

**HERTFORDSHIRE COUNTY COUNCIL  
PROPERTY (DEVELOPMENT SERVICES)**

**ST ALBANS CITY AND DISTRICT COUNCIL**

**SUBMISSION TO LOCAL PLAN CALL FOR SITES CONSULTATION**

**ON BEHALF OF HERTFORDSHIRE COUNTY COUNCIL AS  
LANDOWNER**

**JANUARY 2018**

## **1.0 Introduction**

1.1 This document is submitted by Hertfordshire County Council (HCC) Property (Development Services) in response to the St Albans City and District Council Local Plan Call for Sites consultation.

## **2.0 Identified Sites in HCC Ownership**

2.1 A total of 15 sites in the ownership of the County Council have been identified for inclusion in the Local Plan to assist the District Council in achieving its housing and employment land requirements.

2.2 Each of these sites is listed below with plans and completed submission forms for each site contained in in Appendix A.

1. Rural Estate land south of Napsbury
2. Rural Estate land north of Napsbury
3. Land East of Kay Walk, St Albans
4. Land at Stephens Way and Flamsteadbury Lane Redbourn
5. Rural Estate land at Waterdell, adj to Mount Pleasant JMI
6. Rural estate land at Highfield Farm, Tyttenhanger
7. Former Radlett Airfield, Radlett
8. Carpenter's Nursery, Sandridge

2.3 A completed contact form is contained in Appendix B.

## **3.0 Conclusion**

3.1 HCC (Development Services) welcomes the opportunity to participate in the Local Plan Call for Sites consultation. Further information can be provided on any of the submitted sites by contacting the Development Services team.

**Site 1**

**Rural Estate land south of Napsbury**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

Please return the **site map and form** to the Spatial Planning Team

**By online consultation portal:** [www.stalbans.gov.uk/callforsites2018](http://www.stalbans.gov.uk/callforsites2018)

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

**By post to:** St Albans Council Offices, St Peters Street, St Albans, AL1 3JE

This form has two parts –

**Part A** – Site Identification. Please submit a separate form for each site you wish to promote.

**Part B** – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

You are invited to put forward any new sites, and the latest information/position regarding existing/known sites, that you would like the Council to consider for its new Local Plan.

Although this 'Call for Sites' focuses primarily on sites for residential development, we are also looking for sites for other uses, such as sites for Employment, Health, Schools, Gypsy and Traveller, and 'Other' uses.

Unfortunately, we cannot treat any of the information you provide as confidential.

Please do not submit sites that already have planning permission for development, unless a new and different proposal is likely in the future

If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Rural Estate land south of Napsbury

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

86.2ha

**Current use(s)**

Agricultural - Arable

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

The site is part of the HCC Rural Estate and is currently leased to tenants.

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020

2021-2031

2031 onwards

**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

Ancient Monuments and Archaeological Site subject to recording conditions can be found within the proposed site.

Part of the site falls within Floodzone 2/3.

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Close proximity to Conservation Area, Historic Parks

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

N/A

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

Only part of the site is subject to environmental constraints. These can be mitigated by good design and layout with development avoiding the protected areas and flood zone.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

The land south of Napsbury Park has been the subject of extensive technical investigations which informed the preparation of a master plan. This work confirms the suitability, deliverability and availability of the site, prior to any further consideration.

The technical investigations concluded that there were no significant impediments to development and that up to a maximum of 447 dwellings could be accommodated on land south of Napsbury, with community benefits, including the potential provision of a local community centre with facilities as required, enhanced public access and landscape improvements.

It is also considered that the wider landholding offers the opportunity to provide additional community facilities, including schools, if these are required. However, further feasibility and technical investigations would need to be undertaken.

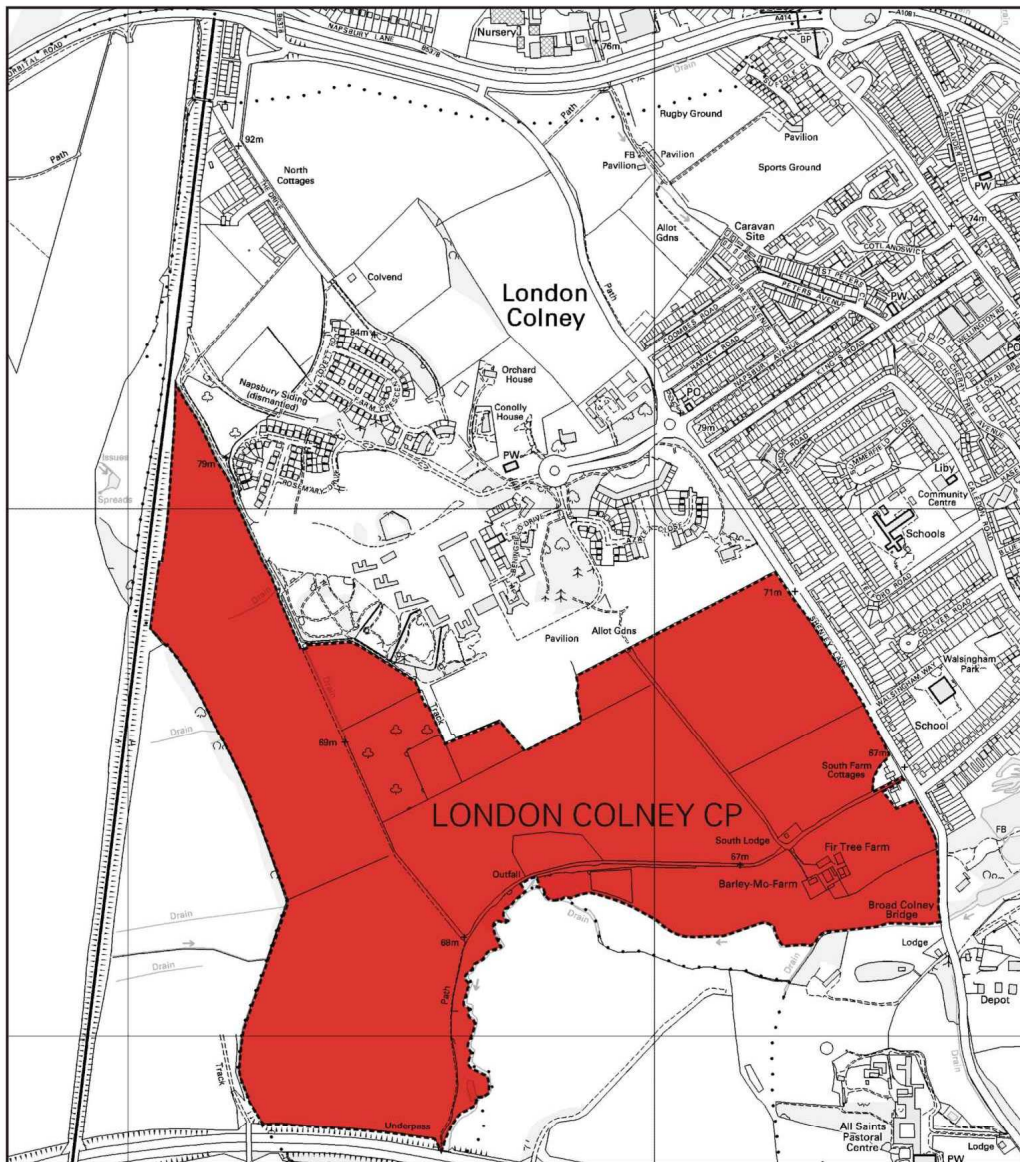
**Sketch scheme** (submitted for information if necessary)

