

Draft Local Plan 2041

Main Modifications Publication

Part B

April 2026

Local Plan Part B

Part B contains the Site Allocations for the Local Plan.

Planning proposals are required to deliver the requirements set out in the schedules below, as well as conforming to the Policies in the rest of the Local Plan and national policy. This includes all of the requirements for Strategic Allocations set out in Policy LG1 (a-u), or all of the requirements for Large, Medium, and Small sites set out in policy LG4 (a-o).

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

Table A1.1 – Allocation sites in the Local Plan

Site Category	Site Prefix	No. of sites	Housing totals
1 - Hemel Garden Communities – Strategic Allocations	H	4	4,300
2 – Strategic Allocations – 250+ homes	B	8	4,386
3 - Large sites – 100-249 homes	L	3	410
4 - Medium and Small Sites – 5-99 homes	M	23	923
5 - Green Belt - Previously Developed Land	P	2	79
6 - Sites Within Urban Settlements (HELAA)	U	1	28
7 - Sites Within Urban Settlements (Urban Capacity)	UC	17	468
8 - Other Sites	OS	4	0
9 - Regeneration Opportunity Sites	ROS	23	280
10 - Traveller Allocations	T	10	n/a
All residential sites - total		81	10,874

The site allocation sheets contain details regarding:

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

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

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

Regeneration Opportunity Sites

The proposed Regeneration Opportunity Sites comprise the significant number of garage court sites and surface car park sites identified by the Council as having a realistic prospect of delivering housing within the Plan period.

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

Proposals must demonstrate that their redevelopment will not lead to any significant adverse impacts on highway safety, residential amenity or the availability of car parking in the area. Design proposals will be supported where some parking provision can be retained. Where appropriate this may include building on only part of the site, allowing car parking on the ground floor while building above (sometimes called 'podium parking'), or introducing multi-storey or underground parking.

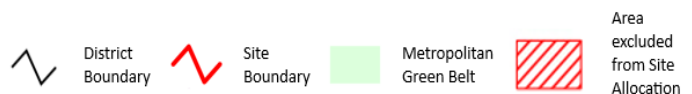
Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs)

A number of the site-specific 'Key development requirements' require improvements via delivery or contributions for relevant schemes in the Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs). As set out in Chapter 8 of Part A: South West Herts GTP and South Central Herts GTP are supporting strategies to LTP4 which contain transport schemes for the District. The District worked with HCC to produce a LCWIP and the Council has developed further transport evidence with HCC. Transport is also being addressed in the Infrastructure Delivery Plan (IDP). These set out the main transport schemes in the District and together they provide relevant sustainable transport infrastructure and approaches which promote sustainable modes and create a foundation for enabling significant changes in travel behaviour. They encourage and enable shorter journeys to be made by sustainable means, including by walking and cycling, delivering the wider community benefits of active travel. The Transport Impact Assessment (TIA) demonstrates how sites will support delivery of schemes. Transport contributions for sites size 10+ homes should be secured by S106 or similar legal agreements / mechanisms. Transport contributions for sites size 9 or fewer homes could be secured by S106 or another appropriate mechanism (eg Community Infrastructure Levy).

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1 - Hemel Garden Communities – Strategic Allocations

H1 - North Hemel Hempstead, AL3 7AU		
Parish / Ward	Redbourn	Allocated site boundary
Hectares	154.06	
Proposed use	Primarily residential 1,500 units (indicative) in total (1,125 in Plan period)	
Proforma Ref	C-097	
HELAA Ref	R-05-18	
Green Belt Sub Area Ref	SA-170 / SA-172 / Not recommended	



Key development requirements

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

Green Network

1. Strategic and local public open space, including sports facilities, managed woodland and ecological network links that preserve and enhance links to site allocation H2, Spencer's Park, Woodhall Farm and Holtsmere End.
2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions (as set out in the IDPs). The Key and Local Transport Network should connect the site with local and key destinations including the new local centre, surrounding neighbourhoods, schools, Woodhall Farm, Country Park, the Nickey Line, Hemel Hempstead Town Centre and railway station and Redbourn.
3. Delivery of / contributions to improve and enhance countryside access links and off-road paths (Public Rights of Way) including Footpath 9, 10 and 11.
4. A range of allotments, edible trails, orchards and community gardens for community use.
5. A substantial new Significant Publicly Accessible Green Area providing facilities for new and existing communities, incorporating early structural planting, particularly in the northeast of the

site, to establish a robust and long-term Green Belt boundary and a permanent green buffer to Redbourn.

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

Integrated Neighbourhoods

11. The 1,500 dwelling figure above includes 140-160 self-contained housing with care units, one 70-80 bed nursing home and 6 supported living units for people with disabilities.
12. A 3FE primary school, site and contributions, including Early Years provision, to serve the new community and appropriate contributions towards secondary school provision.
- 12A. A childcare setting capable of providing approximately 30 places including 0-2 year olds.
- 12B. An Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
- 12C. The provision of essential transport infrastructure for mitigating the impact of traffic associated with the development; and appropriate contributions towards M1 Junction 8 phases 1 and phases 2 and appropriate contributions towards M1 Junction 9 upgrade as required by the Monitor and Manage work.
13. Safe, high-quality pedestrian and cycle crossings, including the Hemel Hempstead Road (B487). A high-quality gateway entrance along the Hemel Hempstead Road (B487) to Hemel Hempstead serving H1 and H2.
14. Development and design that connects the site to the neighbourhoods to the south and west.
15. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting including the adjacent Woodhall Farm neighbourhood, and new neighbourhood design coding, as set out in the Strategic Design Code, part of the forthcoming HGC Framework and Transformation SPD.
16. Through Masterplanning the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Holtsmere Manor, the Grade II Listed Great Revel End Farmhouse, the Grade II Listed Barn at Great Revel End Farmhouse and the Grade II Listed Wood End Cottages; this may include the incorporation of appropriate set backs of development and creation of open spaces.
17. Delivery of / contributions to improve the understanding of the Aubreys Camp Scheduled Monument and its setting and the former railway line, the Nickey Line by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument and the Nickey Line.
18. Appropriate accommodation of and access to the significant electricity pylon line.

Self-sustaining Economy

19. A positive relationship with Woodhall Farm and the wider existing neighbourhood structure of Hemel Hempstead.

20. A new local centre, including education facilities and commercial development opportunities; which provide support for, rather than in competition with, existing Woodhall Farm facilities.
21. Enable enhancements to Woodhall Farm local centre and strengthen active travel routes to this local destination.
22. The provision of office space within local centres.

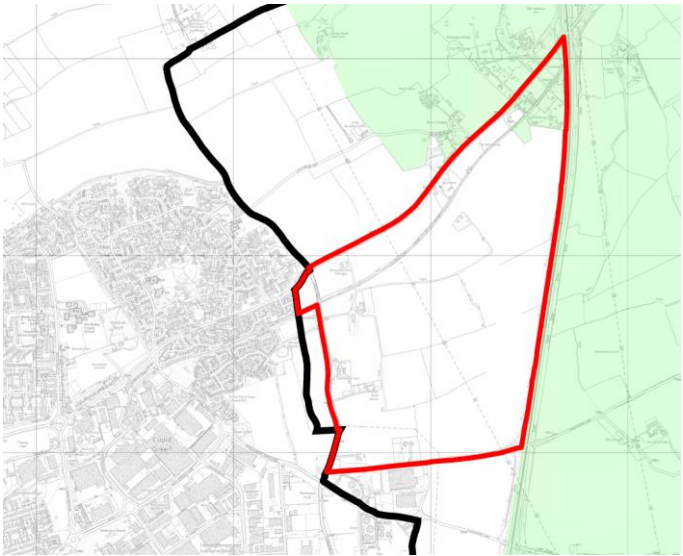
Engaged Communities

23. Recreation space and other community facilities, including contributions to health and sports provision within the wider HGC Growth Areas.
24. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for Suitable Alternative Natural Greenspace (SANG) as part of the wider SANG network across the HGC Growth Areas.

Environmental Constraints

NB: The site has the following environmental constraints: Source Protection Zone (SPZ) 3; Historic Landfill; Bedrock Aquifer; Superficial Aquifer

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

Parish / Ward	Redbourn	Allocated site boundary
Hectares	169.20	
Proposed use	Primarily residential 1,600 units (indicative) in total (1,235 in Plan period)	
Proforma Ref	Part of M-033	
HELAA Ref	Part of SMR-01-21	
Green Belt Sub Area Ref	SA-168 / SA-169a / SA- 171 / RA-54	



Key development requirements

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

East Hemel Hempstead (North) Strategic Allocation will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately 1,235 dwellings to 2041 and beyond (approximately 365 homes to be delivered post-2041). The development will be required to deliver:

Green Network

1. Strategic and local public open space, including sports facilities, managed woodland and ecological network links that preserve and enhance links to site allocations H1 and H3, Spencer's Park and Woodhall Farm.
2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions (as set out in the IDPs). The Key and Local Transport Network should connect local and key destinations including the new local centre, surrounding neighbourhoods, schools, Country Park, the Nickey Line, Maylands Business Park, Hemel Hempstead Town Centre and railway station and Redbourn.
3. Improved and enhanced countryside access links including connections under the M1 motorway and improved off-road paths (Public Rights of Way) including Footpath 13 and Footpath 44. Access and route improvements to support active travel along Punchbowl Lane.
4. A range of allotments, edible trails, orchards and community gardens for community use.
5. A substantial new Country Park providing facilities for new and existing communities, incorporating early structural planting to establish a robust and long-term Green Belt boundary and a permanent green buffer to Redbourn.
6. Access and improvements to the Nickey Line including connections under the M1 motorway and wider placemaking enhancements set out in the Nickey Line Vision and Strategy. Public

transport priority measures and active travel routes through the development and via the Nickey Line to the County park and SANG should be provided.

