment

3.1 Identified Sites

The 2009 and 2016 St Albans Strategic Housing Land Availability Assessment (SHLAA) considered sites in St Stephen that could be suitable for housing. The sites presented in **Table 1** - Sites identified in the St Albans SHLAA were found to be suitable, available, and achievable during the plan period. There are 7 sites from the 2016 Update and 21 sites from the 2009 assessment.

Table 1 - Sites identified in the St Albans SHLAA

Site Ref.	Site Address	Land Type	Area (ha)	Yield
SHLAA-GB-BW-407	Land at 47 & 55 Bucknalls Drive, Bricket Wood	PDL	1.28	17
SHLAA-GB-BW-448	25 Woodside Road, Bricket Wood	GF	0.454	2
SHLAA-GB-CG-43A	Chiswell Green Farm (Parcel A) Chiswell Green Lane	PDL/GF	2.54	This site would be further assessed for potential housing development. Part site only.
SHLAA-GB-CG-43B	Chiswell Green Farm (Parcel B) Chiswell Green Lane	PDL/GF	5.31	This site would be further assessed for potential housing development. Part site only.
SHLAA-GB-CG-44	Adjoining Long Fallow/Forge End, Chiswell Green	GF	6.13	200
SHLAA-GB-CG-408	Noke Side, Chiswell Green, St Albans	GF	1.06	This site would be further assessed for potential housing development. Part site only.
SHLAA-GB-CG-410	Land at Cherry Hill Chiswell Green, St Albans	GF	1.272	This site would be further assessed for potential housing development. Part site only.
SHLAA-GB-BW-153	Building Research Establishment, Bucknalls Drive, Bricket Wood	PDL	26	150
SHLAA-GB-BW-16	Land to rear of Nos.45 to 75 Bucknalls Drive, Bricket Wood	PDL/GF	1.51	25
SHLAA-GB-BW-17	Former Station Yard and Adjacent Land, Bricket Wood	PDL	0.74	12
SHLAA-GB-BW-185	Land at Five Acres Country Club, Bricket Wood	PDL	2.73	6
SHLAA-GB-BW-329	HSBC Training Centre, Smug Oak Lane, Bricket Wood AL2 3UE	PDL/GF	65	180
SHLAA-GB-CG-40	Land at Noke Side, Chiswell Green (Parts A & B)	GF	1.04	25
SHLAA-GB-CG-96	Land west of The Croft and Cherry Hill	GF	2.1	60
SHLAA-GB-HW-100	Land at Orchard Drive, How Wood	GF	1.34	30
SHLAA-GB-HW-12	Land at 'Alpha', 91 Mayflower Road, How Wood (adjacent to North Orbital Road)	PDL	0.41	5
SHLAA-GB-HW-13	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries, North Orbital Road,	PDL	15.5	70

Site Ref.	Site Address	Land Type	Area (ha)	Yield
	How Wood			
SHLAA-GB-HW-15	Park Street Baptist Church/ land between Tippendell Lane and Orchard Drive, How Wood	PDL/GF	2.3	55
SHLAA-GB-HW-193	Land south of How Wood adjacent to Park Street Lane, railway line and M25	GF	2.3	30
SHLAA-GB-LC-117	Land to the east of Shenley Lane, London Colney	PDL	0.32	5
SHLAA-GB-LC-254	Harperbury Hospital, Harper Lane, London Colney	PDL	46	350
SHLAA-GB-PS-114	Harper Lodge Farm, Harper Lane, Radlett, WD7 7HH	PDL	4.2	30
SHLAA-GB-PS-240	49-53 Radlett Road, Frogmore	PDL	0.68	25
SHLAA-GB-PS-262	37-47 Radlett Road, Frogmore (Toyota Showroom)	PDL	0.71	25
SHLAA-GB-PS-286	Land to r/o Nos. 1-7 Moor Mill Lane and Nos. 110-126 Radlett Road, Frogmore	PDL/GL	0.58	10
SHLAA-U-HW-325	Land r/o 30 Hazel Road, Park Street	GL	0.05	1
SHLAA-U-PS-241	The Swan PH, 42 Park Street	PDL	0.12	6
SHLAA-U-PS-315	84 Park Street, Park Street/Frogmore	PDL	0.22	12

6 sites identified from the 2016 Update and 30 sites from the 2009 assessment were found to be not suitable. These are presented in **Table 2**. These conclusions were checked to establish whether applying the local criteria supplied by the Neighbourhood Plan Steering Group would change the conclusions. It was found that in no case the conclusions would change as a result of the local criteria.

Table 2 - Sites identified in the St Albans SHLAA that were not suitable

Site Ref.	Site Address	Reason
SHLAA-GB-BW-452	Land at Lye Lane, Bricketwood	The site makes a crucial contribution to Green Belt purposes. Development would cause demonstrable harm to the character and amenity of the immediate area, including woodland to the north Lye Lane. It would also create pressure for more intensified development on land to the north of Lye Lane and south of the M25.
SHLAA-GB-BW-463	Land to the south of Drop Lane, Bricket Wood	The site makes a crucial contribution to Green Belt purposes. Development if the site would affect land is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
SHLAA-GB-CG-420a	Land at Noke Lane, South of Chiswell Green, St Albans	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
SHLAA-GB-CG-	Land at Noke Lane, South of	The site makes a crucial contribution to Green Belt

Site Ref.	Site Address	Reason
420b	Chiswell Green, St Albans	purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
SHLAA-GB-CG-430	Land adjacent to the Noke Hotel, Chiswell Green, St Albans	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
SHLAA-GB-PS-431	South of Burydell Lane, east of the River Ver, Park Street	The site makes a crucial contribution to Green Belt purposes. The site lies within the Park Street and Frogmore Conservation Area and forms an important part of the open land to the east of the River Ver. Development would affect land that is rural in nature and would constitute encroachment into the surrounding countryside. Part of the site along the western site lies within Flood Zone 3b Functional Flood Plain.
SHLAA-GB-BW-120	Copewood, Lye Lane, Bricket Wood	Development of this site would affect land that is presently rural rather than urban in nature (although there are 2 residential properties in the middle of the site). It would result in encroachment into open countryside and would contribute towards encroachment between Chiswell Green and How Wood.
SHLAA-GB-BW-141	Land at Waterdell, Mount Pleasant Lane, Bricket Wood	Development of the site would affect land that is presently rural rather than urban in nature and would result in encroachment and visual intrusion into open countryside. It would also lead to a marked degree of coalescence between Bricket Wood and Garston/Watford to the south.
SHLAA-GB-BW-186	Land at Ash Dale, Lye Lane, Bricket Wood	A substantial part of the site is a Country Wildlife Site 76/056, which is also an Ancient Woodland. The substantial number of mature trees across most of the site constitute a Green Space and give the site a rural rather than urban feel. Approx 80% of the site is a TPO wood. Development would cause demonstrable harm to the character and amenity of the immediate area, including woodland to the north of Lye Lane. It would also create pressure for more intensified development on land to the north of Lye Lane and south of the M25.
SHLAA-GB-BW-187	Land at rear of Nos. 82 & 84 Mount Pleasant Lane, Bricket Wood	Nearly the entire site is covered by woodland. This is protected by a Wood TPO (TPO 1392) and is a County Wildlife Site (76/031). Residential development would also cause demonstrable harm to the character and amenity of adjacent residential areas.
SHLAA-GB-BW-268	Ash Dale House, Lye Lane, Bricket Wood	The site is clearly more rural rather than urban in nature, development would result in encroachment into open countryside, would be visually intrusive from the surrounding woodland and would cause demonstrable harm to the character and amenity of the surrounding area. Residential redevelopment would also have a detrimental impact on Country Wildlife site 76/056, and the TPO Woodlands inside and adjacent to the site.
SHLAA-GB-BW-316	Horseshoe Business Park and Smug Oak Business Centre	Whilst this is a previously developed site, its redevelopment for housing would significantly extend the residential envelope of Bricket Wood, in an unsustainable location, distant from existing community infrastructure. More intensive development of the site would also place additional pressure on adjoining and nearby land for housing or employment uses. Given the low heights of existing buildings on site, residential development would

Site Ref.	Site Address	Reason
		be likely to be more visually intrusive from the surrounding countryside.
SHLAA-GB-BW-89	Land north of Five Acres and south of the M25, Bricket Wood	Development of the site would affect land that is presently rural rather than urban in nature and would result in encroachment and visual intrusion into open countryside. This large, open site provides a gap, which serves as an important buffer between Bricket Wood and the M25 (and prevents coalescence between Bricket Wood and How Wood). Development would create further pressure on land to the east/south of the M25.
SHLAA-GB-CG-42	Noke Lane Business Centre and land adjacent, Noke Lane, Chiswell Green	Whilst this is a previously developed site (in employment use), its redevelopment for housing would significantly extend the residential envelope of Chiswell Green, in an unsustainable location, distant from existing community infrastructure. More intensive development of the site would also place additional pressure on adjoining and nearby land for housing or employment uses. Given the low heights of existing buildings on site, residential development would be more visually intrusive from surrounding countryside.
SHLAA-GB-CS-48	Colney Street Farm, Radlett Road, Colney Street	Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of surrounding areas, would constitute visual intrusion and result in encroachment into open countryside. Approx 5% of the site is inside Flood Zone 3b Functional Floodplain and a further approx. 15% is in Flood Zone 2 Medium Probability. Site is in a known area of gravel and sand deposits.
SHLAA-GB-OS-194	Land at Mutchetts Wood, Garston	Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would cause demonstrable harm to the character of the adjoining Ancient Woodland and would be visually intrusive from the surrounding countryside. Development would also contribute to the coalescence of Bricket Wood and Garston.
SHLAA-GB-OS-269	Twychells Farm, west of St Albans Lane, just outside Bedmond	Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would create additional development pressure on adjoining land. Existing access via Bedmond Lane is narrow and unsuitable for substantial new housing development.
SHLAA-GB-OS-99A and B	Land at 98 Harper Lane, Shenley, Radlett	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/land uses and would create additional development pressure on adjoining land.
SHLAA-GB-PS-118	Holy Trinity Vicarage and Glebe, 39 Frogmore, St Albans	Site comprises a vicarage with associated buildings and large gardens. It lies immediately to the west of the former Radlett Aerodrome site. There are a substantial number of mature trees around the site perimeter and inside the site, with approximately 20 TPO points and a TPO Group, together with ecology database site 77/007. Development would cause demonstrable harm to the character and amenity of the immediate area and be visually intrusive from the surrounding countryside, particularly if development necessitated a reduction in the number of trees not covered by TPOs. Development would also result in increased coalescence