Yes/ No

**Is there any other information that you would like to provide in relation to your proposed site?**  
If yes, please give details below (and attach if necessary)



Detailed information has previously been submitted to SADC regarding this site. Further copies can be provided on request.

# Site Plan 1 - Rural Estate land south of Napsbury



PROJECT TITLE  
**Napsbury Rural Estate**  
**NAPSBURY**

DRAWING TITLE  
**Site location plan**

SCALE	DATE	CHECKED
1:10000	AUGUST 2007	
PROJECT No.	DRAWN	DATE
4695	HP	
		
<b>VINCENT AND GORBING</b> <b>CHARTERED ARCHITECTS AND TOWN PLANNERS</b> STERLING COURT NORTON ROAD STEVENAGE HERTS TELEPHONE: 01438 316331 FAX:01438 722035		

**Site 2**

**Rural Estate land north of Napsbury**



## Call For Sites - Site Identification Form

**Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.**

Please return the **site map and form** to the Spatial Planning Team

**By online consultation portal:** [www.stalbans.gov.uk/callforsites2018](http://www.stalbans.gov.uk/callforsites2018)

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

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This form has two parts –

**Part A** – Site Identification. Please submit a separate form for each site you wish to promote.

**Part B** – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

You are invited to put forward any new sites, and the latest information/position regarding existing/known sites, that you would like the Council to consider for its new Local Plan.

Although this 'Call for Sites' focuses primarily on sites for residential development, we are also looking for sites for other uses, such as sites for Employment, Health, Schools, Gypsy and Traveller, and 'Other' uses.

Unfortunately, we cannot treat any of the information you provide as confidential.

Please do not submit sites that already have planning permission for development, unless a new and different proposal is likely in the future

If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Rural Estate land north of Napsbury

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

26.31ha

**Current use(s)**

Agricultural - Arable

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

This site is part of the HCC Rural Estate and is currently leased to tenants.

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020	2021-2031	2031 onwards
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**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Part of the site lies within an Historic Parks designation.  
Close proximity to a Conservation Area.

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

N/A

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

The constraints identified above could be mitigated through good design and layout of development.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

The land north of Napsbury Park has been the subject of extensive technical investigations which informed the preparation of a master plan. This work confirms the suitability, deliverability and availability of the site, prior to any further consideration. The technical investigations concluded that there were no significant impediments to development and that a maximum of 149 dwellings could be accommodated along with a 2 form of entry primary school.

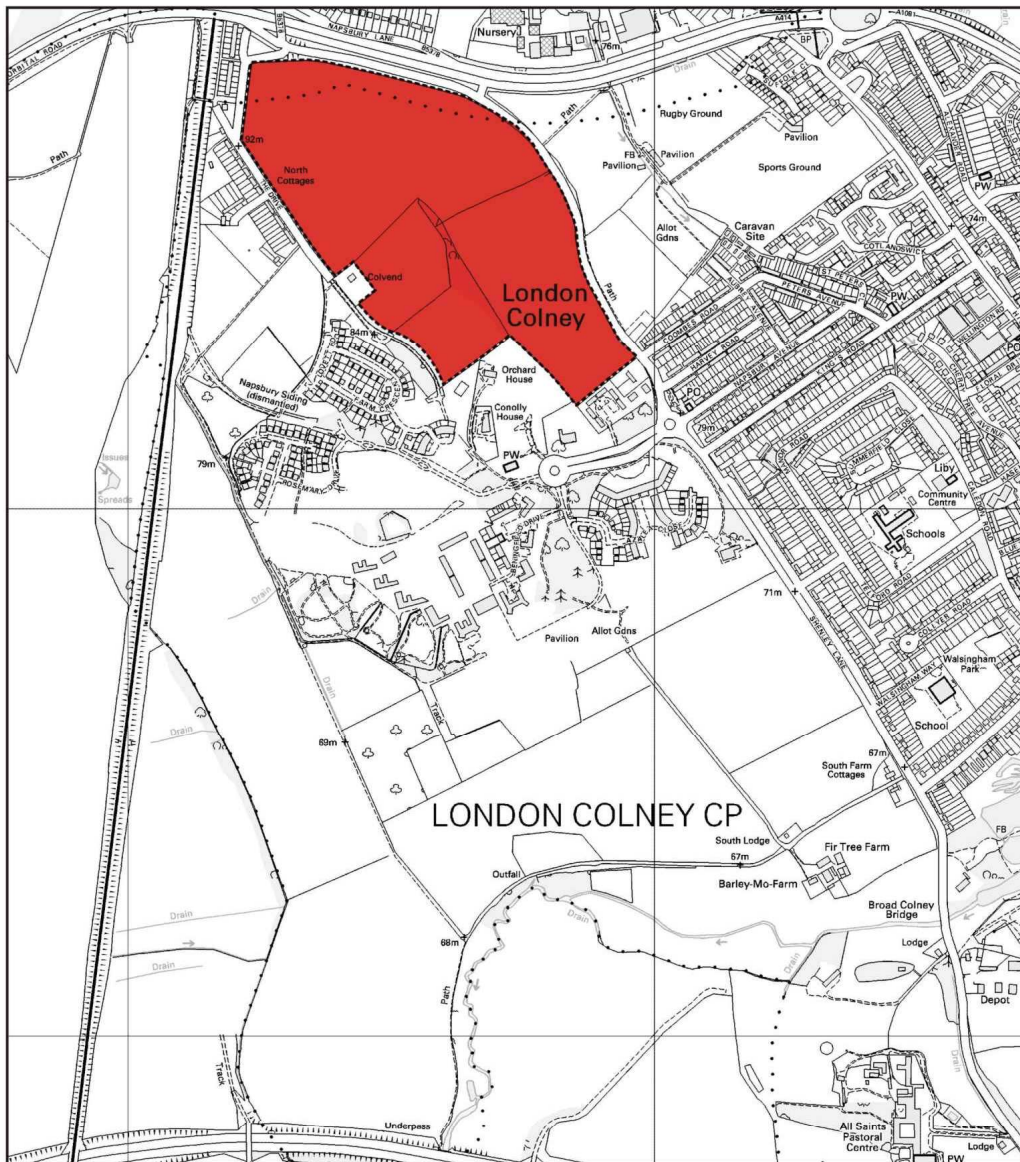
**Sketch scheme** (submitted for information if necessary)