7. HGC Green Loop including Cherry Tree Lane leading to Holtsmere Lane and connections to the Green Loop.
8. High quality design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and oil pipelines.
9. Green and blue infrastructure provision that includes a contribution to the SANG required across the HGC growth areas and BNG requirements (which aims to exceed the minimum target of 10%).
10. High quality surface water mitigation measures that incorporate existing surface water flow paths. Notably, there are two minor surface water flow paths on the site – one at the north of the site (which is associated with the large southern flow path) and a smaller flow path in the north east.

Integrated Neighbourhoods

11. The 1,600 dwelling figure above includes 140-160 self-contained housing with care units, one 70-80 bed nursing home and 7 supported living units for people with disabilities.
12. A 3FE primary school site and contributions, including Early Years provision, to serve the new community. An 8FE secondary school site and contributions to serve the new and existing communities, including post-16 education.
- 12A. A childcare setting capable of providing approximately 30 places including 0-2 year olds.
13. An integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
- 13A. The provision of essential transport infrastructure for mitigating the impact of traffic associated with the development; and appropriate contributions towards M1 Junction 8 phases 1 and phases 2 and appropriate contributions towards M1 Junction 9 upgrade as required by the Monitor and Manage work.
14. Safe, high-quality pedestrian and cycle crossings, including the Hemel Hempstead Road (B487), access to the Country Park, Nickey Line and Secondary School.
15. A high-quality gateway entrance along the Hemel Hempstead Road (B487) to Hemel Hempstead serving H1 and H2.
16. Development and design that connects the site to the neighbourhoods to the north and south and Spencer's Park to the west. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting including the adjacent Spencer's Park and adjacent existing development, and new neighbourhood design coding, as set out in the Strategic Design Code, part of forthcoming HGC Framework and Transformation SPD.
17. Through Masterplanning the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Wood End Farm Cottages, Grade II Listed Wood End Farmhouse, Grade II Listed Large Barn at Wood End Farm, and The Aubreys Camp Scheduled Monument; this may include the incorporation of appropriate set backs of development and creation of open spaces.
18. Delivery of / contributions to improve the understanding of the Aubreys Camp Scheduled Monument and its setting and the former railway line, the Nickey Line, by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument and the Nickey Line.
19. Appropriate accommodation of and access to the significant electricity pylon line.

Self-sustaining Economy

20. A new local centre, including education facilities and commercial development opportunities.

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

22. The provision of office space within local centres.

Engaged Communities

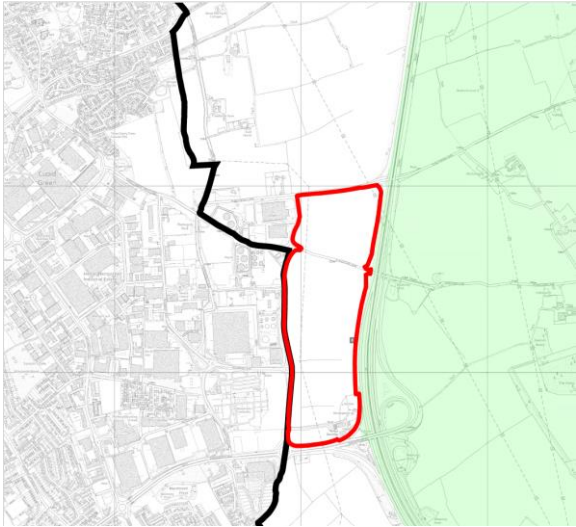
23. Recreation space and other community facilities, including a medical centre, sports hub and sports facilities and contributions to health and sports provision within the wider HGC Growth Areas.

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

Environmental Constraints

NB: The site has the following environmental constraints: Source Protection Zone; Historic Landfill; Bedrock Aquifer

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

Parish / Ward	St Michael / Verulam / Redbourn	<p style="text-align: center;">Allocated site boundary</p> 
Hectares	53.42	
Proposed use	Employment Led Mixed Use (Enterprise Zone)	
Proforma Ref	Part of M-033	
HELAA Ref	Part of SMR-01-21	
Green Belt Sub Area Ref	SA-166 / SA-167 / RA-51 / RA-52, RA-53 / RC-12 (partially)	



Key development requirements

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

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

Green Network

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

7. Green and blue infrastructure provision that includes a contribution to the SANG required across the HGC growth areas, where relevant, and BNG requirements (which aims to exceed the minimum target of 10%).
8. High quality surface water mitigation measures that incorporate existing surface water flow paths. Notably, there is a surface water flow path immediately north of Hogg End Lane and at the western extent of Hogg End Lane, immediately southwest of Green Lane.

Integrated Neighbourhoods

9. A 53 Hectare extension to Maylands Business Park, to the north of Breakspear Way and south of Punchbowl Lane, having regard to the aims and status of the Hertfordshire Enviro-Tech Enterprise Zone (Hertfordshire Innovation Quarter) to deliver integrated Enviro-Tech Businesses, environmentally friendly buildings and complementary uses.
10. Employment uses including high quality offices, research and development, light industrial and logistics. Ancillary uses will be supported where they meet the needs of businesses. An over-concentration of low employment generating logistics uses will not be permitted.
11. The southern approximately 17 Hectares of the site will promote high density, higher skilled employment uses to deliver a Business, Research and Development Park and explore opportunities related to support for higher and further education initiatives. Early phases of employment development will include an innovation hub prioritising space for start-up units in high quality buildings and units that provide grow on space for small businesses and support the growth of life science and agri-tech businesses.
12. The remaining approximately 36 Hectares to the north of the site will promote uses such as logistics and mixed industrial areas.
13. All large format logistics buildings will need to use a graduated colour scheme to reduce their visual impact.
14. Development will be designed having regard to the Strategic Sites Employment Uses Design Toolkit and HGC Strategic Design Code, part of the forthcoming HGC Framework and Transformation SPD, and take appropriate account of the Maylands Masterplan Plus document.
- 14A. Provision of 20 pitches for Gypsies and Travellers to meet identified need.
15. Safe, high-quality pedestrian and cycle crossings, including provision of active travel and cycle bridge across the A414.
16. Land will be reserved for access improvements associated with Junction 8 of the M1 motorway, in case it is required to come forward for junction improvements.
- 16A. The provision of essential transport infrastructure for mitigating the impact of traffic associated with the development; and appropriate contributions towards M1 Junction 8 phases 1 and 2 and appropriate contributions towards M1 Junction 9 upgrade as required by the Monitor and Manage work.
17. An integrated mobility hub with facilities, to encourage and facilitate modes of transport other than the private car.
18. A high quality gateway entrance along the A414 to Hemel Hempstead serving H3 and H4.
19. Development and design should connect the site to the neighbourhoods to the south and north.
20. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of Grade II Listed Breakspear, Grade II Gorhambury Registered Park and Garden and Grade II* Listed Gorhambury mansion; this may include the incorporation of appropriate set backs of development and creation of open spaces.

Self-sustaining Economy

21. A mix of employment uses linked to the Council's recent evidence base, and vision for Herts IQ to enable, around 4,000 jobs. The jobs growth will support rebalancing the local economy by prioritising higher-skilled jobs and learning opportunities for Hemel Hempstead and South West Hertfordshire.

22. Provision of wider ancillary uses along central Sustainable Transport Corridor through the development that complements the existing development at the heart of Maylands.
23. Exceptional environmental opportunities provided by this scale of employment development for large scale solar power generation; including on all rooftops and as appropriate on car parking, lorry parking etc.
24. Full exploration of possibilities for an offsite construction facility (primarily for modular housing) within the logistics and mixed industrial area.
25. Enable enhancements to Maylands local centre and strengthen active travel routes to this local destination.

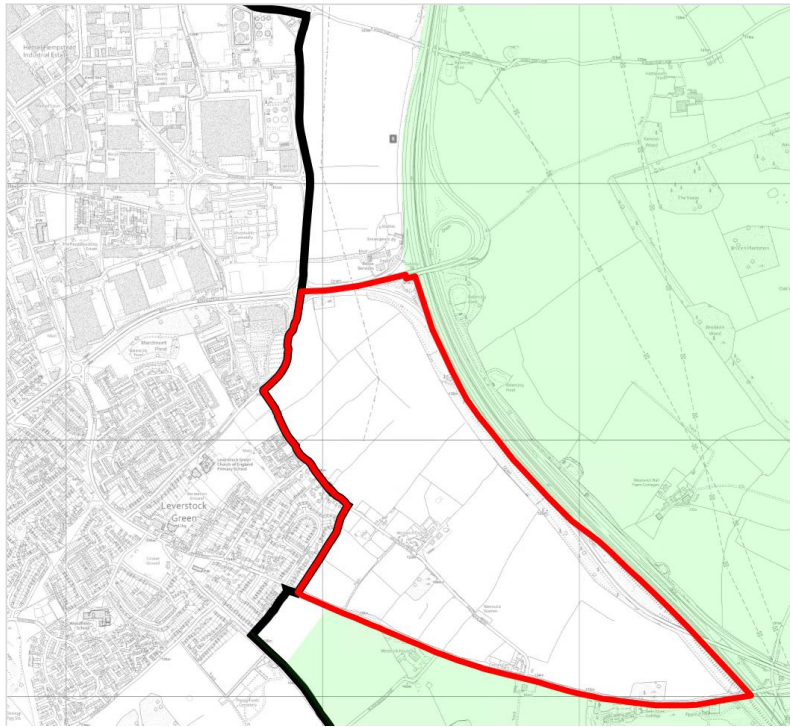
Engaged Communities

26. Design of development that encourages natural surveillance onto key routes throughout the site and prioritise sustainable modes to access education, employment, retail and leisure.
27. Opportunities for skills sharing and training to support new businesses and business sectors should be encouraged and provision made where possible.
28. Early activation projects to enable start-up businesses to come forward.
29. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Generally, use classes for this site will not be relevant in contributing to the CBSAC Mitigation Strategy. However, any relevant uses will need to make appropriate contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS). If relevant, Development proposals will need to make provision for Suitable Alternative Natural Greenspace (SANG), as part of the wider SANG network across the HGC Growth Areas.