Site Ref.	Site Address	Reason
		between Park Street/Frogmore and Radlett Road/Frogmore. The degree of separation at present is small and this green space contributes significantly to maintaining at least some degree of separation between the settlements.
SHLAA-GB-PS-122	Land south of Burydell Lane & west of River Ver, Park Street / Frogmore	<p>The site lies within the Park Street/Frogmore Conservation Area and forms an important part of the open land to the east of the River Ver. Development would affect land that is rural in nature and would constitute encroachment into the surrounding countryside.</p> <p>The entire site also lies within Flood Zone 3b – Functional Flood Plain – where PPS25 advises new residential development should not be allowed.</p>
SHLAA-GB-PS-14	Land north of Tippendell Lane, Park Street (Part of 255)	<p>Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of adjoining land, would be visually intrusive and result in encroachment into surrounding open countryside.</p> <p>Development would contribute to coalescence between Park Street and How Wood and between Park Street and Chiswell Green. It could also prevent the land from making a positive contribution to the Watling Chase Community Forest.</p>
SHLAA-GB-PS-189	Land south of Burydell Lane and east of the River Ver, Park Street / Frogmore	<p>The site lies within the Park Street/Frogmore Conservation Area and forms an important part of the open land to the east of the River Ver. Development would affect land that is rural in nature and would constitute encroachment into the surrounding countryside.</p> <p>Approximately 10% of the site along the western side of the site lies within Flood Zone 3b Functional Flood Plain. It also contains Ecology Database Site 76/061.</p>
SHLAA-GB-PS-190	Land at Frogmore Garage (Minster Court), Park Street / Frogmore	<p>The site comprises vacant land with trees, scrub & grass. Approx 10% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx. 20% lies within Flood Zone 2 (Medium Probability). The front edge of the site lies within Park Street/Frogmore Conservation Area, whilst County Wildlife Site 76/023 lies immediately adjacent.</p> <p>Development would result in complete coalescence between the settlements of Park Street/Frogmore and Radlett Road/Frogmore. This green space contributes significantly to maintaining at least some degree of separation between settlements.</p>
SHLAA-GB-PS-191	Frogmore Home Park and land to the west of Park Street/Frogmore	<p>Urban Survey Sites and a County Wildlife site lie adjacent. Given these constraints and Listed Building and Conservation Area constraints, residential capacity on this site is likely to be limited.</p> <p>Affordable housing issues (including the future of the mobile home park) which would need to be considered. Ownership of the site is believed to be by individual plot owners, which could impact on the deliverability of any scheme.</p> <p>Almost the entire site is within Flood Zone 3b Functional Flood Plain. PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in Flood Zone 3b.</p>
SHLAA-GB-PS-200	Land to rear of Brinsmead, Frogmore	<p>Approx 80% of the site lies within Flood Zone 3b Functional Flood Plain and a further 15% is in Flood Zone 2 (Medium Risk). PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in</p>

Site Ref.	Site Address	Reason
		Flood Zone 3b. Other serious constraints include: 13 TPO points throughout the site, adjacent Urban Survey and County Wildlife Sites and adjacent Listed Building and Conservation Area.
SHLAA-GB-PS-255	Park Street Sewage Works site Includes sites 14, 46 & 47	Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of surrounding areas, would result in encroachment into open countryside and would be visually intrusive from the surrounding countryside. Development would also result in coalescence between Park Street and How Wood and significant encroachment between park Street and Chiswell Green and Park Street and St Albans. Much of the site is inside area UVC1, covered by Local Plan Policy 143, relating to Land Use Proposals within the Upper Colne Valley. This site has been looked at in the past for a possible comprehensive development scheme including one or more of the following: Park and Ride, football stadium, hotel, Watling Chase Community Forest enhancement. In this context, housing was considered only as enabling development. Only development of strategic and District-wide importance would ever be considered acceptable in this location.
SHLAA-GB-PS-313	Hall & co Builders Yard, Moor Mill Lane, Frogmore	Residential development would not be appropriate for this isolated and exposed site immediately adjacent to the m25, inside the Air Quality Management Area. Additionally, whilst it is Previously Developed Land, it consists primarily of an area of hardstanding, containing only two single storey buildings. Residential development would be more visually intrusive from the surrounding countryside. Approximately 65% of the site is within Flood Zone 3b Functional Flood Plain.
SHLAA-GB-PS-45	Land south of Frogmore Home Park, Frogmore	The site lies adjacent to a County Wildlife site (Moor Mill and Park Street Pits). Given these constraints and Listed Building and Conservation Area constraints, capacity on this site for residential development is likely to be limited. Almost the entire site is within Flood Zone 3b Functional Flood Plain. Residential dwellings should not be permitted here.
SHLAA-GB-PS-46	Land at St Julian's Farm, off Watling Street, Park Street (Part of 255)	The site is part of the Upper Colne Valley, where leisure uses compatible with the nature conservation and ecological interest of the area are promoted. Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of adjoining land, would be visually intrusive and result in encroachment into surrounding open countryside. Development would also result in increased coalescence between How Wood and St Albans and could prevent the land from making a positive contribution to the Watling Chase Community Forest.
SHLAA-GB-PS-47	Land north of Tippendell Lane, Park Street (Part of 255)	Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of surrounding areas, would be visually intrusive and result in encroachment into surrounding open countryside. Development would also result in complete coalescence

Site Ref.	Site Address	Reason
		between park Street and How Wood and could prevent the land from making a positive contribution to the Watling Chase Community Forest.
SHLAA-U-PS-242	Park Mill (Corville Mill), Burydell Lane, Park Street	A sketch scheme for conversion from offices to 15 flats was discussed in 2005, but there was no subsequent planning application. Whilst it may be possible that the building could be converted to residential flats (although this is not certain, given its internal configuration and former use as a Mill), the building is Grade II listed and situated within the Park Street/Frogmore Conservation Area, where there are other listed and locally listed buildings nearby. Approx 30% of site at its northern end is also in Flood Zone 2. Given these development constraints and the building's present use for offices (which are a good source of employment provision, in a sustainable location), a conversion scheme is not considerable appropriate.
SHLAA-U-PS-314	88 Park Street, Park Street/Frogmore	This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. It is a well-located site, consisting of previously developed land, and could accommodate housing. The site is an unusual shape, with residential uses close by on several sides and it could be argued that residential redevelopment would be more in keeping with the immediate area. Care would have to be taken due to its Conservation Area location, Grade II Listed and Locally Listed buildings nearby. However, almost the entire site is within Flood Zone 3b. where residential uses should not be permitted.
SHLAA-GB-PS-192	Car park and land to the south west of the Old Red Lion Public House, Watling Street, Frogmore	Site not available. Site put forward by an agent in 2001, but attempts at further contact have not confirmed any current intention to redevelop. The practicalities and costs of flood mitigation may prove to be a considerable constraint to housing achievability.
SHLAA-GB-PS-240	49-53 Radlett Road, Frogmore	Informal discussions were held with an agent on behalf of the owner in recent years, but attempts at further contact have not confirmed any current intention to redevelop.
SHLAA-GB-PS-286	Land to r/o Nos. 1-7 Moor Mill Lane and Nos. 110-126 Radlett Road, Frogmore	There has been no recent application for residential redevelopment and given the length of time since additional dwellings were last proposed and the number of gardens involved, there is some doubt as to if or when the site may be available in the future.
SHLAA-U-PS-315	84 Park Street, Park Street/Frogmore	There are no known plans for residential redevelopment.

3.2 Sites considered through the site appraisal

Sites to be considered through the site appraisal have therefore been selected via the following methods:

- Review of St Albans Strategic Housing Land Availability Assessment (SHLAA)⁶ Update 2016; and,
- A call for sites by the Neighbourhood Plan Steering Group.

Table 3 sets out all sites included in the appraisal from the following two sources:

⁶ St Albans Strategic housing land availability assessment Update 2016
<http://www.stalbans.gov.uk/planning/Planningpolicy/library/shlaa.aspx> .

- SHLAA sites in St. Stephen that currently have potential for development i.e. they are suitable, available and viable and do not already have planning permission; and,
- Sites submitted through the Neighbourhood Plan Call for Sites that are not duplicates of SHLAA sites.

Figure 4 shows all sites included in the assessment on a map.

Table 3 - Sites considered through the site appraisal

Site Ref.	Site Source	SHLAA Ref.	Site Address	Land Type	Area (ha)	Yield
S1	St Albans SHLAA 2016	SHLAA-GB- BW-16	Land to rear of Nos. 45 to 75 Bucknalls Drive, BW	GF	1.51	25
S7	St Albans SHLAA 2016	SHLAA-GB- BW-185	Land at Five Acres Country Club, BW	PDL	2.73	6
S19	St Albans SHLAA 2016	SHLAA-GB- HW-13	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries, North Orbital Road, How Wood	PDL/GF	15.5	70
S21	St Albans SHLAA 2016	SHLAA-GB- HW-15	Park Street Baptist Church/ land between Tippendell Lane and Orchard Drive, How Wood	PDL/GF	2.3	55
S26	St Albans SHLAA 2016	SHLAA-GB- CG-420b	Chiswell Green Farm (Parcel A), Chiswell Green Lane	GF	2.54	80
S27	St Albans SHLAA 2016	SHLAA-GB- CG-43B	Chiswell Green Farm (Parcel B), Chiswell Green Lane	PDL/GF	5.31	185
S28	St Albans SHLAA 2016	SHLAA-GB- CG-44	Adjoining Long Fallow/Forge End, CG	GF	6.13	200
S33	St Albans SHLAA 2016	SHLAA-GB- CG-96	Land west of The Croft and Cherry Hill	GF	2.1	60
S34	St Albans SHLAA 2016	SHLAA-GB- HW-100	Orchard Drive, How Wood	GF	1.34	30
S36	St Albans SHLAA 2016	SHLAA-GB- PS-114	Harper Lodge Farm, Harper Lane, Radlett	PDL	4.2	30
S43	St Albans SHLAA 2016	SHLAA-GB- HW-193	Adjacent to Park Street Lane, railway line and M25	GF	2.3	30
S49	St Albans SHLAA 2016	SHLAA-GB- PS-262	37-47 Radlett Road, Frogmore (Toyota Showroom)	PDL	0.71	25
S55	St Albans SHLAA 2016	SHLAA-GB- CG-408	Noke Side, Chiswell Green, St Albans	GF	1.06	25
S56	St Albans SHLAA 2016	SHLAA-GB- CG-410	Land at Cherry Hill, Chiswell Green	GF	1.27	This site would be further assessed for potential housing development. Part site only. 52 (at 40dph)
L3	St Stephen NP Call for	N/A	Land adjacent to No.2 Radlett Road, Frogmore	GF	0.15	1-3

Site Ref.	Site Source	SHLAA Ref.	Site Address	Land Type	Area (ha)	Yield
Sites						
L14	St Stephen NP Call for Sites	N/A	Garden off Lye Lane, Bricket Wood	GF	1.37	18
L20	St Stephen NP Call for Sites	N/A	Winslo Stables, 200 Radlett Rd, AL2 2EN	PDL	1.22	11-15
L21	St Stephen NP Call for Sites	N/A	Land north of Smug Oak Lane, Bricket Wood	GF	8.86	260
L22	St Stephen NP Call for Sites	Part of SHLAA-329	Land to the South of Smug Oak Lane and to the northwest of Bricket Wood Management Training Centre	GF	2.5	75
L23	St Stephen NP Call for Sites	Part of SHLAA-329	Land to the South of Smug Oak Lane and to the north of Bricket Wood Management Training Centre	GF	5.8	174
L24	St Stephen NP Call for Sites	Part of SHLAA-329	Land to the north of Bricket Wood Management Training Centre	GF	1.1	33
L25	St Stephen NP Call for Sites	Part of SHLAA-329	Land to the west of Bricket Wood Management Training Centre	GF	1.8	54