Yes/ No

**Is there any other information that you would like to provide in relation to your proposed site?**  
If yes, please give details below (and attach if necessary)

Detailed information has previously been submitted to SADC regarding this site. Further copies can be provided on request.

# Site Plan 2 - Rural Estate land north of Napsbury



PROJECT TITLE  
**Napsbury Rural Estate  
 NAPSBUURY**

DRAWING TITLE  
**Site location plan**

SCALE	DATE AUGUST 2007	CHECKED
1:10000	DRAWN HP	DATE
PROJECT No. <b>4695</b>	<b>N</b>	<b>040</b>
<b>VINCENT AND GORBING</b>		
<b>CHARTERED ARCHITECTS AND TOWN PLANNERS</b>		
STERLING COURT NORTON ROAD STEVENAGE HERTS TELEPHONE: 01438 316331 FAX:01438 722035		

**Site 3**

**Land East of Kay Walk, St Albans**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

Please return the **site map and form** to the Spatial Planning Team

**By online consultation portal:** [www.stalbans.gov.uk/callforsites2018](http://www.stalbans.gov.uk/callforsites2018)

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

**By post to:** St Albans Council Offices, St Peters Street, St Albans, AL1 3JE

This form has two parts –

**Part A** – Site Identification. Please submit a separate form for each site you wish to promote.

**Part B** – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

You are invited to put forward any new sites, and the latest information/position regarding existing/known sites, that you would like the Council to consider for its new Local Plan.

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If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Land East of Kay Walk, St Albans

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

3.3ha

**Current use(s)**

Scrubland

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

n/a

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020

2021-2031

2031 onwards

**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Site is adjacent to a TPO area to the east.

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

N/A

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

No environmental and physical constraints have been identified.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

This site forms part of a larger area included in the Strategic Local Plan (SLP) prepared by SADC, as the East St Albans (Oaklands) Broad Location, an area to be excluded from the Green Belt principally for housing. The wider site was identified in the SLP for up to 1,000 homes.