Environmental Constraints

NB: The site has the following environmental constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer

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

Parish / Ward	St Michael / Verulam	Allocated site boundary
Hectares	142.0	
Proposed use	Primarily residential 2,400 units (indicative) in total (1,940 in Plan period)	
Proforma Ref	Part of M-033	
HELAA Ref	Part of SMR-01-21	
Green Belt Sub Area Ref	SA-162 / SA-164 & SA-165 / RA-51 / RC- 12 (partially)	



District
Boundary



Site
Boundary



Metropolitan
Green Belt

Key development requirements

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

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

Green Network

1. Strategic and local public open space, including sports facilities, managed woodland and ecological network links that preserve and enhance links to Leverstock Green.
2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes, and interventions including the opportunity for HERT through the site (as set out in the IDPs). The Key and Local Transport Network should connect local and key destinations including the new local centre, surrounding neighbourhoods, schools, Leverstock Green, Herts IQ and Maylands Business Park, Hemel Hempstead Town Centre and railway station and St Albans. Improved and enhanced countryside access links including connections and improved off-road paths (Public Rights of Way) including St Michael Rural Footpath 05.
3. A range of allotments, edible trails, orchards and community gardens for community use.
4. Protect the setting of Blackwater Wood Ancient Woodland to the south of the site.

5. The HGC Green Loop (or contributions towards delivery) including Buncefield Lane, Westwick Row, Blackwater Lane, to Bunkers Park and adjacent to the site Bunkers Lane and connections to the Green Loop.
6. Green and blue infrastructure provision that includes a contribution to the SANG required across the HGC growth areas and BNG requirements (aims to exceed a minimum target of 10%).
7. A Significant Publicly Accessible Green Area providing facilities for new and existing communities and a permanent green buffer to the south-east.
8. High quality design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and oil pipelines.
9. High quality surface water drainage mitigation measures that respect surface water flow paths. Notably, there is a major surface water flow path across the centre of the strategic allocation, and three associated smaller flow paths. Opportunities to provide betterment upstream should be considered.

Integrated Neighbourhoods

10. The 2,400 dwelling figure above includes 210-240 self-contained housing with care units, two 70-80 bed nursing homes and 9 supported living units for people with disabilities.
11. One new 3FE and one new 2FE primary schools sites and contributions, including Early Years provision, to serve the new community and appropriate contributions towards secondary school provision, including post-16 education.
- 11A. A childcare setting capable of providing approximately 50 places including 0-2 year olds.
12. Provision of 20 pitches for Gypsies and Travellers to meet identified need.
13. An integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
- 13A. The provision of essential transport infrastructure for mitigating the impact of traffic associated with the development; and appropriate contributions towards M1 Junction 8 phases 1 and 2 and appropriate contributions towards M1 Junction 9 upgrade as required by the Monitor and Manage work.
14. Safe, high-quality pedestrian and cycle crossings, including provision of a high-quality active travel and cycle bridge across the A414 connecting sites H3 and H4.
15. Land will be reserved for access improvements associated with Junction 8 of the M1 motorway, in case it is required to come forward for junction improvements within or beyond the Plan period.
16. A high quality gateway entrance along the A414 to Hemel Hempstead serving H3 and H4.
17. Improvements / Contributions to support active travel along the A4147 route to St Albans
18. Development and design that connects the site to the neighbourhoods to the north and west. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting, including the adjacent Leverstock Green neighbourhood, and new neighbourhood design coding, as set out in the Strategic Design Code, part of forthcoming HGC Framework and Transformation SPD.
19. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed King Charles II Cottage, the Grade II* Listed Westwick Cottage, the Grade II Listed Westwick Row farm group, the Grade II Listed Corner Farm group, the Grade II Listed Dell Cottage, the Grade II Listed Beechtree Cottages, Grade II Gorhambury Registered Park and Garden and Grade II* Listed Gorhambury mansion; this may include the incorporation of appropriate set backs of development and creation of open spaces.

Self-sustaining Economy

20. A positive relationship with Leverstock Green and the wider existing neighbourhood structure of Hemel Hempstead.
21. Enable enhancements to Leverstock Green local centre and strengthen active travel routes to this local destination.
22. A new local centre, including education facilities and commercial development opportunities; which provide support for, rather than in competition with, existing Leverstock Green facilities.
23. The provision of office space within local centres.

Engaged Communities

24. Recreation space and other community facilities, including contributions to health and sports provision within the wider HGC Growth Areas.
25. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will need to make provision for Suitable Alternative Natural Greenspace (SANG) as part of the wider SANG network across the HGC Growth Areas.

Environmental Constraints

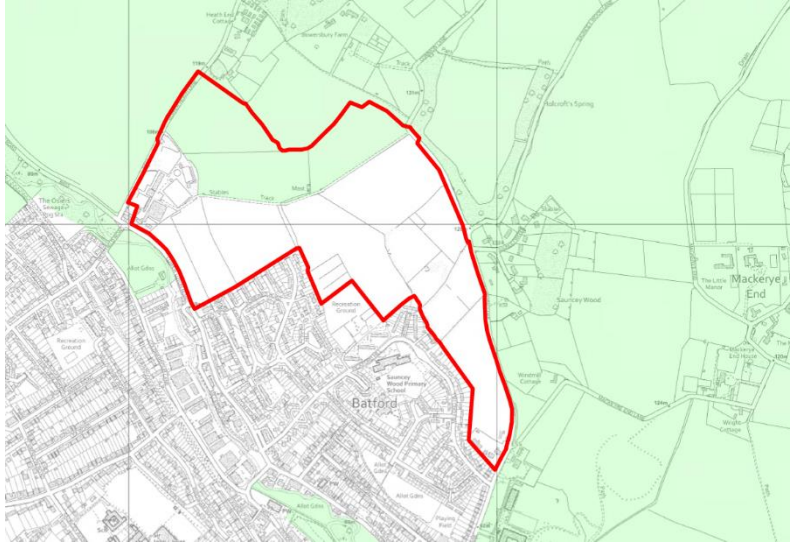
NB: The site has the following environmental constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer

improvements to Harpenden Road, Valley Road, Ancient Briton junction and King William IV junction, links to St Albans City Centre, station and education; aligned to schemes in the GTPs and LCWIP.

- 7A. Repurposing of Sandridgebury Lane and Valley Road within the Site for active travel and associated diversion of vehicular traffic to Harpenden Road.
8. Provide pedestrian and cycle links with the part of the site that is delivering 124 homes from planning permission 5/2021/0423.
9. Improvements via delivery or contributions of a new active travel route to connect to the Hertfordshire Way and the Heartwood Forest.
10. Development proposals must take appropriate account of the Ancient Woodland, County Wildlife Site, Priority Habitat and trees covered by Tree Preservation Order along the south-east boundary, and the Priority Habitat close to the eastern boundary comprising an area of deciduous woodland.
11. A noise assessment must be carried out regarding the railway line and appropriate mitigating measures provided as necessary.
13. The site is within Flood Zone 1 but has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer; Superficial Aquifer

B2 - North East Harpenden, AL5 5EG

Parish / Ward	Harpenden Town / Harpenden East / Wheathampstead	Allocated site boundary
Hectares	43.61	
Proposed use	Primarily residential 738 units (indicative)	
Proforma Refs	C-078 / C-253 / C-048	
HELAA Ref	HTWH-1-18/WH-02-21/HT-01-21	
Green Belt Sub Area Ref	SA-24 / SA-27 / RA-17 / RA 18 (partially) / RC-3 (partially)	



District Boundary



Site Boundary



Metropolitan Green Belt

Key development requirements


1. 70-80 self-contained housing with care units (these units are included within the indicative dwellings figure).
2. A 2FE primary school site and contributions, including Early Years provision and an all weather artificial grass junior sports pitch available for community use.
3. On-site outdoor sports provision (which could be within the part of the site remaining in the Green Belt) to meet the additional needs generated by the development should be provided. An offsite facility may be acceptable where justified by evidence and subject to early delivery of the offsite provision prior to occupation of first home.
4. A new local centre to provide local services, including Medical Centre and commercial development opportunities.
5. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
6. Improvements via delivery or contributions to walking facilities along Common Lane to mitigate impacts on this road, especially at school pick-up / drop-off times. This potentially needs to include footway / cycleway from site to Common Lane, then improved crossings and side junction improvements.
7. Improvements via delivery or contributions to access to Katherine Warrington school is required including active travel connections to the school through the site.
8. Improvements via delivery or contributions to the Upper Lea Valley Way into Harpenden and out to Luton and for links to / from the Upper Lea Valley Way.
9. Provision of, or contribution towards the Public Rights of Way that link into the wider network to enable recreational use.
- 9A. All modes access is to be provided onto Lower Luton Road, subject to assessment of impacts upon the existing Lower Luton Road/Bower Heath Lane/Westfield Road junction.