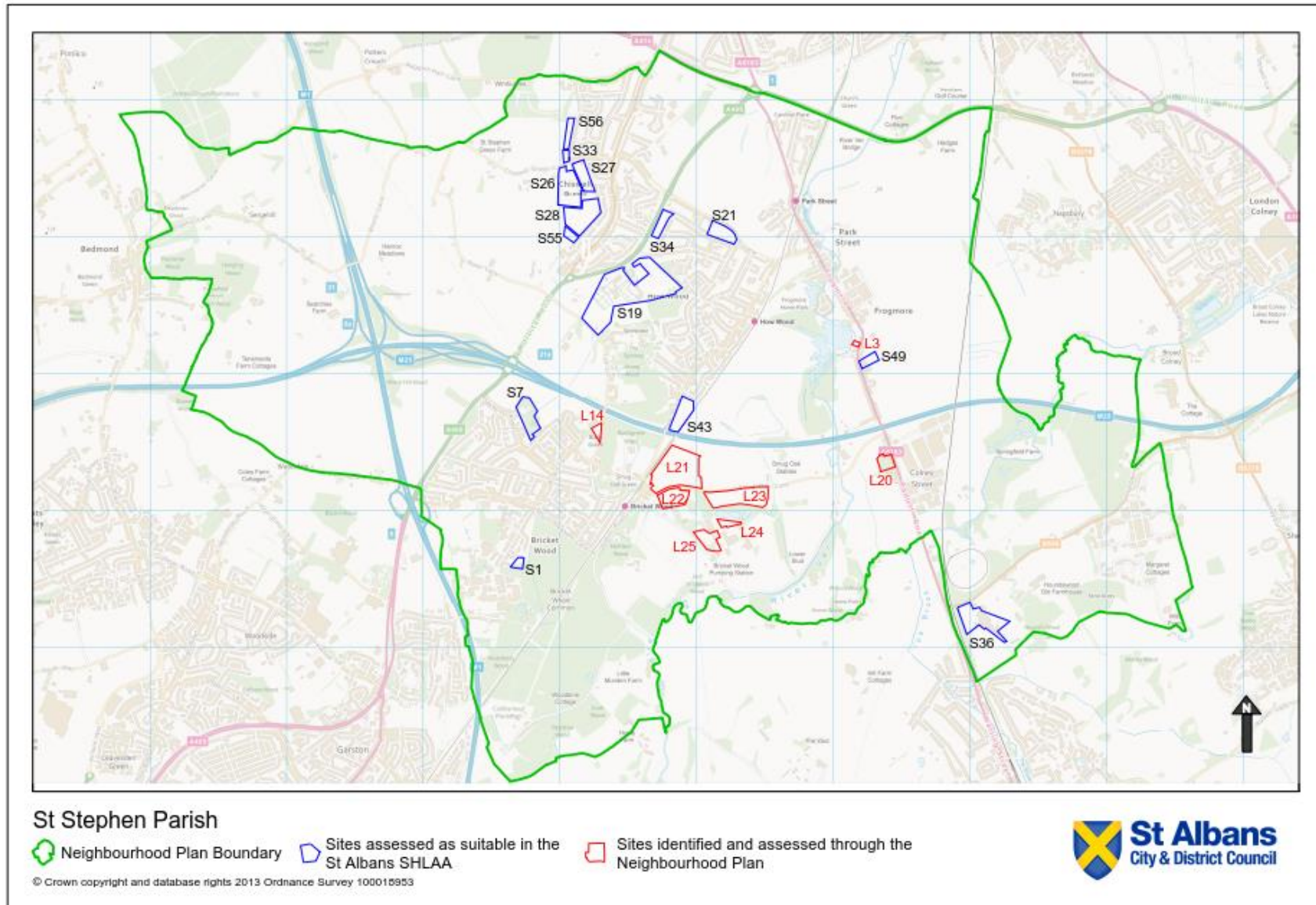


Figure 4: All sites considered through the Site Assessment

4. Summary of site appraisals

A number of sites were assessed to consider whether they would be appropriate for allocation in the St Stephen Neighbourhood Plan. These include sites that were submitted through St Alban District Council's Local Plan Strategic Housing Land Availability Assessment (Sites prefixed S) and found to be suitable, available and viable for development; and through St Stephen Neighbourhood Plan 'Call for Sites' (Sites prefixed L).

Table 4 sets out a summary of the site assessments. This includes the SHLAA conclusion regarding each SHLAA site's 'developability' and the conclusions of the Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating crucially whether the site is appropriate for proposing for allocation under Local Plan policy DLP 12. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

The summary table shows that of the SHLAA sites, five sites (S1, S7, S34, S43 and L3) are appropriate to be proposed for allocation through the Neighbourhood Plan, under Policy DLP 12 of the draft Local Plan. One of the SHLAA sites has been assessed as suitable in the SHLAA but is considered to have significant constraints in the Neighbourhood Plan assessment (S55). Five sites are not appropriate as they are too large to be considered a 'neighbourhood level' development (S26, 27, 28, 33, 56), i.e. currently 30 homes in the draft Local Plan policy DLP 12 (although there is some flexibility in this figure and could be slightly more).

One site is over the threshold of what would be considered 'neighbourhood level' development under DLP 12 but because of its potential to offer community benefits it has been recommended that this site is discussed with SADC to better understand the flexibility within the local plan policy.

Of the sites submitted through the call for sites (prefixed L), a number of these were duplicates of SHLAA sites so were not assessed individually to avoid repeating SHLAA assessments. Of the remaining sites, one site (L3) was considered to be suitable as a site allocation under Local Plan policy DLP 12. One site (LP20) is potentially suitable but considered to be less sustainable. One site (L14) is considered to be unsuitable for development, and the collection of sites making up L21-25 are being promoted as one site and as such would not be considered a 'neighbourhood level' site (currently 30 dwellings with some flexibility).

These summaries should be read alongside the completed pro-forma presented in **Appendix A**.

Table 4: Site Assessment Summary Table

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
S1	Land to rear of Nos.45 to 75 Bucknalls Drive, Bricket Wood	Green Belt	SHLAA 2009 and 2016 Update	1.51	25	<p>This site can be given further consideration for housing development. 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> <p>Site put forward by an agent on behalf of the owner.</p> <p>After due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Bricket Wood, there is a reasonable prospect that housing will be developed on the site.</p>	<p>This site has been assessed as suitable and available for development in the 2016 SHLAA.</p> <p>It would therefore be an appropriate site for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p>
S7	Land at Five Acres Country Club, Bricket Wood	Green Belt	SHLAA 2009 and 2016 Update	2.73	6	<p>Site should be given further consideration for housing development. Permanent and temporary structures have been introduced over the years, which have changed the overall sense of rurality in this</p>	<p>This site has been assessed as suitable and available for a limited amount of development in the 2016 SHLAA.</p>

⁷ Development capacity figure for SHLAA sites (with the S prefix) taken from SHLAA. Capacity figures for sites with the L prefix taken either from the landowners estimate or an estimate of between 30 and 45 dwellings per hectare.

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>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. 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> <p>There have been numerous previous housing applications and further correspondence from the owner indicating high ongoing interest in residential development.</p> <p>After due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Bricket Wood, there a reasonable prospect that housing will be developed on the site. Part of the site is considered as previously developed land.</p>	<p>Any development would need to be limited to the part of the site without Tree Preservation Orders (20%)</p> <p>It would therefore be an appropriate site (adjusted to remove the area covered by Tree Preservation Orders) for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p>
S19	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries, North Orbital Road, How Wood	PDL/GF	St Albans SHLAA 2016	15.5	70	<p>Development of the entire site would be visually intrusive and result in encroachment into the surrounding countryside, which is rural in nature.</p> <p>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>It could become achievable either after due consideration through the LDF process, given that the site is considered as in some parts previously developed land the site's location in the Green Belt, on the edge of the specified settlement of How Wood, or possibly from an ad hoc application, based upon some limited potential for replacing all or most of the existing uses in the northern part of the site with residential development.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<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 of 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> <p>Proposed by landowner via agent.</p>	<p>Limited residential development broadly along the lines envisaged above and below is believed to be supported by the landowner, as well as the original proposal for complete redevelopment of the entire site.</p> <p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would be 30. This site is over this threshold and therefore would not be supported by SADC.</p>
S21	Park Street Baptist Church/ land between Tippendell Lane and Orchard Drive, How Wood	Green Belt	SHLAA 2009 and 2016 Update	2.3	55	<p>Site should be given further consideration for housing development. Park Street Baptist Church occupies the south eastern corner of the site, whilst the remainder is green space.</p> <p>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</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA. Policy DLP 12 of the Draft Strategic Local Plan 2011-2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would normally be 30 (although there is some flexibility, providing the site can be considered to be 'neighbourhood level' housing. This site is considered to be above the threshold.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>to mitigate any visual impact of development.</p> <p>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> <p>Site put forward by an agent on behalf of the owner.</p> <p>After due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of How Wood, there is a reasonable prospect that housing will be developed on the site.</p>	<p>However as it has the potential to provide community benefits and is supported by the community it is recommended that the site is discussed with SADC to better understand the flexibility within this policy in terms of size of site.</p>
S26	Chiswell Green Farm (Parcel A) Chiswell Green Lane	Green Belt	SHLAA 2009 and 2016 Update	2.54	80	<p>This site forms part of the Strategic Sub-Area (SA-S8 - Enclosed land at Chiswell Green Lane at Chiswell Green), taken from SKM's Green Belt Review Purposes Assessment (2013) (Council appointed consultants).</p> <p>SA-S8 is an area within an overall strategic land parcel GB25. SKM Green Belt Review report states,</p> <p>" The overall contribution of GB25 towards Green Belt purposes is:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas – limited or no • To prevent neighbouring towns from merging – partial • To assist in safeguarding the countryside from encroachment - significant • To preserve the setting and special 	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would be 30. This site is over this threshold and therefore would not be supported by SADC.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>character of historic towns – partial</p> <ul style="list-style-type: none"> To maintain existing settlement pattern – significant <p>The enclosed land at Chiswell Green Lane at Chiswell Green is recommended for further assessment as a strategic sub-area (SA-S8). In light of the function of the strategic parcel, the sub-area identified on pasture land at Chiswell Green Lane displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west.</p> <p>This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider countryside and surroundings.</p> <p>At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the land makes a limited or no contribution towards all Green Belt purposes.”</p>	
S27	Chiswell Green Farm (Parcel B) Chiswell Green Lane	Green Belt	SHLAA 2009 and 2016 Update	5.31	185	<p>This site forms part of the Strategic Sub-Area (SA-S8 - Enclosed land at Chiswell Green Lane at Chiswell Green), taken from SKM's Green Belt Review Purposes Assessment (2013) (Council appointed consultants). SA-S8 is an area within an</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>overall strategic land parcel GB25. SKM Green Belt Review report states, “ The overall contribution of GB25 towards Green Belt purposes is:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas – limited or no • To prevent neighbouring towns from merging – partial • To assist in safeguarding the countryside from encroachment - significant • To preserve the setting and special character of historic towns – partial • To maintain existing settlement pattern - significant <p>The enclosed land at Chiswell Green Lane at Chiswell Green is recommended for further assessment as a strategic sub-area (SA-S8). In light of the function of the strategic parcel, the sub-area identified on pasture land at Chiswell Green Lane displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west.</p> <p>This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider countryside and</p>	<p>(Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would be 30. This site is over this threshold and therefore would not be supported by SADC.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>surroundings.</p> <p>At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the land makes a limited or no contribution towards all Green Belt purposes.”</p>	
S28	Adjoining Long Fallow/Forge End, Chiswell Green	Green Belt	SHLAA 2009 and 2016 Update	6.13	200	<p>Chiswell Green Lane at Chiswell Green), taken from SKM’s Green Belt Review Purposes Assessment (2013) (Council appointed consultants). SA-S8 is an area within an overall strategic land parcel GB25.</p> <p>SKM Green Belt Review report states the overall contribution of GB25 towards Green Belt purposes is:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas – limited or no • To prevent neighbouring towns from merging – partial • To assist in safeguarding the countryside from encroachment - significant • To preserve the setting and special character of historic towns – partial • To maintain existing settlement pattern - significant <p>The enclosed land at Chiswell Green Lane at Chiswell Green is recommended for further assessment as a strategic sub-area (SA-S8). In light of the function of the strategic parcel, the sub-area identified on pasture land at Chiswell Green Lane</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would be 30. This site is well over this threshold and therefore would not be supported by SADC.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west.</p> <p>This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider countryside and surroundings.</p> <p>At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the land makes a limited or no contribution towards all Green Belt purposes.”</p> <p>In view of the above circumstances, this site would be further assessed for potential housing development.</p>	
S33	Land west of The Croft and Cherry Hill, Chiswell Green	Green Belt	SHLAA 2009 and 2016 Update	2.1	60	<p>Site should be given further consideration for housing. 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</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would be 30. This site is</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>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> <p>Site put forward by an agent on behalf of the owner.</p> <p>After due consideration through the LDF process, given the site's location in the Green Belt, on the edge of the specified settlement of Chiswell Green, there is a reasonable prospect that housing will be developed on the site. Any development potential needs to be considered in the context of the cumulative impacts on infrastructure in the area, in the light of current developments in the immediate area.</p>	over this threshold and therefore would not be supported by SADC.
S34	Land at Orchard Drive, How Wood	Green Belt	SHLAA 2009 and 2016 Update	1.34	30	<p>Site should be given further consideration for housing.</p> <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>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>It would therefore be an appropriate site for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<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> <p>Site put forward by an agent on behalf of the owner.</p> <p>After due consideration through the LDF process, as a large site of previously developed land in the Green Belt, on the edge of the specified settlement of How Wood, there is a reasonable prospect that housing will be developed on the site.</p>	be implemented through a Green Belt boundary change in a future review of the Local Plan.
S36	Harper Lodge Farm, Harper Lane, Radlett, WD7 7 HH	Green Belt	SHLAA 2009 and 2016 Update	4.2	30	<p>Site should be given further consideration for housing. 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, development industrial, warehousing,</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However, there are a number of issues including poor public transport linkages, narrow road access and proximity to a hazardous installation which would need to be resolved.</p> <p>The site is also an active employment site and development of the site would</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>stables and contractors' yards. It lies on the edge of Area NS6 – Notifiable Sites (Hazardous Installations).</p> <p>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.</p> <p>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> <p>Site put forward by an agent on behalf of the owner.</p> <p>After due consideration through the LDF process, as a large site of previously developed land in the Green Belt, there is a reasonable prospect that housing will be developed on the site.</p>	<p>have to be balanced against loss of an employment use (a decision which would need to be made by SADC)</p> <p>It would therefore be an appropriate site for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p>
S43	Land south of How Wood	Green Belt	SHLAA 2009 and 2016 Update	2.3	30	Site should be given further consideration for housing. Development on all of this	This site has been assessed as potentially suitable and available for