**Sketch scheme** (submitted for information if necessary)

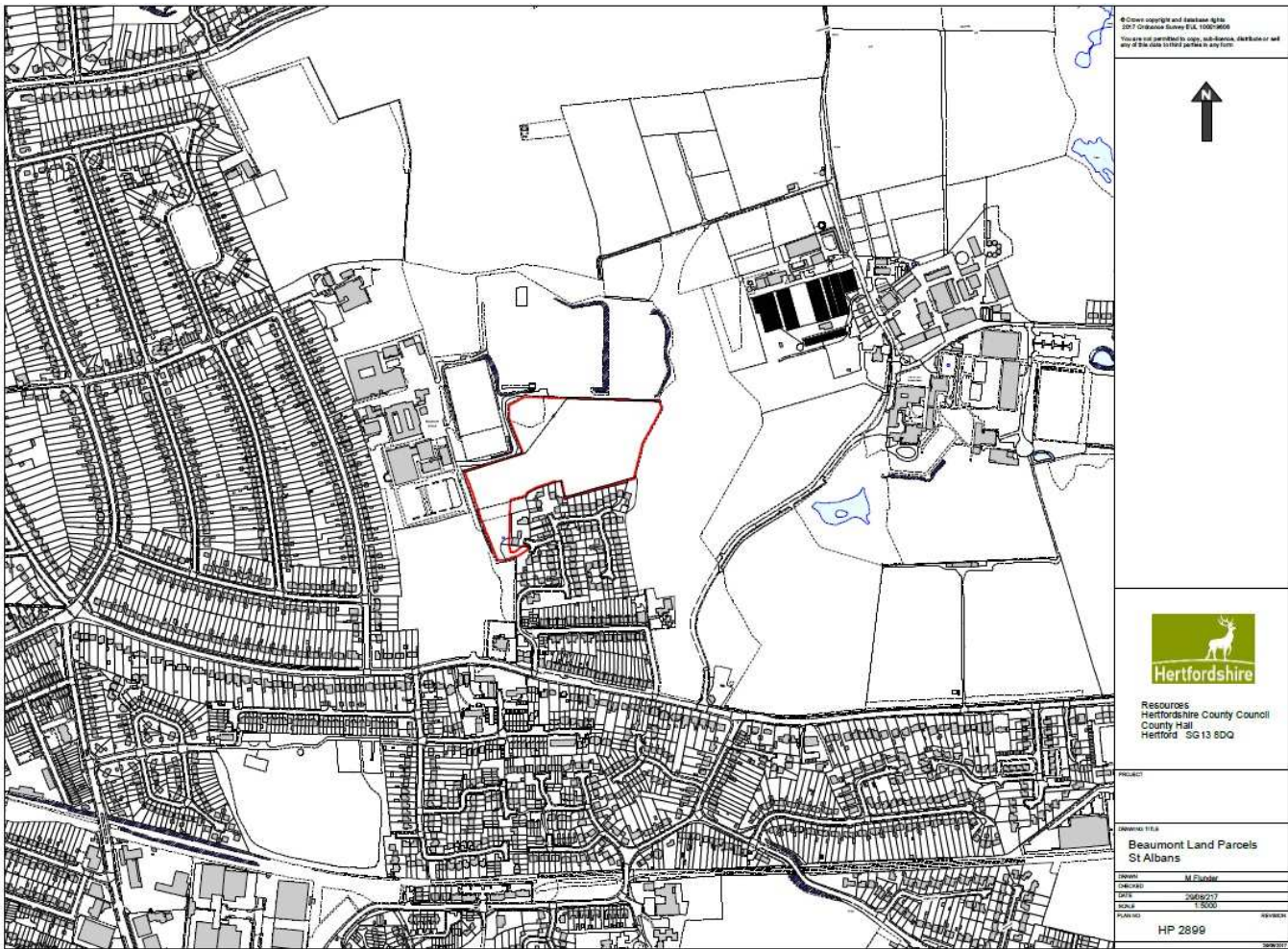
Yes/ No

**Is there any other information that you would like to provide in relation to your proposed site?**  
If yes, please give details below (and attach if necessary)

This site forms part of a larger area included SLP as the East St Albans (Oaklands) Broad Location, an area to be excluded from the Green Belt principally for housing.



### Site Plan 3 – Land East of Kay Walk, St Albans



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**Site 4**

**Land at Stephens Way and Flamsteadbury Lane Redbourn**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

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**Part A** – Site Identification. Please submit a separate form for each site you wish to promote.

**Part B** – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

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If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Land at Stephens Way and Flamsteadbury Lane, Redbourn

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

0.8ha

**Current use(s)**

Open space.

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

This site is currently leased as open space to the parish council and used as play area.

**b. Awaiting relocation of current use**

This site only has potential if there were to be a wider green belt release being considered which could retain the play area within it and see development on the other component HCC land.

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020	2021-2031	2031 onwards
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**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

TPOs in the south of the site boundary

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

N/A

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

The layout and design of a development would consider the protected trees in the southern part of the site.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

It is anticipated that between 25 and 30 dwellings could be achieved on the site. The density would need to be informed by any feasibility, including the impact upon the protected trees.

**Sketch scheme** (submitted for information if necessary)

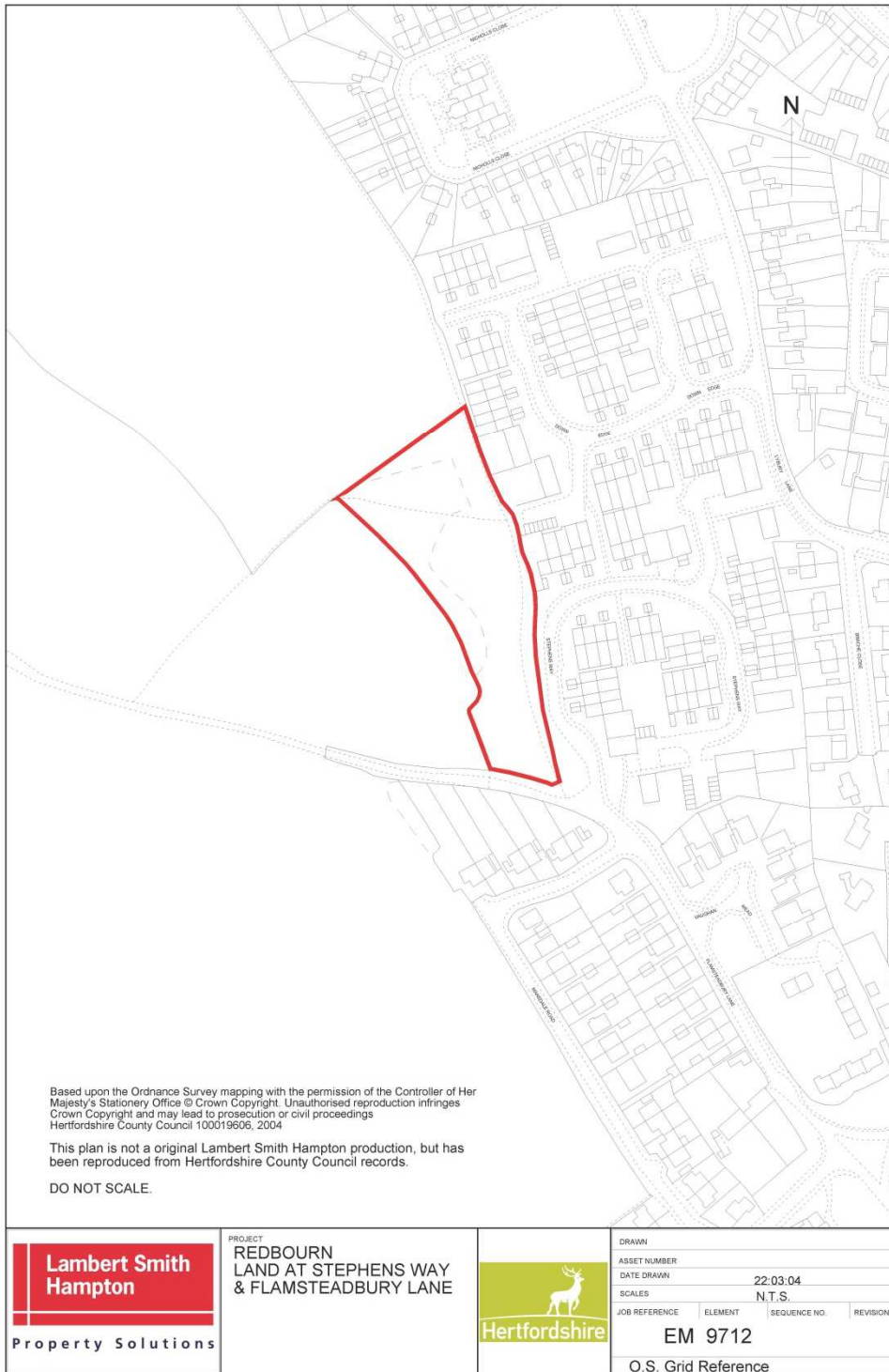
Yes / No

**Is there any other information that you would like to provide in relation to your proposed site?**

If yes, please give details below (and attach if necessary)

This site has been previously submitted.