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

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

B3 - West Redbourn, Redbourn, AL3 7HZ

Parish / Ward	Redbourn	Allocated site boundary
Hectares	27.00	
Proposed use	Primarily residential 594 units (indicative)	
Proforma Ref	C-098 / C-096	
HELAA Ref	R-03-21/ R-06-21	
Green Belt Sub Area Ref	SA-1 / SA-3a / SA-3b / RA-3	

 District Boundary
  Site Boundary
  Metropolitan Green Belt

Key development requirements

0A. 70-80 self-contained housing with care units (these units are included within the indicative dwellings figure).

1.—

1A. A childcare setting capable of providing 30 places including 0-2 year olds.

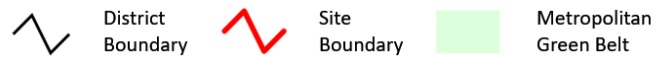
1B. Delivery of / Contribution to the provision of essential transport infrastructure to mitigate the impact of traffic associated with the development; and appropriate contributions to the M1 Junction 9 upgrade if it is required through the monitor and manage process.

2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to the A5183 route between Redbourn and St Albans, and improvements to the Nickey Line and onward connection to Harpenden.

3. Provision of links and improvements via delivery or contributions to the Nickey Line as an active travel corridor. Right of Way improvement contribution to the link under the M1 and out into the wider recreational network to the West. The network of Public Rights of Way must be retained and enhanced to encourage local walkers and dog walkers to use local routes into the wider countryside.

4. Improvements via delivery or contributions to enable direct walking and cycling routes into Redbourn to ensure that walking and cycling are the most attractive methods of travelling into Redbourn.
 5. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade I Listed Parish Church of St Mary and the Redbourn Conservation Area; this may include the incorporation of appropriate set backs of development.
 6. A noise assessment must be carried out regarding the M1 which is adjacent to the west, and appropriate mitigating measures provided as necessary, which may include setback of residential units, planting, and acoustic bunding / fencing.
 7. Access to and improvements to the existing Flamsteadbury Park children's play area must be provided.
 8. There is an oil pipeline running adjacent to the site, and development proposals must appropriately take this into account.
 9. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.
 10. The site is within Flood Zone 1 has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.
- NB: Environmental constraints: Source Protection Zone (SPZ) 3; Proximity to the source of the River Red; Bedrock Aquifer

B4 - East St Albans, AL4 9JJ		
Parish / Ward	Sandridge	Allocated site boundary
Hectares	21.69	
Proposed use	Primarily residential 511 units (indicative) (additional to adjoining permission)	
Proforma Ref	M-026	
HELAA Ref	SAN-06-21	
Green Belt Sub Area Ref	SA-77b / SA-77c / SA-78a / Not recommended	



Key development requirements

1. Extra-care facilities comprising of 70-80 self-contained units (these units are included within the indicative dwellings figure).
2. A 2FE primary school site and contributions, including Early Years provision, to serve the new and wider community.
3. A 6FE secondary school site within nearby Oaklands land ownership fronting onto Hatfield Road and appropriate secondary education contributions, including post-16 education.
4. Investment / reinvestment in improved education and training provision and facilities at Oaklands College. A College Development Zone and a Sports and Community Zone have been identified on the policies map.
5. A new local centre to provide local services, including commercial development opportunities.
6. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
7. Improvements via delivery or contributions for measures to ensure high quality access and connectivity to St Albans centre, station and education, aligned to schemes in the GTPs and LCWIP are required. In particular, measures to access the Alban Way route to the south will be required.
8. Particular focus on the existing Rights of Way within and surrounding the site will be required, also including a link to Jersey Lane.
9. Improvements via delivery or contributions for footpath 004 Colney Heath (East Drive) to be upgraded to bridleway status and improved to enable active travel to Hatfield, the University of Hertfordshire and Ellenbrook Fields.
10. Improvements via delivery or contributions for a link for active travel from upgraded Footpath 004 to the Hatfield Road (Boggymead Springs).
11. Provision of, or contribution towards an East / West route for pedestrians, cyclists and horse riders between BR 051 Sandridge and Central Drive, St Albans.
12. Contributions towards the Ellenbrook Fields country park.
13. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.

14. The site is within Flood Zone 1 but has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer

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

Parish / Ward	Colney Heath	Allocated site boundary
Hectares	22.9	
Proposed use	Primarily residential 484 units (indicative)	
Proforma Ref	C-032	
HELAA Ref	CH-36-21	
Green Belt Sub Area Ref	SA-84 / SA-92 / RA-37 (partially) / RC-9	



District Boundary



Site Boundary



Metropolitan Green Belt

Key development requirements

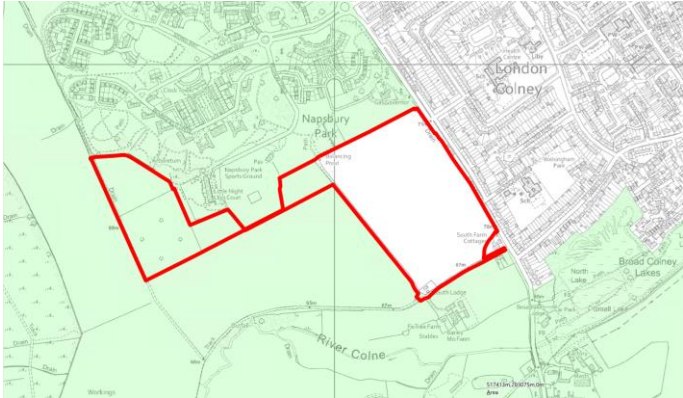
1. Suitable access and cycle access / improvements to the A1057 Hatfield Road. Pedestrian and cycle provision will be required and suitable access and improvements to the Alban Way walking and cycle route will need to be provided, including lighting where appropriate.

Direct access from the site to the Alban Way must be provided to enable and prioritise use of the Alban Way.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to lighting / surfacing improvements to the Alban Way and traffic calming and junction improvements on Hatfield Road.
3. Consideration of horse-riders in any access / connectivity work and improvements via delivery or contributions of a link between Oakland College's land north of Hatfield Road and the bridlway network to the south and east of the site.
4. Through Masterplanning, an objective of development proposals should be to enhance the setting of the Grade II Listed Smallford Station and secure its long-term maintenance and conservation.
5. A small part of the site is within Flood Zone 3 alongside Butterwick Brook and development proposals must fully take account of this, with no built form in this area. There must be no residential development outside Flood Zone 1. There is also flood risk from surface water and ground water. Proposals must demonstrate that the development will be safe from flood risk for the lifetime of the development through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.
6. Contributions towards the Ellenbrook Fields country park.
7. —
8. In accordance with adopted Waste Local Plan Policy 5: Safeguarding of Sites, the nearby safeguarded waste management facilities must be considered in the design of proposals to

ensure no unreasonable restrictions are placed upon them and the proposal does not prejudice their current or future operation. The Waste Planning Authority must be involved in Masterplanning work and will be directly consulted on any planning application at the site.

NB: Environmental Constraints: Source Protection Zone (SPZ) 2; Boreholes; Bedrock Aquifer.

B6 - West of London Colney, AL2 1LN

Parish / Ward	London Colney / Park Street	Allocated site boundary
Hectares	21.52	
Proposed use	Primarily residential 324 units (indicative)	
Proforma Ref	M-010	
HELAA Ref	LC-02-21	
Green Belt Sub Area Ref	SA-145 / SA-146, SA-147 & SA-148 / Not Recommended	



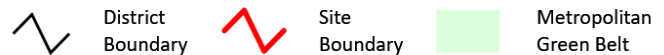
Key development requirements

- 0A. One 70-80 bed nursing home and 10 supported living units for people with disabilities (these units are included within the indicative dwellings figure).
1. Provide access for vehicles, cyclists and pedestrians to the 8FE secondary school site within adjoining HCC land ownership and appropriate secondary education contributions, including post-16 education.
 2. There is a small surface water flood risk which must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.
 3. A suitable cycle friendly crossing will be required with signal lights.
 4. Junction priority and segregated cycle access from London Colney to the new secondary school will be required. Access to the Public Right of Way to the south will be required, and support for the enhancement of the route through to Colney Street may be required. All Rights of Way on the site must be retained.
 5. Improvements via delivery or contributions of enhanced walking / cycling links to the Town Centre and retail park.
 6. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to significant improvements to cycling facilities along Shenley Lane and between the site and the Town Centre (as per the South Central GTP, LCWIP and validation work undertaken by the County Council).
 7. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Napsbury Hospital Registered Park and Garden and the Napsbury Park Conservation Area, and take appropriate account of trees. This includes South Lodge and its access in the south-west / west of the site which form part of the Registered Park and Garden and on which there is an area Tree Preservation Order. This may include the careful consideration of the location, orientation, density, and scale of development within the site and an appropriate landscaping scheme.

NB: Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.