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
	adjacent to Park Street Lane, railway line and M25					<p>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> <p>Site put forward by an agent on behalf of the owner in the past and is believed to still have an active interest in pursuing development on this site.</p> <p>After due consideration through the LDF process, as a large site of previously developed land in the Green Belt, on the edge of the specified settlement of How Wood.</p> <p>Opportunities for a carbon-offset scheme through tree planting may be possible.</p>	<p>development in the 2016 SHLAA.</p> <p>It would therefore be an appropriate site for the NP to put forward as a proposal for housing, under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
S49	37-47 Radlett Road, Frogmore (Toyota Showroom)	Green Belt Settlement Envelope	SHLAA 2009 and 2016 Update	0.71	25	<p>Site should be given further consideration for housing. Site comprises car showroom and associated car parking. No known constraints. Residential acceptable in principle. (Larger site than previously accepted in principle).</p> <p>Site proposed by landowner via solicitor. After due consideration through the LDF process, as a large site of previously developed land in the Green Belt, in the settlement of Radlett Road/Frogmore.</p>	<p>Although currently an employment site, this site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>It also falls within a Green Belt Settlement Envelope (Policy DLP1) under which means it could be allocated in the Neighbourhood Plan for development of up to 10 units.</p> <p>However it could be put forward as a proposal for development under Policy DLP 12 of the Draft Strategic Local Plan 2011-2031.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by St Albans DC, the neighbourhood plan proposal would be implemented through a Green Belt boundary change in a future review of the Local Plan.</p>
S55	Noke Side, Chiswell Green, St Albans	Green Belt	SHLAA 2009 and 2016 Update	1.06	25	<p>Site should be given further consideration for housing. This site forms part of the Strategic Sub-Area (SA-S8 - Enclosed land at Chiswell Green Lane at Chiswell Green), taken from SKM's Green Belt Review Purposes Assessment (2013) (Council appointed consultants).</p> <p>SA-S8 is an area within an overall strategic land parcel GB25.</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would normally be 30</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						<p>SKM Green Belt Review report states, “The overall contribution of GB25 towards Green Belt purposes is :</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas – limited or no • To prevent neighbouring towns from merging – partial • To assist in safeguarding the countryside from encroachment - significant • To preserve the setting and special character of historic towns – partial • To maintain existing settlement pattern - significant <p>The enclosed land at Chiswell Green Lane at Chiswell Green is recommended for further assessment as a strategic sub-area (SA-S8). In light of the function of the strategic parcel, the sub-area identified on pasture land at Chiswell Green Lane displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west.</p> <p>This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider countryside and surroundings.</p> <p>At the strategic level, a reduction in the</p>	<p>dwellings. However this is a draft policy and there is likely to be flexibility to allow sites of over 30 dwellings provided they can be considered ‘neighbourhood level’ development.</p> <p>This site is therefore within the likely threshold, however as it is within an overall strategic land parcel it would not be appropriate to allocate this site alone in the Neighbourhood Plan and it is therefore advised not considered to be appropriate proposal for the Neighbourhood Plan.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
						size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the land makes a limited or no contribution towards all Green Belt purposes.”	
S56	Land at Cherry Hill Chiswell Green, St Albans	Green Belt	SHLAA 2009 and 2016 Update	1.3	This site would be further assessed for potential housing development. Part site only. 52 (at 40dph)	<p>Site should be given further consideration for housing.</p> <p>Chiswell Green Lane at Chiswell Green), taken from SKM’s Green Belt Review Purposes Assessment (2013) (Council appointed consultants). SA-S8 is an area within an overall strategic land parcel GB25.</p> <p>SKM Green Belt Review Report states the overall contribution of GB25 towards Green Belt purposes is:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built-up areas – limited or no • To prevent neighbouring towns from merging – partial • To assist in safeguarding the countryside from encroachment - significant • To preserve the setting and special character of historic towns – partial • To maintain existing settlement pattern - significant <p>This area may, subject to scale of development, offer opportunities to develop with limited impact on the Green Belt.</p>	<p>This site has been assessed as potentially suitable and available for development in the 2016 SHLAA.</p> <p>However Policy DLP 12 of the Draft Strategic Local Plan 2011 -2031 (Neighbourhood Level Housing Development in the Green Belt) states that the maximum number of houses to come forward through a neighbourhood planning site allocation would be 30. This site is over this threshold and therefore would not be supported by SADC.</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
L3	Land adjacent to No.2 Radlett Road, Frogmore; Land Between 2 & 16 Radlett Road Frogmore St Albans Hertfordshire	Green Belt	St Stephen Neighbourhood Plan Call for Sites, March 2017	0.15	1-3 proposed by Landowner	N/A	<p>Site is suitable and available for a small amount of residential development.</p> <p>The site is within the greenbelt and outside the Green Belt Settlement Envelope (emerging policy DLP 1 and adopted Policy 2 Settlement Strategy SS.5), and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>However, it can be identified as a site proposed for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>The site shares a boundary with the River Ver, and the western edge of the site located within Flood Zone 3. Site is reasonably well located with respect to community facilities and services.</p>
L14	Garden off Lye Lane, Bricket Wood; Land on the west side of Lye Lane Bricket Wood	Green Belt	St Stephen Neighbourhood Plan Call for Sites, March 2017	0.6	18 – 24	N/A	<p>The site is not within an established area of housing and despite being opposite a row of static or mobile homes development here would not relate well to the surrounding area. It is very close to the M25 which would allow only a limited buffer between the road and residential use.</p> <p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan (although could be promoted under Local Plan Policy DLP12).</p>

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
							The southern tip of the site is designated as broadleaved Forest in the National Forest Inventory. This latter designation is however non-statutory.
L20	Winslo Stables Winslo House, 200 Radlett Road, Colney Street	Green Belt	St Stephen Neighbourhood Plan Call for Sites, March 2017	1.22	11-15 promoted by Landowner	N/A	<p>Site is potentially suitable for a small amount of residential development, however it is remote from local facilities and services.</p> <p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>However, it can be identified as a site proposed for release from green belt in the NP under Local Plan Policy DLP12. Removal of the site from the green belt would not harm the purposes of the green belt.</p> <p>The western half of the site is designated as Priority Habitat Inventory - Deciduous Woodland, and broadleaved Forest in the National Forest Inventory. This designation is however non-statutory, but may reduce the developable area of the site.</p>
L21	Land north of Smug Oak Lane	Green Belt	Submitted by Agent to St. Stephen Parish Council	8.86	260	N/A	These sites, in individual parcels, are being promoted as one site by the same landowner, and as such they

Site Ref.	Location	Site type (Greenbelt/Greenfield/Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings) ⁷	SHLAA Conclusion	Neighbourhood Plan Site Assessment
L22	Land to the South of Smug Oak Lane and to the northwest of Bricket Wood Management Training Centre	Green Belt	Submitted by Agent to St. Stephen Parish Council	2.5	75		would exceed the size of site that could be considered to be 'neighbourhood level' development and therefore appropriate for proposing for development under Local Plan policy DLP 12.
L23	Land to the South of Smug Oak Lane and to the north of Bricket Wood Management Training Centre	Green Belt	Submitted by Agent to St. Stephen Parish Council	5.8	174		The sites have been assessed individually in detail. See Appendix 1 pro-formas which highlights the opportunities and constraints associated with each parcel.
L24	Land to the north of Bricket Wood Management Training Centre	Green Belt	Submitted by Agent to St. Stephen Parish Council	1.1	33		
L25	Land to the west of Bricket Wood Management Training Centre	Green Belt	Submitted by Agent to St. Stephen Parish Council	1.8	54		

5. Conclusions

5.1 Site Assessment conclusions

In all, 22 sites were assessed to consider whether they would be appropriate for allocation in the St Stephen Neighbourhood Plan. These include sites that were submitted through St Alban District Council's Local Plan Strategic Housing Land Availability Assessment (Sites prefixed S) and found to be suitable, available and viable for development; and through St Stephen Neighbourhood Plan 'Call for Sites' (Sites prefixed L).

Table 4 sets out a summary of the site assessments. This includes the SHLAA conclusion regarding each SHLAA site's 'developability' and the conclusions of the Neighbourhood Plan site assessment.

The summary table shows that of the SHLAA sites, five sites are appropriate to be proposed for allocation through the Neighbourhood Plan under Policy DLP 12 of the draft Local Plan. One of the SHLAA sites has been assessed as suitable in the SHLAA but is considered to have significant constraints in the Neighbourhood Plan assessment. Seven sites are not appropriate as they are too large to be considered a 'neighbourhood level' development which is currently 30 homes in the draft Local Plan policy DLP 12 (although there is some flexibility in this figure and could be slightly more).