# Site Plan 4 - Land at Stephens Way and Flamsteadbury Lane Redbourn



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**Site 5**

**Rural Estate land at Waterdell, adj to Mount Pleasant JMI**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

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If you wish to update any information about a site previously submitted please use relevant sections of the form.



## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Rural Estate land at Waterdell, adj to Mount Pleasant JMI

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

10.49ha

**Current use(s)**

Arable Farming

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

This site is part of the HCC Rural Estate and is currently leased to tenants.

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020	2021-2031	2031 onwards
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**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

n/a

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to TPO areas

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

The design and layout of any development would consider the impact upon the protected trees.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

Between 30 and 40 dwellings could be accommodated on the site subject to feasibility.

**Sketch scheme** (submitted for information if necessary)

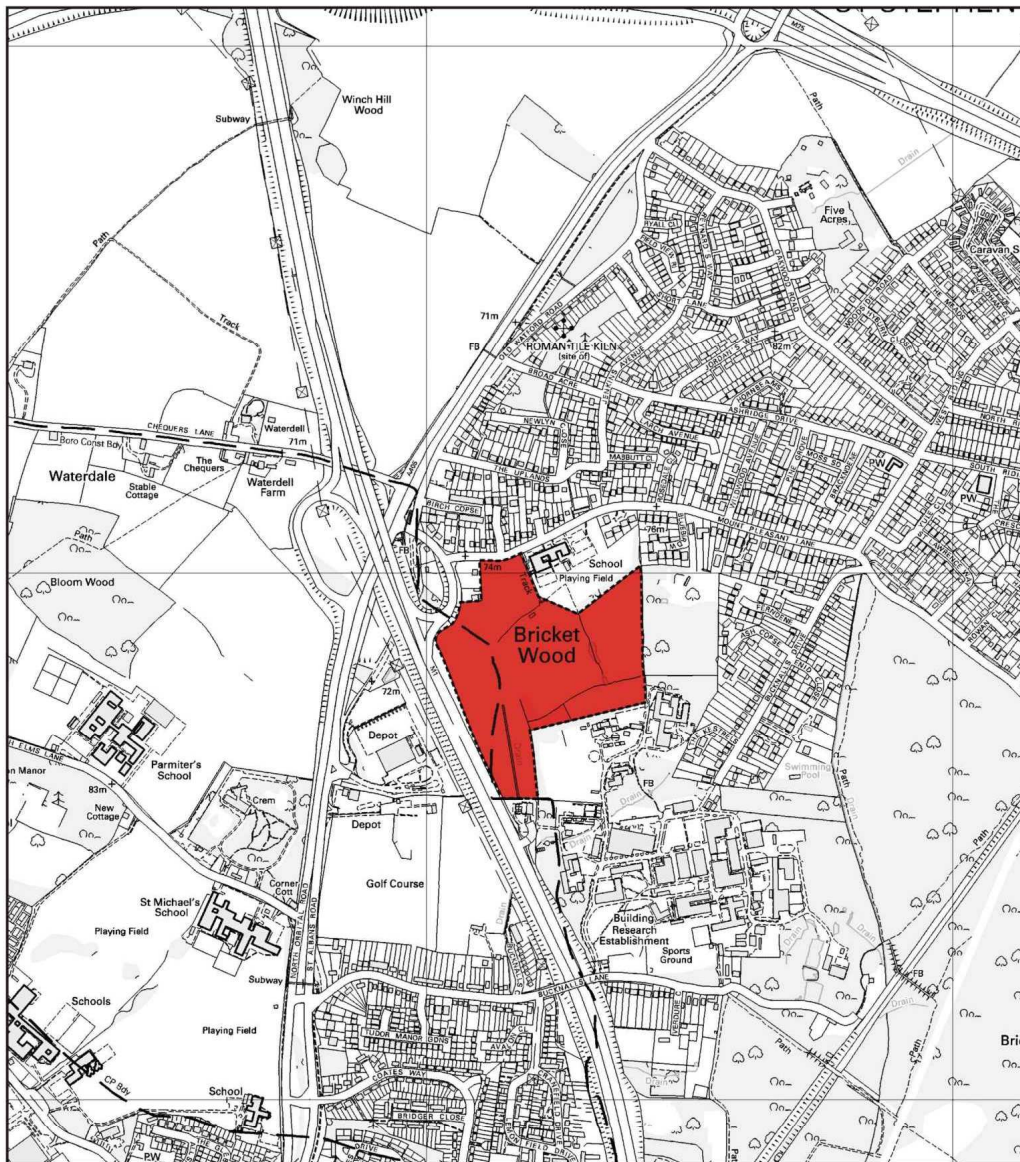
Yes / No

**Is there any other information that you would like to provide in relation to your proposed site?**

If yes, please give details below (and attach if necessary)

This site has been previously submitted.

# Site Plan 5 - Rural Estate land at Waterdell, adj to Mount Pleasant JMI



PROJECT TITLE  
**Land at Waterdell,  
 BRICKET WOOD**

DRAWING TITLE  
**Site location plan**

SCALE	DATE	CHECKED
1:10000	AUGUST 2007	
PROJECT No.	DRAWN	DATE
4695	HP	
	▲ N	060

**VINCENT AND GORBING**

**CHARTERED ARCHITECTS AND TOWN PLANNERS**

STERLING COURT NORTON ROAD STEVENAGE HERTS  
 TELEPHONE: 01438 316331 FAX:01438 722035

**Site 6**

**Rural Estate land at Highfield Farm, Tyttenhanger**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

Please return the **site map and form** to the Spatial Planning Team

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**Part B** – Contact details (you need only submit one copy of Part B).