B7 - North West Harpenden, AL5 3NP

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

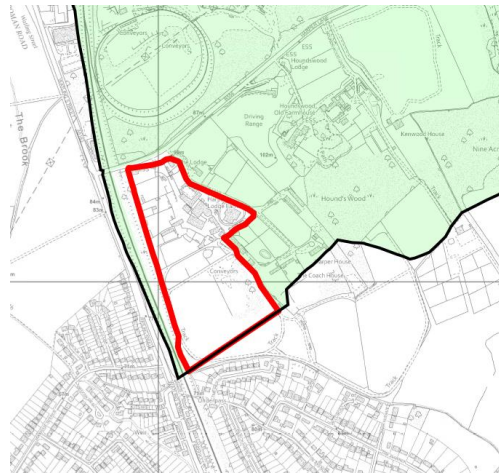


Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Improvements via delivery or contributions to the transport network, including excellent walking and cycling links, and public transport services upgrades / improvements and cycle access that connects outside the site to Luton Road and Ambrose Lane, and must include wherever possible a new segregated cycle route into central Harpenden along the A1081 corridor.
3. Community facilities for the benefit of the existing and future residents must be provided, including built facilities that complement the offer of the existing adjacent local centre.
4. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Cooters End Farm; this may include the creation of set backs of development closest to Cooters End Farm to sustain its agrarian setting.
5. Take appropriate account of trees on the site under Tree Protection Order, as well as the Ancient Woodland at Ambrose Wood and Westfield Wood.
6. The historical flooding issues along Luton Road must be addressed, including securing a betterment over the existing situation. The site is within Flood Zone 1 but has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer

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

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



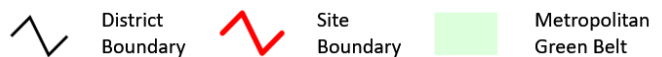
Key development requirements

1. Improvements via delivery or contributions of footpath and cycle routes which must be provided into Radlett at locations agreed with St Albans City and District Council, the County Council and Hertsmere Borough Council. Pedestrian access to bus routes on both sides of Watling Street must also be provided.
2. High levels of permeability between the site and the settlement of Radlett will be needed, this would include measures such as fully lit and hard surfaced walking and cycling routes from the site into Radlett and through to the services and facilities within the settlement. The railway acts as a barrier to movement from this site. Improvements via delivery or contributions of active travel routes and access to bus stops on Watling St are key to maximising sustainability of this site.
3. Improvements via delivery or contributions of enhancements of the junction of the B556 and A5183 will require attention due to capacity and constraints.
4. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
5. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Harper House; with an objective to deliver enhancements that would better reveal its significance. This may include the creation of open space between Harper Lane and the frontage of the Listed Building and adjacent Coach House to better reveal their significance.
6. In accordance with adopted Minerals Local Plan Policy 10: Railheads and Wharves, and Policy HW6 of this Local Plan, the safeguarded Harper Lane Rail Depot must be considered in the design and layout to ensure the operation and operating parameters of the depot is not jeopardised and that no unreasonable restrictions will be placed upon it. The Minerals Planning Authority must be involved in Masterplanning work and will be directly consulted on any planning applications at the site.
7. There must be no development outside Flood Zone 1.

NB: Environmental Constraints: Proximity to main river (Kitwells Brook); Source Protection Zone (SPZ) 2; Bedrock Aquifer

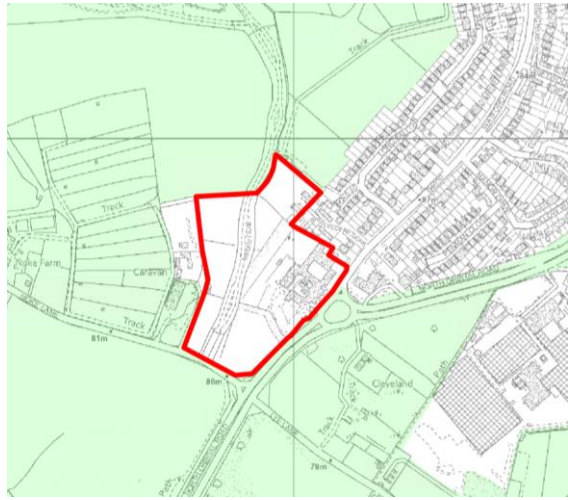
3 - Large Sites – 100-249 Homes

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



Key development requirements
<ol style="list-style-type: none"> 1. Delivery of the additional 180 dwellings in a co-ordinated way alongside and integrated with the approach to delivering permission 5/2020/3022 '80 assisted living apartments with community facilities and 44 bungalows'. 2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improvements to the LCWIP between the site and St Albans, and between the site and Watford. 3. Contribution to the improvement of Public Rights of Way in the vicinity to enable active travel between the site and Bricket Wood. Provision of, or contribution towards upgrade of St Stephens Footpath 014 to bridleway status and improve for active travel. 4. Through Masterplanning, the layout and design of development should minimise any harm to the setting and significance of the Grade II* Listed Burston Manor House. Burston Manor House must be retained and an objective of development proposals should be to enhance its setting; this may include suitable boundary planting and landscaped set back from the boundary of the Listed Building. 5. The site is adjacent to two deciduous woodlands Priority Habitats and County Wildlife Sites on the eastern boundary and on the western boundary south of the North Orbital is a traditional orchard Priority Habitat. Development proposals must take account of these existing trees and nearby woodlands. 6. Proposals must take appropriate account of the nearby Moor Mill Quarry West Site of Special Scientific Interest (SSSI). 7. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works. <p>NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer</p>

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

Parish / Ward	St Stephen	Allocated site boundary
Hectares	6.02	
Proposed use	Residential 135 units (indicative)	
Proforma Ref	C-218	
HELAA Ref	STS-38-18	
Green Belt Sub Area Ref	SA-134 / SA-135 & SA-136 / RA-47 / RC-10	



Key development requirements

1. Retain access along Miriam Lane, which is a private road running through the site.
2. Footpath access along Noke Lane and alongside the North Orbital to Watford Road is narrow, and development must provide new or make sufficient contributions to make improvements to the existing highways, including widening, providing safety, and sufficient lighting.
3. Enhanced pedestrian and cycle connectivity to services and facilities in Chiswell Green are required, along with connectivity to public transport services to St Albans and Watford.
4. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improvements to the LCWIP route between the site and St Albans, and between the site and Watford.
- ~~5.~~
6. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.
7. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer

4 - Medium and Small Sites – 5-99 homes

M2 - Hill Dyke Road, Wheathampstead, AL4 8TR		
Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	3.55	
Proposed use	Residential 85 units (indicative)	
Proforma Ref	C-283	
HELAA Ref	WH-28-21	
Green Belt Sub Area Ref	SA-50 / RA-29	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>District Boundary</p> </div> <div style="text-align: center;"> <p>Site Boundary</p> </div> <div style="text-align: center;"> <p>Metropolitan Green Belt</p> </div> </div>		
Key development requirements		
<ol style="list-style-type: none"> 1. The main site access must connect north on to Hill Dyke Road. Access on to Dyke Lane to the east must be for pedestrians and cyclists only, and not for vehicles. 2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to the B651 and connections to St Albans / Sandridge. 3. Improvements via delivery or contributions to the Footpath across the Devil's Dyke to reduce recreational impact of walkers on the ecological significance of the site. 4. The layout and design of development should minimise any harm to the setting and significance of the Devil's Dyke and the Slad Scheduled Monument; it should be informed by detailed assessments that address the recommendations of the Council's Heritage Impact Assessment, and this may include a significant set back from the east boundary. Development proposals should also demonstrate how they will enhance the understanding and local interpretation of the Monument. 5. Development proposals should include maintenance of substantial tree screening along the southern boundary. 		

M3 – Bedmond Lane, St Albans, AL3 4AH

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

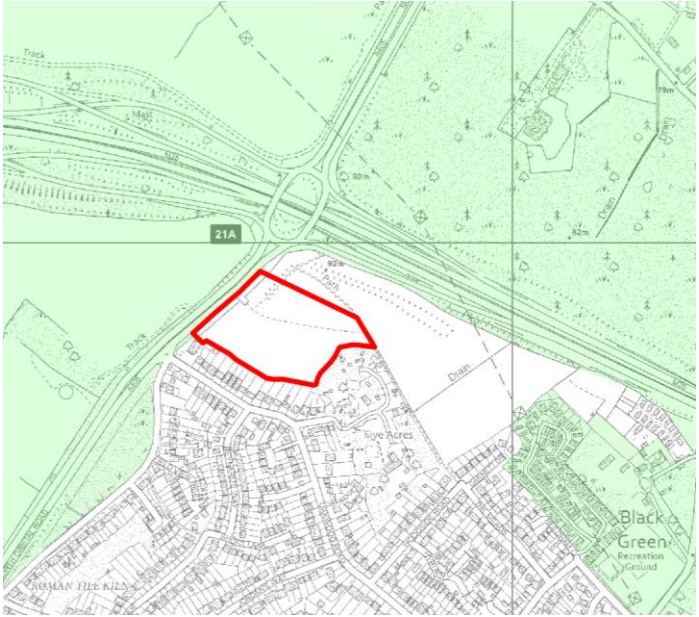


Key development requirements

- Proposals must take account of the Public Rights of Way on site and include support for improvements to the local walking and cycling route network. Enhanced walking and cycling connections between Bedmond Lane and Mayne Avenue should be achieved.
- Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- Improvements via delivery or contributions to the PRoW network to enable active travel into St Albans.
- The design and layout of development proposals should be informed by a detailed archaeological assessment including the results of further appropriate field evaluation to determine the presence and significance of archaeological remains, particularly Roman burials. This evaluation should be sufficiently broad in scope to assess the entire site, not just the conjectured Roman road route. Development proposals should avoid new buildings in the most archaeologically sensitive parts of the site, and should include mitigation as required.
-
- Proposals must take account of the presence of the Lizard Orchid which is a protected species on Schedule 8 of the Wildlife and Countryside Act 1981.
- The design and layout of development proposals should be informed by the results of ecological and botanical surveys of the site. Development proposals should avoid new buildings in the most ecologically sensitive parts of the site, and should include mitigation as required.
- There is a gas pipeline running adjacent to the site, and development proposals must appropriately take this into account.
- Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.

NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer

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

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

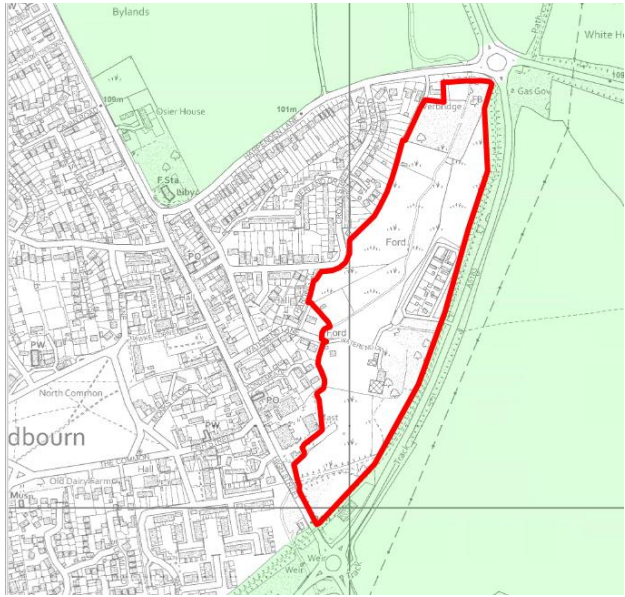


Key development requirements

1. Co-ordination with the site allocated for new community facilities (OS1) and community green space to the east is required.
2. Proposals must demonstrate suitable and safe access to residential areas to the south and not rely on pedestrians walking and cycling along the currently narrow path along the side of the North Orbital road.
3. In the event an access is proposed off the A405, full technical details should be provided to demonstrate a safe and suitable access.
4. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
5. Improvements via delivery or contributions to existing St Stephens Footpath 029 to be upgraded and improved to enable active travel to the north from Bricket Wood across the M25 and north into the wider network to St Albans.
6. Development proposals should take appropriate account of planned upgrades to the J21a bridge as part of the SRFI works, to ensure adequate shared use widths at the northwestern boundary, and the aspirations for a continuous walking / cycling route alongside the A405 (as per the LCWIP and GTPs) between St Albans and Watford
7. —
8. A noise assessment must be carried out regarding the presence of the M25 and A405 to the north and west of the site, and appropriate mitigation measures provided as necessary, which may include setback of residential units, planting, and acoustic bunding / fencing.
9. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer

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

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



District Boundary



Site Boundary



Metropolitan Green Belt

Key development requirements

- 0A. A comprehensive Masterplan which covers the whole of the allocation site should be agreed with the Council and applications should adhere to the agreed Masterplan.
1. Proposals must take account of the fact that approximately half of the site is in Flood Zone 3 and there must be no residential development outside Flood Zone 1. There is also significant flood risk from surface water and ground water. Proposals must demonstrate that the development will be safe from flood risk for the lifetime of the development through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.
 2. Proposals must demonstrate how the site will be accessed effectively from Redbourn safely for pedestrians and cyclists without the need for direct access to the A5183.
 3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
 4. Active mode access to the Nickey Line, and delivery of /contributions to its enhancement, will be required, including improvements to access / crossings and to surfacing / lighting where appropriate, and connectivity into Redbourn. This should be considered in line with GTP / LCWIP schemes and the Nickey Line Greenspace Action Plan.
 - 5.—
 - 6.—
 7. The layout and design of development should minimise any harm to the setting and significance of Redbourn Conservation Area.
 8. The River Ver is a distinctive feature of the site and proposals must demonstrate how they will preserve and enhance land and water biodiversity, and provide for new, attractive, well-connected and permanent recreational public access to the River Ver.
 9. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to

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

NB: Environmental constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer

M7 - Townsend Lane, Harpenden, AL5 2RH

Parish / Ward	Harpenden Town / Harpenden West	Allocated site boundary
Hectares	1.88	
Proposed use	Housing 65 units (indicative)	
Proforma Ref	C-057	
HELAA Ref	HT-13-21	
Green Belt Sub Area Ref	SA-16 / RA-13	

District Boundary
 Site Boundary
 Metropolitan Green Belt

Key development requirements

- 1.—
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improved surfacing on the Nickey Line, improved access towards the Nickey Line at the Roundwood Park entrance, traffic calming measures and footway improvements along Townsend Lane and Moreton Avenue.
3. Most of the site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

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

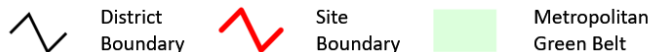
Parish / Ward	St Albans / Sopwell	Allocated site boundary
Hectares	2.80	
Proposed use	Housing 65 units (indicative)	
Proforma Ref	C-299	
HELAA Ref	SA-07-21	
Green Belt Sub Area Ref	SA-103 / RA-39	

Key development requirements

- Existing golf facilities must be retained or enhanced.
- Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
- Provision of, or contribution towards the the local Rights of Way network, including providing access to the public footpath adjacent to the south-west boundary and upgrading it to bridleway status to improve cycle access to the site.
- Improvement to the A1081 access will be required, including improvements via delivery or contributions of active modes (including access that avoids the roundabout, to both the Alban Way and the cycle path alongside London Road), in line with GTPs and LCWIP priorities.
- Improvements via delivery or contributions of additional walking / cycling provision to the South-East of the site, towards Napsbury Lane, should be considered and explored as a significant opportunity to improve wider connectivity and enhance the Rights of Way network. This is currently a significant gap in the walking network and could not be included in the LCWIP despite local stakeholder comments and evidence of demand due to the lack of adequate footway along this route and lack of continuous right of way between London Colney and the Sopwell area.
- The layout and design of development should minimise any harm to the setting and significance of the St Albans Conservation Area and the Scheduled Monument at Sopwell Nunnery.
- Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

M9 – Amwell Top Field, Wheathampstead, AL4 8DZ

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



Key development requirements

1. Amwell Lane cannot serve as the access route due the scale of development and nature of the lane meaning both policy and technical barriers to its use exist.
2. The existing footpath to the eastern boundary must be retained and accessed from the site. Connection to be provided with footpath 081 through the site to 027, unless unfeasible, via a walking route in the required open space.
3. Improvements via delivery or contributions to Wheathampstead Footpath 027 to be upgraded to bridleway status and its width increased, or for provision of an equivalent alternative route, to enable active travel between Wheathampstead, Nomansland Common and Sandridge beyond.
4. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to the B651 and connections to St Albans / Sandridge.
5. The layout and design of development should minimise any harm to the setting and significance of Amwell Conservation Area. To preserve the setting of Amwell Conservation Area, built form must only be located in the northern half of the site adjacent to High Ash Road, and provide a substantial (approx. half the site) open space buffer and suitable tree screening to the south and south west.
6. There is a gas pipeline running through the site, and development proposals must appropriately take this into account in relation to easements and layout considerations.

NB: Environmental constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer; Proximity to historic landfill

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

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



Key development requirements

1. Development proposals must facilitate the ongoing successful functioning of community facilities at least equivalent to the existing facilities on site – Park Street Baptist Church, attendant buildings and open space and car parking.
2. Improvements via delivery or contributions of pedestrian and cycle connectivity from the site to services and facilities in How Wood and Park Street.
3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to segregated cycling facilities along the Watford Rd and / or a junction improvement at the A405 roundabout.
- 4.
5. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.
6. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer

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

Parish / Ward	Colney Heath	Allocated site boundary
Hectares	1.43	
Proposed use	Residential 40 units (indicative)	
Proforma Ref	C-012	
HELAA Ref	CH-12-21	
Green Belt Sub Area Ref	SA-93 / RA-38	



Key development requirements

1. Provision of, or contribution towards the local Rights of Way network, including access to the Alban Way adjacent to the northern boundary.
2. Details of access via the narrow Boissy Close must be agreed with the County Council.
3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements to lighting / surfacing and access to the Alban Way (as per the South Central GTP), as well as improvements to Colney Heath Lane as per the LCWIP.
4. Development proposals must take appropriate account of all trees protected by Tree Preservation Order, the adjacent deciduous woodland Priority Habitat on the eastern site edge and the significant belt of trees to the north along the Alban Way.
5. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

M14 - Beesonend Lane, Harpenden, AL5 2AB


Parish / Ward	Harpenden Town / Harpenden South	Allocated site boundary
Hectares	2.03	
Proposed use	Residential 43 units (indicative)	
Proforma Ref	C-049	
HELAA Ref	HT-03-21	
Green Belt Sub Area Ref	SA-11 / RA-7 (partially)	



Key development requirements

1. Beesonend Lane cannot serve as the access route due the scale of development and nature of the lane meaning both policy and technical barriers to its use exist. The site should provide suitable access to the A1081 and contribute to its enhancement.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Rights of Way around/to the site (footpath 5) should be retained and enhanced
4. The layout and design of development should minimise any harm to the setting and significance of the Childwickbury Conservation Area and the nearby Grade II Listed Buildings and Locally Listed Buildings along Beesonend Lane; this may include the incorporation of appropriate set backs of development along the southern boundary.