Of the sites submitted through the call for sites (prefixed L), a number of these were duplicates of SHLAA sites so were not assessed individually to avoid repeating work. Of the remaining sites, one site (L3) was considered to be suitable as a site allocation under Local Plan policy DLP 12. One site (LP20) is potentially suitable but considered to be less sustainable. One site (L14) is considered to be unsuitable for development, and the collection of sites making up L21-25 are being promoted as one site and as such would not be considered a 'neighbourhood level' site (currently 30 dwellings with some flexibility).

The site assessment therefore shows that there are six sites that are suitable for proposing for housing under Local Plan policy DLP 12. These sites are all considered to be 'neighbourhood level' housing as all have a capacity of 30 or under. In total, the six sites could provide approximately 119 homes.

It is noted that there are no sites proposed within the urban areas (non green belt). This is something the group may consider exploring. Suitable urban sites can come forward through neighbourhood plans, which would not be subject to the size thresholds set by Policy DLP12. It is advised that the Steering Group considers if there are any additional sites in these locations which could be suitable for development.

St Stephen Neighbourhood Plan area as with all the other Parish Councils in the District have not been given a housing figure to meet. The Parishes are however encouraged to take this opportunity to allocate housing sites. It is worth noting the examiner's report for Wantage Neighbourhood Plan (<http://www.whitehorsedc.gov.uk/sites/default/files/Wantage%20NP%20Report%20Final%2030.7.16.pdf>) which in paragraph 4.1 indicates that a plan which allocates no land for housing could potentially fail to meet the Basic Condition of promoting sustainability.

5.2 Viability

If site allocations are included in the plan, it is recommended that the Steering Group discuss site viability with St Albans District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

5.3 Next steps

It is recommended that the advice contained in this report is used to help the Steering Group to select sites proposed for allocation in the Neighbourhood Plan on the basis of:

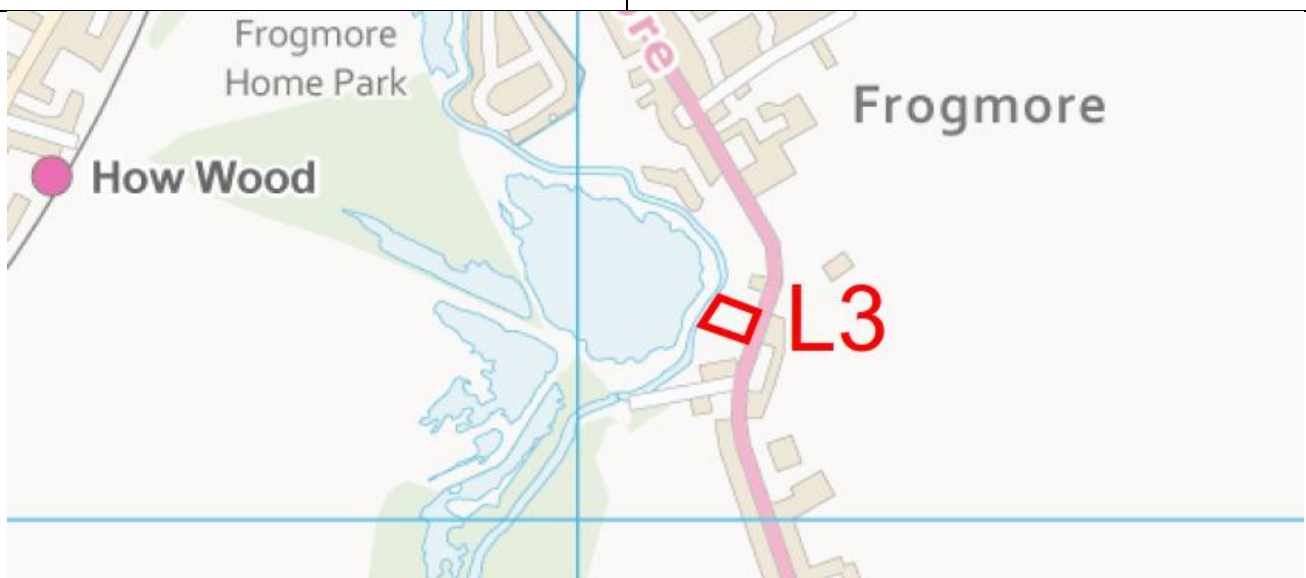
- The findings of this site assessment;
- Local criteria as shown on the site pro-forma;
- Discussions with St Albans District Council;
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions; and,
- The extent to which the sites support the Vision and Objectives for the Neighbourhood Plan.

Appendix A Completed site appraisal pro-formas

1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L3
Site Address (or brief description of broad location)	Land adjacent to No.2 Radlett Road, Frogmore; Land Between 2 & 16 Radlett Road Frogmore St Albans Hertfordshire
Current use	Vacant parcel of land
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	0.15
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	St Stephen Neighbourhood Plan Call for Sites, March 2017
Proposed use	landowner has proposed development of 1-3 units



Context

<p>Surrounding land uses (see examples- Appendix 1)</p>	<ul style="list-style-type: none"> • Former Contractors Yard & Detached House to the south; • Radlett Road, residential and commercial uses further south; • Nos 1 to 31 residential dwellings on Radlett Road are located to the east; • A detached house and garden, the River House, is located to the north; and • River Ver and Frogmore Lake are located adjacent to the rear boundary of the Site to the west. 			
<p>Site boundaries (see examples- Appendix 1)</p>	<ul style="list-style-type: none"> • There is mature tree and hedge growth to the Radlett Road frontage to the east which extends to the common boundary with No 2 Radlett Road (The River House) to the north and to the rear site boundary to the west. • The southern side boundary is open but includes a line of trees. • The River Ver shares a boundary to the east. 			
<p>Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>				
<p>Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)</p>	<p>No</p>			
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations</p>	<p>An outline application was lodged on 02/03/2017 for the erection of a single detached, 2-storey 5-bedroom dwelling with a detached double garage (Ref. 5/2017/0564). Application Withdrawn</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
<p>Is the site within the existing built up area of the settlement?</p>	<p>No</p>
<p>How would development of this site relate to the surrounding uses? Would it be compatible?</p>	<p>Development would relate well to surrounding uses, with residential on both sides. Site is adjacent to the Frogmore Green Belt Settlement Envelope.</p>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Current access is overgrown, but there is potential to reopen adequate access directly from Radlett Road. Site can also be accessed from 2 Radlett Road, former Contractors Yard & Detached House to the south.</p>
<p>Is the site accessible from the highway network?</p>	<p>Site is potentially accessible from Radlett Rd. (A5183). Site is 2km from the North Orbital Rd. and A414, and approx. 6km from the M1.</p>

Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	
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Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
What is the distance from the edge of the site to a water course, i.e. river boundaries, ponds and lakes	<400m	
Site of Geological Importance	No	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Unknown	Site could potentially be home to protected species as has mature trees and is close to watercourses.
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?	Landscape has medium sensitivity to development;	
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	>800m	The AQMA's are located close to the M25, close to the M1 and in a congested central road in St Albans

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is adjacent to a conservation area	Site is less than 100m from the Park Street Conservation Area
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or within the setting of a listed building	Site is within 200m of Listed Building
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	<400m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	
School(s)	>800m	Park Street Primary School 810m from site.
Open Space / recreation facilities	<400m	Informal open space off Hyde Lane, and around Frogmor Lake and River Ver.
Public Rights of Way including bridleways	<400m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	

Cycle route	<400m	
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Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3 Zone 1	The Majority of the Site is within Flood Zone 1, with the western section adjacent to the River Ver located within Flood Zone 3	
Are there any Tree Preservation Orders on the site?	Unknown	What impact would the development have on trees and hedgerows both on and bordering the site? Development has potential to have impact on trees and hedgerows bordering the site, which may also be retained to enhance the proposed development.	
Other habitat/green space; What impact would the development have on the site's habitats and biodiversity?	No. Site is in close proximity to a riverine, woodland and Deciduous Woodland habitat	Ecology survey not carried out.	
Public Right of Way	No		
Site with social or community value (provide details)	No		
Impact on existing sporting or recreation facilities	No		
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	There is minimal background traffic noise coming from the M25.		
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No	Site is adjacent to built-up area of the Frogmore Green Belt Settlement Envelope. Site is surrounded on three sides by urban development.	
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No		
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No		
Existing Green Belt boundary is well defined	No		
Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Yes		
Is the site affected by any of the following?	Yes	No	Comments

Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site is open and slopes gently downwards from the Radlett Road frontage.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	No. Views from the River Ver PROW may be impacted by development, however this impact would be minimal as this stretch of river has existing low to medium residential development.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	Gap between settlement site adjoins and nearest settlement over 2km
Development of the site would affect land that is presently rural rather than urban in nature	No. Site is a vacant parcel of land surrounded by an urban environment
Development would result in unrestricted sprawl of large built up areas.	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No
Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in encroachment into open countryside.	No
Development would be visually intrusive from the surrounding countryside	No
Development would affect the setting and special character of the settlement	No

Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10 years
Any other comments?	Site could be brought forward with site directly to the south of the subject site, the former Contractors Yard & Detached House, as site is under the same ownership. Site has potential to be removed from the Green Belt in accordance with Policy DLP 12 - Neighbourhood Level Housing Development in the Green Belt, whereby the neighbourhood plan proposal will be implemented through a Green Belt boundary change in future review of the SLP/DLP.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	L3
	Please tick a box
The site is appropriate as an allocation in the NP (or to be put forward as a future allocation under policy DLP 12)	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>

The site has significant constraints	<input type="checkbox"/>
The site is not appropriate as an allocation in the NP	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	2-4
Estimated development timeframe:	6-10 years
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and outside the Green Belt Settlement Envelope (emerging policy DLP 1 and adopted Policy 2 Settlement Strategy SS.5), and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>However, it can be identified as a site proposed for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>Site shares a boundary with the River Ver, and the western edge of the site located within Flood Zone 3. Site is moderately located with respect to community facilities and services.</p>

1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L14
Site Address (or brief description of broad location)	Garden off Lye Lane, Bricket Wood; Land on the west side of Lye Lane Bricket Wood St. Albans Hertfordshire AL2 3TW
Current use	Front Garden
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	0.6
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	St Stephen Neighbourhood Plan Call for Sites, March 2017
Proposed use	Residential development



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> • Wooded open space to the eastern side of Lye Lane and south of the site; • Detached residential dwellings and caravan site to the north and west with public highways surrounding to the east and north and private residential road to the south; • M25 London Orbital Motorway is located further north; • Black Green Recreation Ground is located to the southwest; • Larger Residential area is located further west. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> • A mature tree boundary surrounds the site 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	Permission refused for a bungalow in 1977.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary, and within the Metropolitan Green Belt. Site is in close proximity to the Green Belt Settlement of Bricket Wood, but not directly adjacent to the settlement boundary
How would development of this site relate to the surrounding uses? Would it be compatible?	Development would relate well to surrounding residential uses, however is also in wooded area
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Potential access is not adequate off Lye Lane. Laneway in poor condition, however there is potential to improve access.
Is the site accessible from the highway network?	Site is potentially accessible from laneway off Lye Lane, 1.2km from the A405 North Orbital Road, and less than 2km from the M25.

Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	
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Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
What is the distance from the edge of the site to a water course, i.e. river boundaries, ponds and lakes	>800m	
Site of Geological Importance	No	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Unknown	Site could potentially be home to protected species as has mature trees and is close to watercourse. Site is an overgrown garden and is likely to have ecological sensitivities around habitats.
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?	Landscape has medium sensitivity to development;	Site is within wider wooded area.
Green spaces identified for protection in the Green Spaces Strategy	<400m	Site located adjacent to a natural and semi-natural green space (located on the western side of Lye Lane) and Black Green Recreation Ground (Amenity Green Space). Site is also within the greenbelt which is protected green space. There are no high value natural green spaces not located in Green Belt. There are however high value natural green spaces in Park Street and St Stephen which are located on the edge of

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

		settlements including Frogmore Lakes, How Wood, Birch Wood, Bricket Wood Common and Broadacre Woodland.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	>800m	The AQMA's are located close to the M25, close to the M1 and in a congested central road in St Albans

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or within the setting of a listed building	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	

School(s)	>800m	
Open Space / recreation facilities	<400m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	<400m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site?	Unknown	What impact would the development have on trees and hedgerows both on and bordering the site? Development has potential to have impact on trees and hedgerows bordering the site, which may also be retained to enhance the proposed development.
Other habitat/green space What impact would the development have on the site's habitats and biodiversity?	The southern tip of the site is designated as broadleaved Forest in the National Forest Inventory. Site is in close proximity to Ancient Woodland, Priority Habitat Inventory - Deciduous Woodland, and Broadleaved Forest (located on the eastern side of Lye lane). Site shares a boundary to the south with a tree line of Priority Habitat Inventory - Deciduous Woodland and Broadleaved Forest.	Ecology survey not carried out.
Public Right of Way	No	
Site with social or community value (provide details)	No	
Impact on existing sporting or recreation facilities	No	
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Development is likely to be affected by noise due to proximity to M25	.Site is adjacent to the M25, where there was a significant volume of noise noted on site visit.
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes	Development would have to enhance the natural environment of the site, as site is adjacent to woodland.
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	

Removal of the site from the Green Belt would create additional development pressure on adjoining land	No		
Existing Green Belt boundary is well defined	No		
Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps		
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	There are no major views from the surrounding area. The site boundary contains a screen of mature and semi-mature trees.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	No
Development of the site would affect land that is presently rural rather than urban in nature	Site is a garden for a residential dwelling, however green field site isn't directly connected to the dwelling.
Development would result in unrestricted sprawl of large built up areas.	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No

Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in encroachment into open countryside.	No
Development would be visually intrusive from the surrounding countryside	Unknown
Development would affect the setting and special character of Bricket Wood	No
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	<p>The site was located within a Landscape Development Area (see Policy 105 Landscape Development and Improvement of the adopted District Local Plan Review 1994), however this policy was not saved in 2009.</p> <p>The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).</p>

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10 years
Any other comments?	Landowner intends to promote site for development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:

DE/064

Please tick a box

The site is appropriate as an allocation in the NP	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate as an allocation in the NP	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	18
Estimated development timeframe:	6-10
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>However, it can be identified as a site proposed for release from green belt in the NP under Local Plan Policy DLP12. Site is located on the urban edge, whereby brownfield land to the north and west (apparently unplanned area of mobile homes mixed with some permanent homes) would also have to be removed from the green belt in order for the site to be developed.</p> <p>Site is very close to M25 and potential residents are likely to suffer from noise pollution. The southern tip of the site is designated as broadleaved Forest in the National Forest Inventory. This latter designation is however non-statutory. The site is moderately located with respect to community services and facilities.</p>

1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L20
Site Address (or brief description of broad location)	Winslo Stables Winslo House, 200 Radlett Road, Colney Street, St Albans AL2 2EN
Current use	Equestrian stables and dwelling
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	1.22
SHLAA site reference (if applicable)	N/A
Ownership details:	Private ownership
Method of site identification (e.g. proposed by landowner etc)	St Stephen Neighbourhood Plan Call for Sites, March 2017
Proposed Uses	Residential



Context

<p>Surrounding land uses (see examples- Appendix 1)</p>	<ul style="list-style-type: none"> • Ventura Commercial Park (Colney Street Industrial Estate which contains distribution centres) is located directly east of the subject site across the A5183; • To the south of the site is a detached dwelling located within a large curtilage with several other properties further to then south; • There is a large detached residential dwelling located within a large plot to the north of the site; and • Agricultural land is located to the west. 			
<p>Site boundaries (see examples- Appendix 1)</p>	<ul style="list-style-type: none"> • The site is bounded to the east by Radlett Road, behind a high brick wall that lines the perimeter. • The other boundaries of the site are generally formed by mature trees and hedgerows. 			
<p>Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input checked="" type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>	<p>Western half of site is woodland and open space, eastern edge is brownfield</p>			
<p>Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)</p>	<p>No</p>			
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations</p>	<p>5/2000/1019 – Erection of a replacement storage building. Refused. 5/2001/1271 – Conservatory. Approved. 5/2009/0632 – Certificate of Lawfulness (existing) for the stationing of two caravans for living accommodation. Withdrawn. 5/2009/1861 – Certificate of Lawfulness (existing) for the stationing of two caravans for living accommodation. Approved. 5/2013/0831 – Conversion of metal workshop to dog grooming parlour (retrospective). Invalid. 5/2015/1254 – Part single, part two storey side extension, rear conservatory and orangery and two rear dormer windows and roof lights. Approved.</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

<p>Is the site within the existing built up area of the settlement?</p>	<p>No. Site is outside the town boundary, and within the Metropolitan Green Belt. Site is adjacent to the Colney Street Industrial Estate which is excluded from the Green belt.</p>
<p>How would development of this site relate to the surrounding uses? Would it be compatible?</p>	<p>Although the site is located directly opposite a DHL Supply Chain (B&Q) distribution centre on the A5183, which is very well screened, it is compatible for residential development as residential land is located on both sides (north and south).</p>
<p>Is the current access adequate for</p>	<p>Yes, there is potential for improvement of access.</p>

the proposed development? If not, is there potential for access to be provided?	
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is directly accessible from A5183 Radlett Rd, and 4.9km from the M25.

Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
What is the distance from the edge of the site to a water course, i.e. river boundaries, ponds and lakes	<400m	Site is 285m from the River Ver
Site of Geological Importance	No	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Yes	Site could potentially be home to protected species as has mature trees and is close to watercourses. The existing buildings and some mature trees on site are considered to have potential for roosting bats. The western part of the site was identified has having potential for Badger activity
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained);	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	>800m	The AQMA's are located close to the M25, close to the M1 and in a congested central road in St Albans

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or within the setting of a listed building	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	<400m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	
School(s)	>800m	

Open Space / recreation facilities	>800m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	400-800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site? Does the site have trees and hedgerows.	Unknown	What impact would the development have on trees and hedgerows both on and bordering the site? Development has potential to have impact on trees within the site, which may also be retained to enhance the proposed development.
Other habitat/green space	The western half of the site is designated as Priority Habitat Inventory - Deciduous Woodland, and broadleaved Forest in the National Forest Inventory.	Ecology survey not carried out.
Public Right of Way	No	
Site with social or community value (provide details)	No	
Impact on existing sporting or recreation facilities	No	
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	There is minimal background traffic noise coming from the M25.	.
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes	Development proposals would have to be sympathetic with the ecological sensitivities of the site. The habitat designation would reduce the developable area of the site.
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Yes	
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	
Existing Green Belt boundary is well defined	No	
Release of the site from the Green Belt would create a more clearly defined, robust	Perhaps	

long term boundary			
Is the site affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	No
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	No
Development of the site would affect land that is presently rural rather than urban in nature	Eastern part of the site is previously developed land The western part of the site is woodland
Development would result in unrestricted sprawl of large built up areas.	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No
Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in encroachment into open countryside.	No
Development would be visually intrusive from the surrounding	No

countryside	
Development would affect the setting and special character of St Albans	No
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site was located within a Landscape Development Area. (see Policy 105 Landscape Development and Improvement of the adopted District Local Plan Review 1994), however this policy was not saved in 2009. The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10 years
Any other comments?	Landowner intends to promote site for development with site - 11no. to 15no. dwellings		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

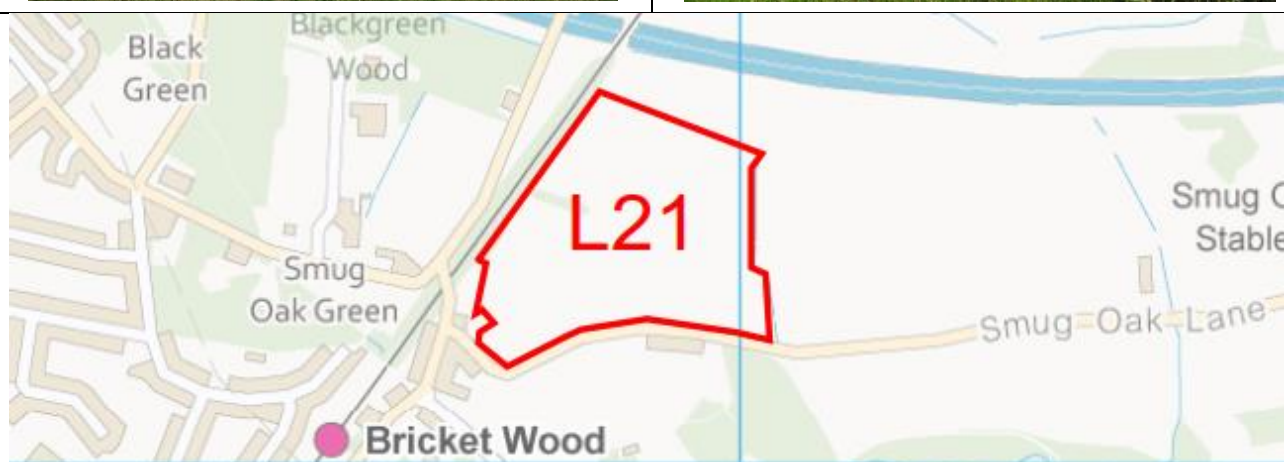
Conclusions	
Site name/number:	DE/064
Please tick a box	
The site is appropriate as an allocation in the NP	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>

The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate as an allocation in the NP	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	11 to 15 dwellings proposed by landowner.
Estimated development timeframe:	6-10 years
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>However, it can be identified as a site proposed for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>The western half of the site is designated as Priority Habitat Inventory - Deciduous Woodland, and broadleaved Forest in the National Forest Inventory. This designation is however non-statutory, but may reduce the developable area of the site.</p> <p>The site is surrounded by development to the north, east and south, however is poorly located with respect to community services and facilities. Site has potential to be allocated in the neighbourhood plan and removed from the green belt in accordance with 'Policy DLP 12 - Neighbourhood Level Housing Development in the Green Belt'. Removal of the site from the green belt would not harm the purposes of the green belt.</p>

1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L21
Site Address (or brief description of broad location)	Land north of Smug Oak Lane
Current use	Agricultural
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	8.86
SHLAA site reference (if applicable)	N/A
Ownership details:	ERLP 1 Sarl
Method of site identification (e.g. proposed by landowner etc)	Submitted by Agent to St. Stephen Parish Council
Proposed Uses	Residential



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> • Farmland in equestrian use and M25 to the north; • Farmland in equestrian use; • Smug Oak Lane, agricultural land, residential properties and urban edge of Bricket Wood to the south and southwest; and • Rail line, wooded area along rail line embankment, allotments and Park St. Lane located to the west. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> • Treeline and hedgerow surrounds the site, with fencing on the southern boundary. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	5/2015/1925 Construction of agricultural barn for the storage of hay Current Application Status: Approved 5/2013/0650 Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status: Approved			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary, and within the Metropolitan Green Belt. The site is in close proximity to the Green Belt Settlement boundary of Bricket Wood.
How would development of this site relate to the surrounding uses? Would it be compatible?	Site is on the urban edge and largely in open countryside. Adjacent to transport infrastructure (M25 and rail line).
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access is to agricultural fields and not currently adequate. There is potential to improve multiple access points to Smug Oak Lane.
Is the site accessible from the highway network?	Site is accessible from Smug Oak Lane, and 1.77km from the A5183.

Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	
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Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance ¹ (see appendix 2)	>800m	
Is the site within a SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
Site of Geological Importance	No	
Distance to sites designated as being of local importance ² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Unknown	Site could potentially be home to protected species as has mature trees and hedgerow
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?	Landscape has medium sensitivity to development;	
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	No	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites
² Local Nature Reserves, Sites of Nature Conservation Importance

Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or is within the setting of a listed building	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bricket Wood Train Station
School(s)	>800m	
Open Space / recreation facilities	400-800m	Smug Oak Green
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	<400m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
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Are there any Tree Preservation Orders on the site? Does the site have trees and hedgerows.	Unknown		What impact would the development have on trees and hedgerows both on and bordering the site? Development has potential to have impact on trees within the site, which may also be retained to enhance the proposed development.
Other habitat/green space What impact would the development have on the site's habitats and biodiversity?	No		
Public Right of Way	Yes		PROW on southern edge of site, however is outside the site boundary.
Site with social or community value (provide details)	No		
Impact on existing sporting or recreation facilities	No		
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Development is likely to be affected by noise due to proximity to M25 and Rail line		Development is adjacent to rail line and in close proximity to London Orbital Motorway (M25). The northern half of the site is impacted by noise from the M25
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No		Land is currently in use as agricultural grassland
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No		
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes		
Existing Green Belt boundary is well defined	No		
Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	unknown		
Is the site affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Western edge has powerlines running inside the site boundary. South western corner has powerlines running across the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Yes, there are views into, across and to the north of the site to the M25 and beyond from Smug Oak Lane from the south west boundary of the site. There are also views into the site from the public right of way on the southern edge of the site. Views are relatively contained both from outside and within the site.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	Gap between settlement site adjoins and nearest settlement less 2km
Development of the site would affect land that is presently rural rather than urban in nature	Yes
Development would result in unrestricted sprawl of large built up areas.	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No
Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in encroachment into open countryside.	No
Development would be visually intrusive from the surrounding countryside	No
Development would affect the setting and special character of Bricket Wood	No
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10 years
Any other comments?	Site is part of five parcels owned by same landowner which include L22, L23, L24 and L25 located south of Smug Oak Lane. A site further south, adjacent to L22 and L23 and owned by the same landowner recently received consent for residential development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

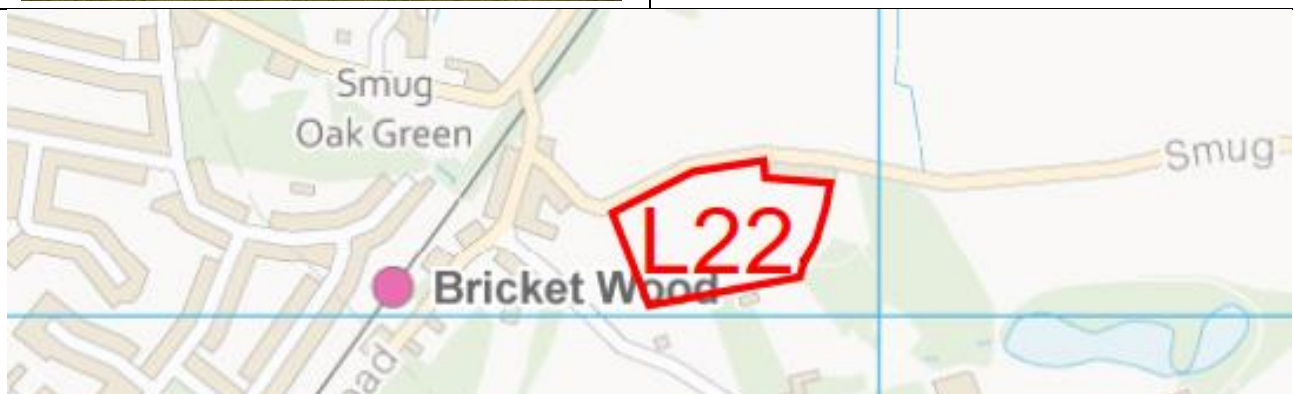
Conclusions	
Site name/number:	L21
Please tick a box	
The site is appropriate as an allocation in the NP	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate as an allocation in the NP	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	260
Estimated development timeframe:	6-10 years
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>It is also too large to be proposed as a 'neighbourhood level' site (approximately 30 units) for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>Site is on the urban edge and close to Bricket Wood train station, however is not in a close proximity to other services</p>

	<p>and facilities. The site is divided into two fields by a natural hedgerow, whereby it may potentially be more appropriate to bring forward the southwestern quadrant rather than the whole site due to noise issues.</p>
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1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L22
Site Address (or brief description of broad location)	Land to the South of Smug Oak Lane and to the northwest of Bricket Wood Management Training Centre
Current use	Agricultural and wooded area and parkland entrance to HSBC management training centre and Hanstead House
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	2.5
SHLAA site reference (if applicable)	329
Ownership details:	ERLP 1 Sarl
Method of site identification (e.g. proposed by landowner etc)	Submitted by Agent to St. Stephen Parish Council
Proposed Uses	Residential



Context				
Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> • Smug Oak Lane and agricultural land to the north, with a series of residential properties sharing a boundary to the northeast; • Wooded area to the east and south with HSBC management training centre and Hanstead House campus located further south – this site has received planning for residential development; and • Agricultural land and urban edge of Bricket Wood to the west. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> • Trees and hedgerow surround the site. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	5/2013/0650 Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status: Approved			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary, and within the Metropolitan Green Belt. Site is in close proximity to the Primary Residential Area of the Green Belt Settlement of Bricket Wood.
How would development of this site relate to the surrounding uses? Would it be compatible?	Site is on the urban edge but in open countryside. Site would be compatible with surroundings as there is housing on the site boundary. Planning consent was recently received for residential development on the former HSBC training centre south of the site.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Site access to Smug Oak lane is not adequate, however there is potential for improvement, with safety concerns a Highways issue. Site promoter states that site is to be accessed from the within the former HSBC management training centre and Hanstead House campus and main access connection via Smug Oak Lane.
Is the site accessible from the highway network?	Site is potentially accessible from Smug Oak Lane, and 1.75 km from the A5183.

Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	
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Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance ¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
Site of Geological Importance	No	
Distance to sites designated as being of local importance ² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Unknown	Site could potentially be home to protected species as has mature trees and hedgerow
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?	Landscape has medium sensitivity to development;	
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	No	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or is within the setting of a listed building	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bricket Wood Train Station
School(s)	>800m	
Open Space / recreation facilities	400-800m	Smug Oak Green
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
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Are there any Tree Preservation Orders on the site? Does the site have trees and hedgerows.	Unknown		What impact would the development have on trees and hedgerows both on and bordering the site? Development has potential to have impact on wooded area to south and east of the site.
Other habitat/green space What impact would the development have on the site's habitats and biodiversity?	No		
Public Right of Way	No		
Site with social or community value (provide details)	No		
Impact on existing sporting or recreation facilities	No		
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	There is minimal background traffic noise coming from the M25.		
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No		Land is currently in use as agricultural grassland, with southwestern boundary of the site is shared with area of woodland.
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No		
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes		
Existing Green Belt boundary is well defined	Yes		
Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No		
Is the site affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	No
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	Gap between settlement site adjoins and nearest settlement less 2km
Development of the site would affect land that is presently rural rather than urban in nature	Yes
Development would result in unrestricted sprawl of large built up areas.	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No
Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in encroachment into open countryside.	No
Development would be visually intrusive from the surrounding countryside	No
Development would affect the setting and special character of St Albans	No
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10
Any other comments?	Site is part of five parcels under same ownership, which include L21, L23, L24, and L25 located north of Smug Oak Lane and east and south of the site. A site further to the south east and owned by the same landowner, recently received consent for residential development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	L22
Please tick a box	
The site is appropriate as an allocation in the NP	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate as an allocation in the NP	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	75
Estimated development timeframe:	6-10
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>It is also too large to be proposed as a 'neighbourhood level' site (approximately 30 units) for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>Site is on the urban edge and close to Bricket Wood train station. Site however is not in a close location to services and</p>

	is removed from the Primary Residential Area of Bricket Wood. Site adjacent to subject site to the south has received consent for residential development.
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1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION	
Site Reference / name	L23
Site Address (or brief description of broad location)	Land to the South of Smug Oak Lane and to the north of Bricket Wood Management Training Centre
Current use	Agricultural, parkland entrance to HSBC management training centre and Hanstead House
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	5.8
SHLAA site reference (if applicable)	329
Ownership details:	ERLP 1 Sarl
Method of site identification (e.g. proposed by landowner etc)	Submitted by Agent to St. Stephen Parish Council
Proposed uses	Residential



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> Smug Oak Lane and agricultural land in equestrian use to the north, with the M25 located further north; Parkland and landscaped ponds, HSBC management training centre and Hanstead House campus to the south – this site has received planning for residential development; and Agricultural land surrounds the site to the east and south east. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> Trees and hedgerow surround the site 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	5/2013/0650 Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status Approved			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary, and within the Metropolitan Green Belt. Site is isolated from the Primary Residential Area of the Green Belt Settlement of Bricket Wood. Site is not attached to the urban edge.
How would development of this site relate to the surrounding uses? Would it be compatible?	Development would not relate well to the surroundings as the area is a mix of parkland trees and landscaping (for former HSBC Training Centre and Hanstead Hosue), and open agricultural countryside.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access from Smug oak Lane is not adequate. Site is to be accessed from within the former HSBC management training centre and Hanstead House campus and main access connection via Smug Oak Lane.

<p>Is the site accessible from the highway network?</p> <p>Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road</p>	<p>Site is accessible from Smug Oak Lane, and 1.27km from the A5183.</p>
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Environmental Considerations

		Observations and comments
<p>Is the site located within the Greenbelt?</p>	<p>Yes</p>	
<p>Area of Outstanding Natural Beauty (AONB)</p>	<p>Unlikely to affect views from an AONB</p>	
<p>Distance to sites designated as being of European Importance¹ (see appendix 2)</p>	<p>>800m</p>	
<p>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)</p>	<p>No</p>	
<p>Site of Geological Importance</p>	<p>No</p>	
<p>Distance to sites designated as being of local importance² (Consult local planning authority)</p>	<p>>800m</p>	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)</p>	<p>Yes</p>	<p>Site could potentially be home to protected species as has mature trees and hedgerow, and is close to watercourses.</p>
<p>Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?</p>	<p>Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety);</p>	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Development would not result in the loss of the best and most versatile agricultural land;</p>	
<p>Air Quality Management Area</p>	<p>No</p>	

Heritage considerations

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites
² Local Nature Reserves, Sites of Nature Conservation Importance

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or is within the setting of a listed building	Southwest corner of the site is adjacent to a listed building.
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	Site is in close proximity to Hanstead House, which is undergoing refurbishment as part of the planning consent to develop residential homes west of the site.