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Please do not submit sites that already have planning permission for development, unless a new and different proposal is likely in the future

If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Rural estate land at Highfield Farm, Tyttenhanger

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

Approximately 97ha

**Current use(s)**

Agricultural Land, Farm buildings, Forestry, etc.

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

The site forms part of the HCC Rural Estate and is currently leased to tenants.

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020

2021-2031

2031 onwards

**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

There are three listed buildings within the site boundary.  
The site is designated as an Archaeological site subject to recording condition (Local Plan Policy 111).

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to TPO areas

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

Any potential impact on the setting of the listed building and the archaeology could be mitigated through design and layout of any proposed development.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

Low density due to the listed buildings on the site.

**Sketch scheme** (submitted for information if necessary)

Yes / No

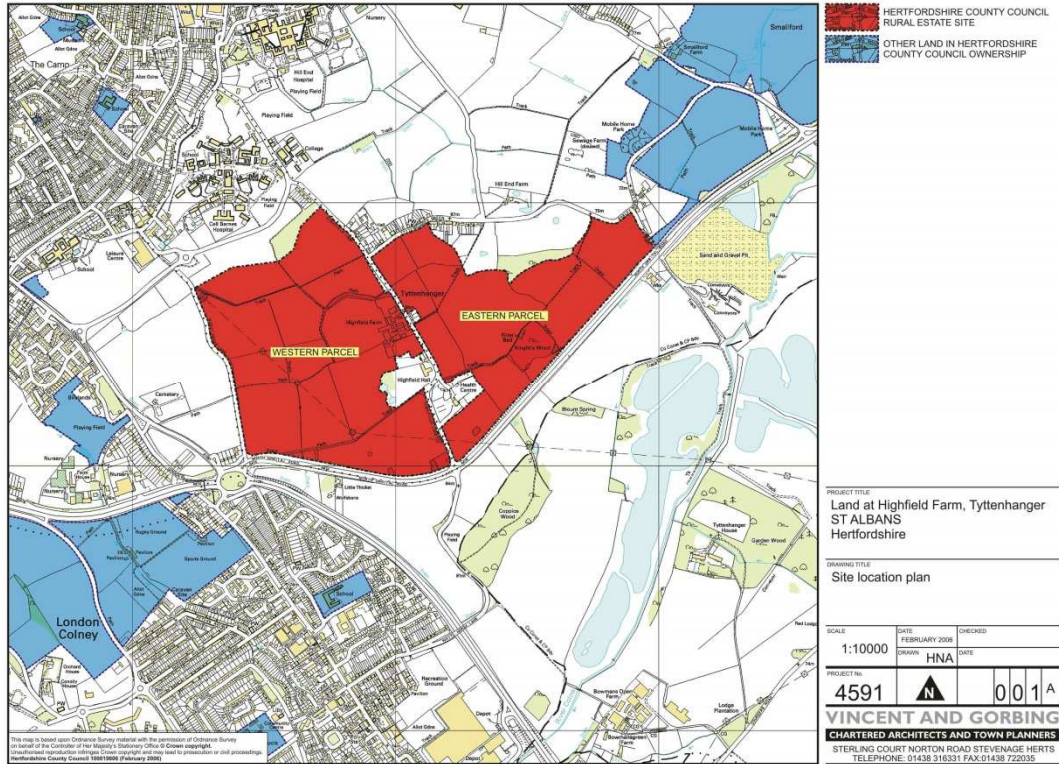
**Is there any other information that you would like to provide in relation to your proposed site?**

If yes, please give details below (and attach if necessary)

Previous feasibility considered that development on the site should be concentrated around the existing farm buildings which may be suitable for conversion to residential with some additional new build.



# Site Plan 6 - Rural estate land at Highfield Farm, Tyttenhanger



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**Site 7**

**Former Radlett Airfield , Radlett**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

Please return the **site map and form** to the Spatial Planning Team

**By online consultation portal:** [www.stalbans.gov.uk/callforsites2018](http://www.stalbans.gov.uk/callforsites2018)

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

**By post to:** St Albans Council Offices, St Peters Street, St Albans, AL1 3JE

This form has two parts –

**Part A** – Site Identification. Please submit a separate form for each site you wish to promote.

**Part B** – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

You are invited to put forward any new sites, and the latest information/position regarding existing/known sites, that you would like the Council to consider for its new Local Plan.

Although this 'Call for Sites' focuses primarily on sites for residential development, we are also looking for sites for other uses, such as sites for Employment, Health, Schools, Gypsy and Traveller, and 'Other' uses.

Unfortunately, we cannot treat any of the information you provide as confidential.

Please do not submit sites that already have planning permission for development, unless a new and different proposal is likely in the future

If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Former Radlett Airfield

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site** (hectares)

Approximately 119ha

**Current use(s)**

Former Airfield/mineral extraction and restoration site.

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

n/a

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020	2021-2031	2031 onwards
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**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Part of the site in the west lies within the Conservation Area of the Park Street Frogmore Character Area.  
Article 4 Direction

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to Historic Parks

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

Any potential constraints could be mitigated through design and development management.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

This site would be a suitable location for a Garden Village. Approximately 2,000 houses could be provided with employment uses and supporting infrastructure.