M15 - Bucknalls Drive, Bricket Wood, AL2 3YT

Parish / Ward	St Stephen / Bricket Wood	Allocated site boundary
Hectares	1.28	
Proposed use	Residential 30 units (indicative)	
Proforma Ref	C-237	
HELAA Ref	STS-54-21	
Green Belt Sub Area Ref	SA-158 / RA-49	



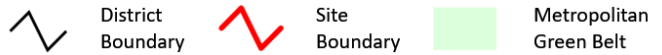
Key development requirements

1. Enhancement of the existing access to include active mode facilities is required.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Improvements via delivery or contributions of an active travel route linking to St Stephen Footpath 059 and Bricket Wood Common for recreational access.
4. Proposals must take appropriate account of the adjoining Bricket Wood Common Site of Special Scientific Interest (SSSI).
5. Development proposals must take appropriate account of the woodland to the south covered by Tree Preservation Order, a deciduous woodland Priority Habitat along the west and south-west boundary, and the County Wildlife Site to the east and west boundary and adjacent to the southern boundary.
- 6.—
7. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.

NB: Environmental constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer

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

Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	2.26	
Proposed use	Residential 40 units (indicative)	
Proforma Ref	C-286	
HELAA Ref	WH-32-21	
Green Belt Sub Area Ref	SA-36 / RA-22	



Key development requirements

1. Improvements via delivery or contributions to access for active modes to be delivered on both Piggottshill Lane and onto Wheathampstead Road.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Aldwick Manor and Granary at Aldwickbury Farm; this may include the incorporation of appropriate set backs of development.

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


Parish / Ward	Hill End	Allocated site boundary
Hectares	3.34	
Proposed use	Residential 37 units (indicative)	
Proforma Ref	C-001	
HELAA Ref	CH-01-21	
Green Belt Sub Area Ref	SA-77a / RA-36 & RC-8 (partially)	



Key development requirements

1. Suitable access will need to be demonstrated that reaches the nearest roads of Austen Way and / or Farm Drive. Vehicular access must not impede the quality of the shared use paths on Austen Way.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improvements along Hatfield Rd.
3. The layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Buildings at no's 4 and 5 Kay Walk; this may include the incorporation of appropriate set backs of development.
4. Development proposals must take appropriate account of the area of Deciduous Woodland Priority Habitat on the western side of the site, and Home Wood on the eastern boundary which includes Ancient Woodland and which is also a County Wildlife Site and is covered by a blanket Tree Preservation Order (for the wider area).
5. Development must consider and address the potential lighting / noise impacts associated with the artificial grass pitch and the cricket ball strike risk associated with the artificial cricket wicket through the preparation of lighting and acoustics assessments and a ball strike risk assessment. Engagement with Sport England will be required on any development that might affect pitches at Beaumont School.
6. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction / excavation works.
7. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

M19 - Piggottshill Lane, Harpenden, AL5 5UN

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



Key development requirements

1. Piggottshill Lane is narrow and cannot serve as the vehicle access route due to the scale of development and nature of the lane and there is currently no pedestrian provision. Suitable access and design across land to the west of the site, including for pedestrians and cyclists, will need to be agreed with the County Council.
2. Access including for pedestrians and cycles to the allocated site to the west (Site M47) must be facilitated.
3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. Contributions to wider active travel routes including to the Town Centre and train station should be considered and could include crossing and junction improvements along Crabtree Lane as well as footway improvements along Aldwickbury Crescent / Dalkeith Rd (all as per LCWIP).
5. In accordance with adopted Waste Local Plan Policy 5: Safeguarding of Sites, the nearby safeguarded Sewage Treatment Works must be considered in the design to ensure no unreasonable restrictions are placed upon the facility and the proposal does not prejudice its current or future operation. The Waste Planning Authority must be involved in scheme Design and will be directly consulted on any planning application at the site.

NB: Environmental constraints: Source Protection Zone (SPZ) 3; Historic Landfill

M20 - Lower Luton Road, Harpenden, AL5 5AF

Parish / Ward	Harpenden Town	Allocated site boundary
Hectares	0.74	
Proposed use	Residential 12 units (indicative)	
Proforma Ref	C-064	
HELAA Ref	HT-20-21	
Green Belt Sub Area Ref	SA-32 / RA-20	



Key development requirements

1. There must be no residential development outside Flood Zone 1. The site is also at risk of ground water flooding which must be managed through a sequential approach to design and mitigation measures as required. As more detailed modelling information becomes available the extent of developable land may vary.
2. Safe site access for pedestrians, cyclists and vehicles must be provided that connects through and to the shared use path on north side of lower Luton Rd.
3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. Contributions to wider active travel routes including to the Town Centre and train station should be considered and could include crossing and junction improvements along Station Rd and / or Crabtree Lane (as per LCWIP).
5. Improvements via delivery or contributions to the Wheathampstead Bridleway 097 is required as part of compensatory improvements to access to the Green Belt.

M21 - Rothamsted Lodge, Hatching Green, AL5 2JS

Parish / Ward	Harpenden Town / Harpenden South West	Allocated site boundary
Hectares	1.93	
Proposed use	Residential 25 units (indicative) (this includes 5 units from planning permission 5/2022/1814)	
Proforma Ref	C-067	
HELAA Ref	HT-22-18	
Green Belt Sub Area Ref	SA-15B / RA-12 & RC-2	



District Boundary



Site Boundary




Metropolitan Green Belt

Key development requirements

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

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

Parish / Ward	Harpenden Rural	Allocated site boundary
Hectares	0.77	
Proposed use	Residential 15 units (indicative)	
Proforma Ref	C-037	
HELAA Ref	HR-02-18	
Green Belt Sub Area Ref	SA-14 / RA-9 & RC-2 (partially)	



District Boundary



Site Boundary



Metropolitan Green Belt

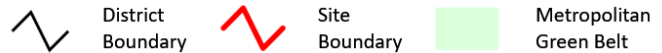
Key development requirements

1. Due to the severance caused by the B487 a high quality crossing facility from the site is required to enable access to the area's walking and cycling network.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The site contains a Locally Listed Building, to which Policy HE2 applies.
4. The layout and design of development should minimise any harm to the setting and significance of Harpenden Conservation Area and the Locally Listed Wood End; this may include buildings which are of a comparable scale to nearby detached dwellings but which contain within them multiple dwelling units, so as to ensure efficient use of land while remaining sympathetic to adjacent character.
5. Development proposals must take appropriate account of the adjacent deciduous woodland Priority Habitat along the western boundary.

NB: Environmental constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer

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

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



Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Bridleway 11 to the south must be retained and enhancement to the route from the site to the station should be supported.
3. Development proposals must take appropriate account of the nearby Bricket Wood Common Site of Special Scientific Interest (SSSI).
4. —
5. Development proposals must take account of the deciduous woodland which is also a County Wildlife Site, and other habitats which form a Priority Habitat over most of the site. New dwellings must only be located outside the area covered by Tree Preservation Order.
6. Undertake opportunistic extraction of any suitable sand and gravel deposits for use on-site wherever possible, where such deposits are uncovered during construction/on / excavation works.

Environmental constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer

M24 - South of Codicote Road, Wheathampstead, AL4 8GD

Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	1.00	
Proposed use	Retirement living Accommodation (Use Class C3 Category II) (46 units)	
Proforma Ref	C-255	
HELAA Ref	WH-03-21	
Green Belt Sub Area Ref	SA-44 / RA-26	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Safe site access for pedestrians, bicycles and vehicles must be provided, that connects onto and along Codicote Lane.
3. A connection through to bridleway 012 to the south should be provided.
4. Improvements via delivery or contributions to the Ayot Green Way is required as part of compensatory improvements to access to the Green Belt.
5. Proposals must take account of the blanket Tree Preservation Order covering the site and that the majority of the site is a deciduous woodland Priority Habitat.
6. There is a strip of contaminated land running diagonally through the site, which will need to be subject to a Risk Assessment and appropriate treatment.

M25 - Baulk Close, Harpenden, AL5 4LY

Parish / Ward	Harpenden Town / Harpenden North and Rural	Allocated site boundary
Hectares	0.56	
Proposed use	Residential 8 units (indicative)	
Proforma Ref	C-056	
HELAA Ref	HT-12-21	
Green Belt Sub Area Ref	SA-22 / RA-16	

District Boundary
 Site Boundary
 Metropolitan Green Belt

Key development requirements

1. Provision of, or contribution towards the local Rights of Way network, including access to the Lea Valley Walk adjacent to the west boundary.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. There must be no residential development outside Flood Zone 1.
4. Proposals must take account of the adjacent Priority Habitat to the east, an area of deciduous woodland.

NB: Environmental constraints: Source Protection Zone (SPZ) 2

M26 - Highway Chipping Depot, Lower Luton Road, AL4 8JJ

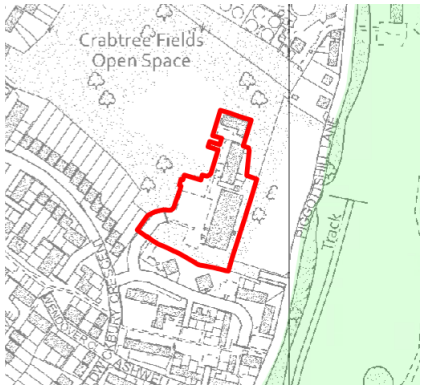
Parish / Ward	Wheathampstead	Allocated site boundary
Hectares	0.34	
Proposed use	Residential 7 units (indicative)	
Proforma Ref	C-278	
HELAA Ref	WH-22-17	
Green Belt Sub Area Ref	SA-41 / RA-25	

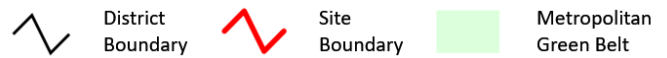


Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs, including but not limited to improvements to the off-road active travel connections between Wheathampstead and Harpenden
2. There must be no residential development outside Flood Zone 1.