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	
School(s)	>800m	
Open Space / recreation facilities	>800m	Potential to create considerable amount of open space, or is considered in the recent planning consent on site to the south of the subject site.
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	

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Cycle route	>800m	
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Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site? Does the site have trees and hedgerows.	Unknown	<p>What impact would the development have on trees and hedgerows both on and bordering the site? Development has potential to have impact on trees within the site, which may also be retained to enhance the proposed development.</p> <p>Site is near/within Hanstead Wood and Park which has a blanket TPO and a community woodland which contributes to the Watling Chase community forest.</p>
Other habitat/green space What impact would the development have on the site's habitats and biodiversity?	Yes	The western portion of the site contains Priority Habitat Inventory – Broadleaved Deciduous Woodland
Public Right of Way	No	
Site with social or community value (provide details)	No	
Impact on existing sporting or recreation facilities	No	
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	There is minimal background traffic noise coming from the M25.	
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No	
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	
Existing Green Belt boundary is well defined	Yes	
Release of the site from the	No	

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

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Green Belt would create a more clearly defined, robust long term boundary			
Is the site affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the site from the Bridleway/PROW. At certain points there are views across the site to hill with trees.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	Gap between settlement site adjoins and nearest settlement less 2km
Development of the site would affect land that is presently rural rather than urban in nature	Yes
Development would result in unrestricted sprawl of large built up areas.	Yes, however site is currently isolated from Bricket Wood
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps
Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps
Development would result in	Yes

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

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encroachment into open countryside.	
Development would be visually intrusive from the surrounding countryside	Perhaps
Development would affect the setting and special character of Bricket Wood	Perhaps
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10
Any other comments?	Site is part of five parcels of land under the same ownership which include L21, L22, L24 and L25 located north and south of Smug Oak Lane. A site adjacent to this site to the south and owned by the same landowner recently received consent for residential development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

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Site name/number:	L23	
Please tick a box		
The site is appropriate as an allocation in the NP		<input type="checkbox"/>
This site has minor constraints		<input type="checkbox"/>
The site has significant constraints		<input type="checkbox"/>
The site is not appropriate as an allocation in the NP		<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	174	
Estimated development timeframe:	11-15	
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>It is also too large to be proposed as a 'neighbourhood level' site (approximately 30 units) for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>Site has sporadic parkland trees located in the western edge of the site, removed from the agricultural land on the rest of the site. Site is isolated from the Primary Residential Area of Bricket Wood and is poorly located for services and facilities. Adjacent site to the south has received consent for residential development.</p>	

1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L24
Site Address (or brief description of broad location)	Land to the north of Bricket Wood Management Training Centre
Current use	Landscaped open space
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	1.1
SHLAA site reference (if applicable)	329
Method of site identification (e.g. proposed by landowner etc)	Submitted by Agent to St. Stephen Parish Council
Proposed Use	Residential



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> • A landscaped area and pond are located immediately north of the site; • The former HSBC management training centre and Hanstead House campus are located to the south and east – this site has received planning for residential development; and • Agricultural land surrounds the site further to the east; and • Wooded parkland entrance to the larger site is located to the north west. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> • Trees and hedgerow surround the site 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	<p>5/2013/0650 EIA Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status Approved</p> <p>5/2013/1983 EIA Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status Approved</p> <p>5/2013/2119 Outline planning application for the redevelopment of the site to provide up to 167 new build dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment of the New Lodge and Hanstead House to (Large Scale Major) Dwellings Current Application Status Refused</p> <p>5/2014/3250 Outline planning application for the redevelopment of the site to provide up to 129 new building dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment and extension (including new roof st Current Application Status Appeal Decided</p> <p>5/2014/3276 EIA Screening Opinion – Residential development following demolition of existing redundant buildings Current Application Status Approved</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary, and within the Metropolitan Green Belt
How would development of this site relate to the surrounding uses? Would it be compatible?	Development would be compatible with recently consented residential development to the south, however there is a highly landscaped area of trees and pond directly north of the site.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Site is to be accessed from the within the former HSBC management training centre and Hanstead House campus and main access connection via Smug Oak Lane.
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is accessible from Smug Oak Lane, and 1.27km from the A5183.

Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
Site of Geological Importance	No	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Unknown	Site could potentially be home to protected species as in close proximity to watercourse.
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to accommodate development?	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety);	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	No	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site does not contain or is within the setting of a listed building	Southwest corner of the site is adjacent to a listed building.
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	Site is adjacent to Hanstead House, which is undergoing refurbishment as part of the planning consent to develop residential homes west of the site.

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	
School(s)	>800m	

Open Space / recreation facilities	>800m	Potential to create considerable amount of open space, or is considered in the recent planning consent on site to the south of the subject site.
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site? Does the site have trees and hedgerows.	Unknown	<p>What impact would the development have on trees and hedgerows both on and bordering the site?</p> <p>Development has potential to have impact on trees within the site, which may also be retained to enhance the proposed development.</p> <p>Site is near/within Hanstead Wood and Park which has a blanket TPO and a community woodland which contributes to the Watling Chase community forest.</p>
Other habitat/green space What impact would the development have on the site's habitats and biodiversity?	No	
Public Right of Way	No	
Site with social or community value (provide details)	No	
Impact on existing sporting or recreation facilities	No	
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	There is minimal background traffic noise coming from the M25.	
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No	
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	
Removal of the site from the Green Belt would create additional development	No	

pressure on adjoining land			
Existing Green Belt boundary is well defined	No		
Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No		
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Amenity area can be seen from surrounding sites.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	Gap between settlement site adjoins and nearest settlement less 2km
Development of the site would affect land that is presently rural rather than urban in nature	Yes
Development would result in unrestricted sprawl of large built up areas.	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Development would cause harm to amenity area
Scale and nature of development would be large enough to significantly change size and	No

character of the settlement.	
Development would result in encroachment into open countryside.	No
Development would be visually intrusive from the surrounding countryside	No
Development would affect the setting and special character of Bricket Wood	No
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10
Any other comments?	Site is part of five parcels of land under the same ownership which include L21, L22, L23 and L25 located north and south of Smug Oak Lane. A site adjacent to this site to the south and owned by the same landowner recently received consent for residential development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions**Site name/number:****L24**

Please tick a box

The site is appropriate for allocation in the Neighbourhood Plan	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation in the Neighbourhood Plan	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	33
Estimated development timeframe:	6-10
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>It is also too large to be proposed as a 'neighbourhood level' site (approximately 30 units) for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>Site is currently a landscaped area beside a pond. Site is isolated from Bricket Wood and poorly located with respect to community facilities services, although adjacent site to the south has received consent for residential development.</p>

1. Background information

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference / name	L25
Site Address (or brief description of broad location)	Land to the west of Bricket Wood Management Training Centre
vacant	Sports field
Parish Name	St. Stephen
Gross area (Ha) Total area of the site in hectares	1.8
SHLAA site reference (if applicable)	329
Ownership details:	ERLP 1 Sarl
Method of site identification (e.g. proposed by landowner etc)	Submitted by Agent to St. Stephen Parish Council
Proposed Use	Residential



Context

<p>Surrounding land uses (see examples- Appendix 1)</p>	<ul style="list-style-type: none"> • A landscaped area and pond are located immediately north of the site; • The former HSBC management training centre and Hanstead House campus are located to the south and east – this site has received planning for residential development; and • Agricultural land surrounds the site further to the east; and • Wooded parkland entrance to the larger site is located to the north west. 			
<p>Site boundaries (see examples- Appendix 1)</p>	<ul style="list-style-type: none"> • Trees and hedgerow surround the site 			
<p>Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>				
<p>Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)</p>	<p>No2</p>			
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations</p>	<p>5/2013/0650 EIA Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status Approved</p> <p>5/2013/1983 EIA Screening Opinion – Residential Development following demolition of existing redundant buildings Current Application Status Approved</p> <p>5/2013/2119 Outline planning application for the redevelopment of the site to provide up to 167 new build dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment of the New Lodge and Hanstead House to (Large Scale Major) Dwellings Current Application Status Refused</p> <p>5/2014/3250 Outline planning application for the redevelopment of the site to provide up to 129 new building dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment and extension (including new roof st Current Application Status Appeal Decided</p> <p>5/2014/3276 EIA Screening Opinion – Residential development following demolition of existing redundant buildings Current Application Status Approved</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary, and within the Metropolitan Green Belt. Site is isolated from the Primary Residential Area of the green belt settlement of Bricket Wood.
How would development of this site relate to the surrounding uses? Would it be compatible?	Development would be compatible with consented development to the east, as the site is adjacent to the former HSBC Management Training Centre. Site was a former sports field which is now vacant.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Site is to be accessed from the within the former HSBC management training centre and Hanstead House campus and main access connection via Smug Oak Lane. There is no direct access onto Drop Lane.
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is accessible from Smug Oak Lane, and 1.89km from the A5183.

Environmental Considerations		
		Observations and comments
Is the site located within the Greenbelt?	Yes	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
Site of Geological Importance	No	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Unknown	
Landscape Landscape designation (Landscape Character Area - i.e. those areas where emphasis is on conservation) and capacity of landscape to	Landscape has low sensitivity to development	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

accommodate development?		
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Development would not result in the loss of the best and most versatile agricultural land;	
Air Quality Management Area	No	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Site for Local Preservation (archaeological)	Site is not on a site for Local Preservation	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (proximity to) (see appendix 2)	Site is adjacent to, or within the setting of a listed building	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development not likely to affect the built character.	Site is in close proximity to Hanstead House, which is undergoing refurbishment as part of the planning consent to develop residential homes west of the site.

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	

School(s)	>800m	
Open Space / recreation facilities	>800m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site? Does the site have trees and hedgerows.	Unknown	<p>What impact would the development have on trees and hedgerows both on and bordering the site?</p> <p>Development has potential to have impact on trees and hedgerows bordering the site.</p> <p>Site is near Hanstead Wood and Park which has a blanket TPO and a community woodland which contributes to the Watling Chase community forest.</p>
Other habitat/green space? What impact would the development have on the site's habitats and biodiversity?	No	
Public Right of Way	No	
Would development be compatible with surroundings	Yes	
Site with social or community value (provide details)	No	
Impact on existing sporting or recreation facilities	Yes	Former sports playing field
Liveability Impact of noise (or odour). Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Development would not be effected by noise or odour;	
Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No	
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	
Removal of the site from the	Yes	

Green Belt would create additional development pressure on adjoining land			
Existing Green Belt boundary is well defined	Yes		
Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No		
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations (as per Policy 84b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	No
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence Development would result in neighbouring towns merging into one another.	Gap between settlement site adjoins and nearest settlement less 2km
Development of the site would affect land that is presently rural rather than urban in nature	Yes
Development would result in unrestricted sprawl of large built up areas.	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No
Scale and nature of development	No

would be large enough to significantly change size and character of the settlement.	
Development would result in encroachment into open countryside.	Yes
Development would be visually intrusive from the surrounding countryside	No
Development would affect the setting and special character of Bricket Wood	No
Loss of high quality agricultural land (Grades 1,2 or 3a)	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	The site is not subject to a national or local landscape policy designation. Site is within the St Stephen's Plateau landscape character area (Hertfordshire Landscape Character Assessment, Hertfordshire County Council, 2000-2005).

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10
Any other comments?	Site is part of five parcels of land under the same ownership which include L21, L22, L23 and L24 located north and south of Smug Oak Lane. A site adjacent to the east and owned by the same landowner recently received consent for residential development.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions**Site name/number:****L25**

Please tick a box

The site is appropriate for allocation in the NP	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation in the NP	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	54
Estimated development timeframe:	6-10
Explanation / justification for decision to accept or discount site.	<p>The site is within the greenbelt and therefore not currently suitable for allocation in the Neighbourhood Plan.</p> <p>It is also too large to be proposed as a 'neighbourhood level' site (approximately 30 units) for release from green belt in the NP under Local Plan Policy DLP12.</p> <p>Site is isolated from Bricket Wood and poorly located with respect to community facilities and services, although adjacent site to the east has received consent for residential development.</p>