**Sketch scheme** (submitted for information if necessary)

No

**Is there any other information that you would like to provide in relation to your proposed site?**

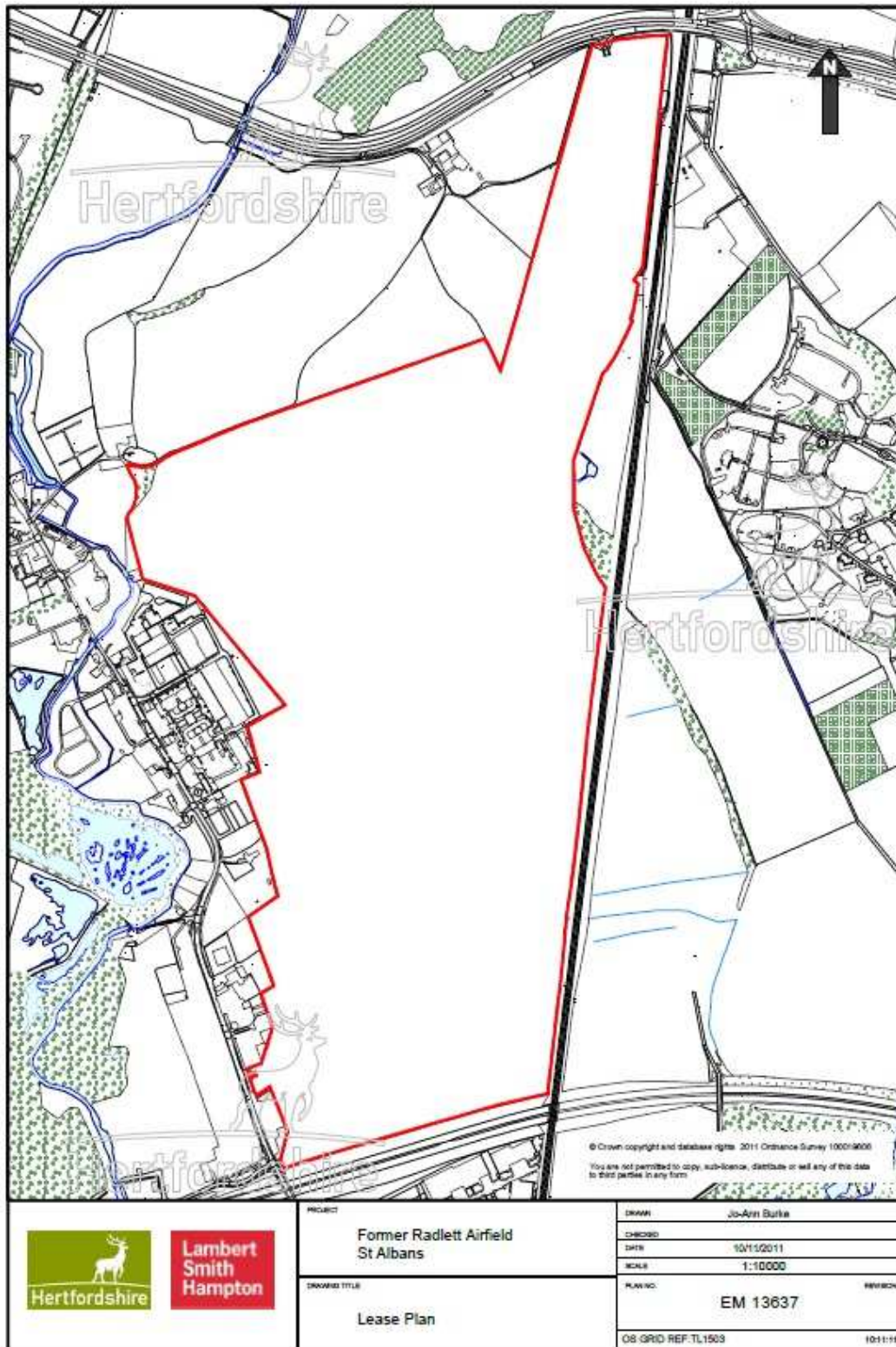
If yes, please give details below (and attach if necessary)

This site forms the major part of land bounded by the M25 Motorway to the south, the Midland Main Line railway to the east, the A414 principal road to the north and the urban edge of Park Street to the east. It is located only three miles to the south of St Albans. It is a 'self-contained' block of land, with long term defensible boundaries, where the County Council is the majority land owner, and the remaining minor part is in a single ownership. See on plan the attached, HP2959, and the County Council's land is shown edged red.

These lands already have outline planning permission, granted by the Secretary of State, for development as a Strategic Rail Freight Interchange (SRFI), to meet a north of London regional transport infrastructure need. It is anticipated that full detailed planning permission will be agreed by SCADC, at its Committee on 5 March 2018. Once reserved matters are approved and all conditions precedent have been satisfied, the development of the SRFI scheme can be lawfully begun and if that occurs the planning permission will then enure permanently for the benefit of the lands. The County Council has not been approached to make its land available but if it is it will have to make its decision in accordance with public law principles.

It is considered that the site is large enough to accommodate a Garden Village, which could include housing and employment along with the infrastructure to support the community, including schools.

# Site Plan 7 - Former Radlett Airfield



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**Site 8**

**Carpenter's Nursery, Sandridge**

## Call For Sites - Site Identification Form

Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

Please return the **site map and form** to the Spatial Planning Team

**By online consultation portal:** [www.stalbans.gov.uk/callforsites2018](http://www.stalbans.gov.uk/callforsites2018)

**By e-mail to:** [planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

**By post to:** St Albans Council Offices, St Peters Street, St Albans, AL1 3JE

This form has two parts –

**Part A** – Site Identification. Please submit a separate form for each site you wish to promote.

**Part B** – Contact details (you need only submit one copy of Part B).

Please provide **a map** clearly identifying the extent of the site.

Please give your email address/postal address so that we can contact you to clarify site information if needed.

You are invited to put forward any new sites, and the latest information/position regarding existing/known sites, that you would like the Council to consider for its new Local Plan.

Although this 'Call for Sites' focuses primarily on sites for residential development, we are also looking for sites for other uses, such as sites for Employment, Health, Schools, Gypsy and Traveller, and 'Other' uses.

Unfortunately, we cannot treat any of the information you provide as confidential.

Please do not submit sites that already have planning permission for development, unless a new and different proposal is likely in the future

If you wish to update any information about a site previously submitted please use relevant sections of the form.

## Part A: Site Identification Form

**Site address:** Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Carpenter's Nursery, Sandridge

**Ownership details:** Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

**Area of site (hectares)**

Approximately 23.52ha

**Current use(s)**

Agricultural Land, Nursery

**Are there any factors that could make the site unavailable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Ownership Constraints** (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

Part of the site was re-let to Carpenter's Nursery in 2015 for a 20 year term.

**b. Awaiting relocation of current use**

n/a

**c. Level of developer interest** (i.e. low, medium, high)

n/a

**d. Likely timeframe for development (i.e. completion).** Please indicate if you anticipate that development may be split over different time periods.

To 2020

2021-2031

2031 onwards



**Are you aware of any particular constraints that might make the site unsuitable for development?** (Please provide any details in the boxes labelled a to d below)

**a. Environmental Constraints** e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

**b. Other Designations** e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Part of the site in the north lies within the Archaeological Sites (subject to Recording Conditions) (Local Plan Policy 111).

**c. Physical Constraints** e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to TPOs, Article 4 Direction and Ancient Monuments

**d. Policy Constraints** e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

**If any constraints have been identified above, do you think that they could be overcome? If so, how?**

The proximity to Archaeological Sites would need to be considered through design and layout of any development.

**What is the estimated number of dwellings that could be provided on the site?**

You will need to take into account matters such as:

- appropriate site densities to reflect local circumstances.
- overall size and character of the site
- suitable housing mix for the site

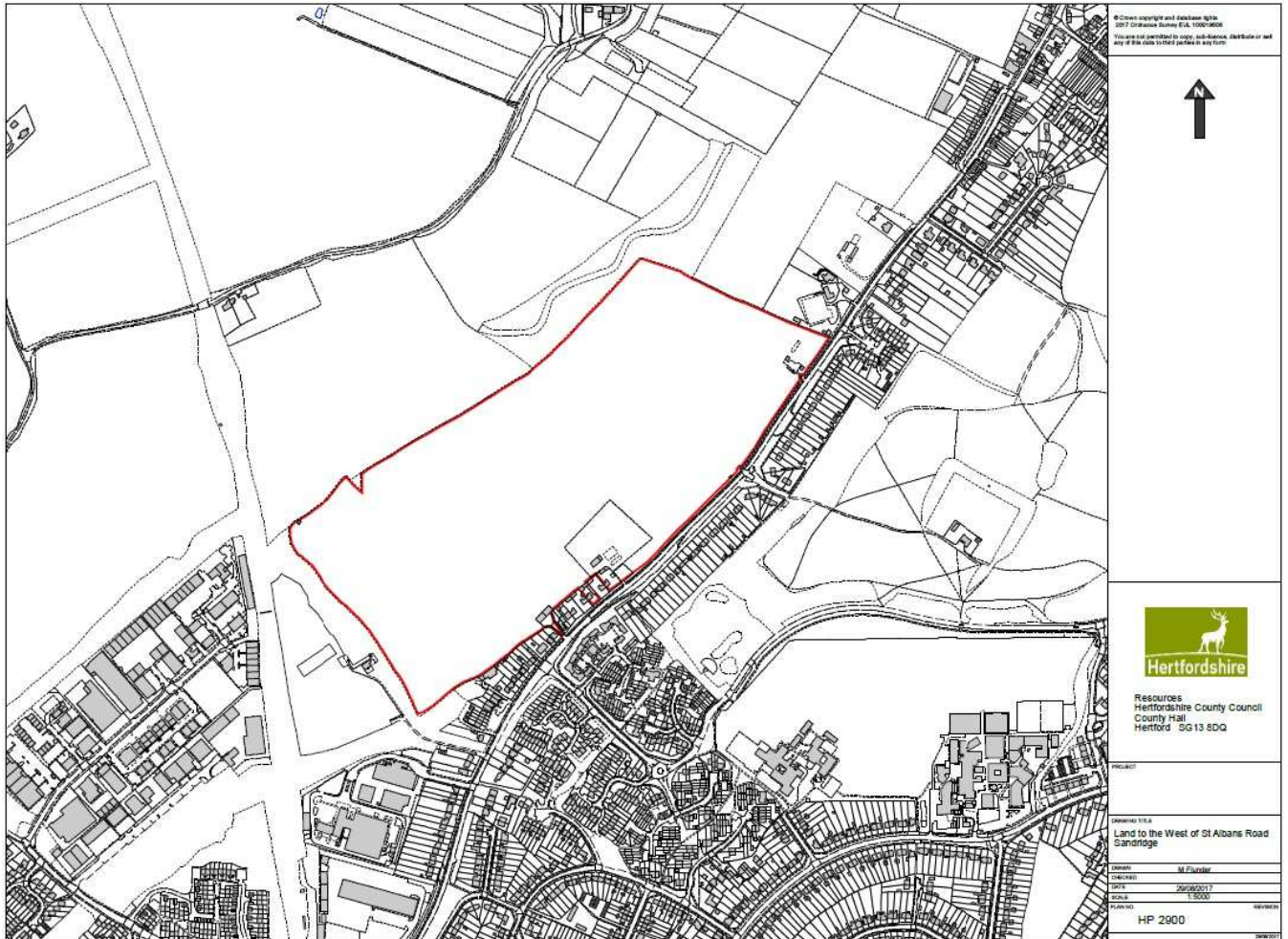
No feasibility has been undertaken for this site so it is not known how the archaeology could impact upon the developable area. If 50% of the site is developed at 30 dwellings per hectare approximately 350 residential units could be provided on the site.

**Sketch scheme** (submitted for information if necessary)

Yes / No

**Is there any other information that you would like to provide in relation to your proposed site?**  
If yes, please give details below (and attach if necessary)

# Site Plan 8 - Carpenter's Nursery, Sandridge



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**Part B: Contact Details**

**Name**

Andrea Gilmour

**Company/Organisation (if relevant)**

Hertfordshire County Council

**Address**

Development Services,  
Hertfordshire County Council,  
County Hall,  
Pegs Lane,  
Hertford SG13 8DQ

**Telephone number**

01992 556477

**Email address**

[development.services@hertfordshire.gov.uk](mailto:development.services@hertfordshire.gov.uk)

Please tick all of the following that apply to you:

<b>Landowner</b>	✓
<b>Land agent</b>	
<b>Planning consultant</b>	✓
<b>Registered social landlord</b>	
<b>Developer</b>	
<b>Other</b>	