M47 - Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA

Parish / Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.88	
Proposed use	Residential 5 units (indicative)	
Proforma Ref	UCS-HT-SD-018	
HELEA Ref	n/a	
Green Belt Sub Area Ref	SA-33 / RA-21 & RC-5	



Key development requirements

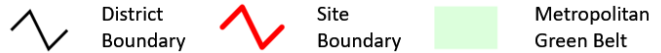
1. Existing community facilities including Harpenden & District Indoor Bowling Club and its ancillary car parking must be retained and / or enhanced. Crabtree Open Space must be retained and improved through better planting and amenities.
 2. The site adjoins M19 which is also proposed for development, and an overarching approach to design and access will be needed.
 3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including footway improvements, junction improvements and crossings on Aldwickbury Crescent and Crabtree Lane.
- 3A. In accordance with adopted Waste Local Plan Policy 5: Safeguarding of Sites, the nearby safeguarded Sewage Treatment Works must be considered in the design to ensure no unreasonable restrictions are placed upon the facility and the proposal does not prejudice its current or future operation. The Waste Planning Authority must be involved in scheme Design and will be directly consulted on any planning application at the site.
- NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

5 - Green Belt - Previously Developed Land

P2 – Land at North Orbital Road, AL2 1DL		
Parish / Ward	St Albans / Cunningham	Allocated site boundary
Hectares	1.88	
Proposed use	Residential 64 units (indicative)	
Proforma Ref	C-137	
HELAA Ref	SA-20-21	
Green Belt Sub Area Ref	SA-100 / Not Recommended	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>District Boundary</p> </div> <div style="text-align: center;"> <p>Site Boundary</p> </div> <div style="text-align: center;"> <p>Metropolitan Green Belt</p> </div> </div>		
Key development requirements		
<ol style="list-style-type: none"> 1. Improvements via delivery or contributions of new and / or significantly improved pedestrian, cycle and vehicular access west to Napsbury Lane and east to London Road and more widely to St Albans and London Colney must be provided. 2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. 3. The layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Lys Eira; this may include retention and strengthening of tree screening on the west boundary. 4. The site is within Flood Zone 1 but has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk. 5. 6. There is an oil pipeline running adjacent to the site, and development proposals must appropriately take this into account. 		

P3 – New Gospel Hall Trust, Blackwater Lane, Hemel Hempstead, HP3 8LB

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

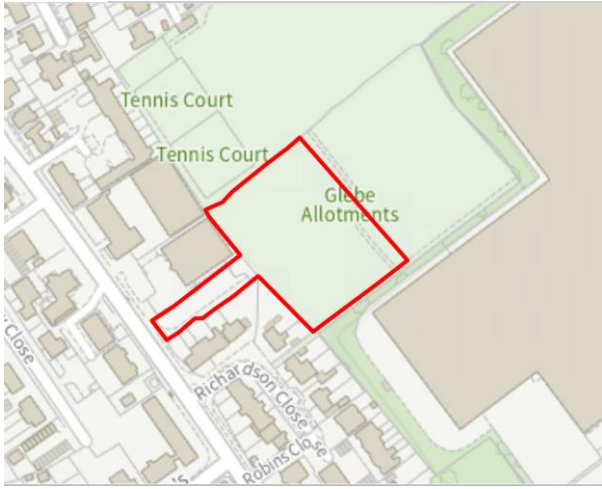



Key development requirements


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

NB: Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.


6 - Sites within Urban Settlements (HELAA)

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

7 - Sites within Settlements (Urban Capacity Study)

UC1 – Sainsbury’s Supermarket, Everard Close, St Albans, AL1 2QU		
Parish / Ward	Sopwell	Allocated site boundary (red line)
Hectares	2.45	
Proposed use	Residential 92 units (indicative)	
UCS Ref	UCS-SA-SD-051	
Ownership	Private	
Key development requirements		
<ol style="list-style-type: none"> Proposals must retain a supermarket with a similar floorspace and retain a similar amount of parking, with the homes delivered through intensification of the site. Support the connectivity of the Alban Way route from Griffiths Way and support the enhancement of the cycle route via Griffiths Way and Wilshere Avenue (linking to the National Cycle Network), including through junction improvements and traffic management. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. The layout and design of development should minimise any harm to the setting and significance of St Albans Conservation Area. 5. Surface water flood risk must be managed through a sequential approach to design layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk. <p>NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.</p>		

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

Parish / Ward	St Peters	Allocated site boundary (red line) 
Hectares	0.22	
Proposed use	Residential 16 units (indicative)	
UCS Ref	UCS-SA-HD-013	
Ownership	Private	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to Hatfield Road junction improvements, crossings, and traffic calming.
3. The layout and design of development should minimise any harm to St Albans Conservation Area and the nearby Listed and Locally Listed Buildings.

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

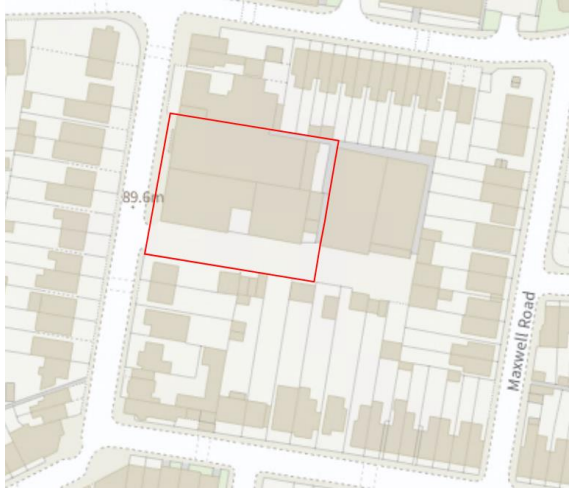
Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.43	
Proposed use	Residential 33 units (indicative)	
UCS Ref	UCS-SA-HD-018-v2	
Ownership	Private	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to St Peter's Street segregated cycling and junction improvements.
2. The layout and design of development should minimise harm to the setting and significance of St Albans Conservation Area and the adjacent Listed and Locally Listed Buildings.

NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

UC6 - 13-19 Sutton Road & 5-7 Pickford Road, St Albans, AL1 5JH

Parish / Ward	Clarence	Allocated site boundary (red line) 
Hectares	0.23	
Proposed use	Residential 21 units (indicative)	
UCS Ref	UCS-SA-HD-029-v2	
Ownership	Private	

Key development requirements

1. The proposal must retain appropriate access for the properties to the rear.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to improved access to the Alban Way and improvements to the connectivity with Hatfield Rd.
3. The layout and design of development should minimise any harm to the setting and significance of the Grade II Listed No. 3 Sutton Road.
4. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

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


Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.19	
Proposed use	Residential 47 units (indicative)	
UCS Ref	UCS-SA-HD-014	
Ownership	Private	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. The layout and design of development should minimise any harm to the setting and significance of St Albans Conservation Area and the adjacent Listed Buildings and the nearby Locally Listed Buildings.

NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

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

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

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.

UC11 - 50 Victoria Street, St Albans, AL1 3HZ

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.07	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-HD-021-v2	
Ownership	Private / Public	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including enhancement of the Victoria Street sustainable transport corridor as per South Central GTP schemes and wider aspirations.
 2. The site contains a Locally Listed Building, to which Policy HE2 applies.
 3. The layout and design of development should minimise any harm to the setting and significance of St Albans Conservation Area and the nearby Locally Listed Building.
- NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

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

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

Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.


UC19 - 50-54 Lemsford Road St Albans, AL1 3PR

Parish / Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.53	
Proposed use	Residential 43 units (indicative)	
UCS Ref	UCS-SA-HD-044-v2	
Ownership	Private	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including but not limited to Lemsford Rd footway and cycling improvements (as per LCWIP) and / or Avenue Road traffic calming / filtering scheme (as per LCWIP).
2. The site contains two Locally Listed Buildings, to which Policy HE2 applies.
3. The layout and design of development proposals should minimise any harm to the setting and significance of St Albans Conservation Area and the nearby Locally Listed Building.
4. -
5. -
6. A noise assessment must be carried out regarding the adjacent railway line, and appropriate mitigation measures provided as necessary.

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

Parish / Ward	London Colney	Allocated site boundary (red line)
Hectares	0.27	
Proposed use	Residential 21 units (indicative)	
UCS Ref	UCS-LD-SD-021-v2	
Ownership	Private	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. The layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Golden Lion PH.

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

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




Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA. Including improvements to the LCWIP route between the site and St Albans, and between the site and Watford.

NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.

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


Parish / Ward	London Colney	Allocated site boundary (red line)
Hectares	0.14	
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-LD-SD-024	
Ownership	Private	

Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
2. Berkeley House is a Grade II Listed Building which must be retained, and proposals must minimise any harm to its significance and setting.
3. The layout and design of development should minimise any harm to the setting and significance of the London Colney Conservation Area and the nearby Locally Listed Buildings.

NB: Environmental Constraints: the site is partially within Flood Zone 2; Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

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

Parish / Ward	St Albans North / Batchwood	Allocated site boundary (red line)
Hectares	0.20	
Proposed use	Residential 10 units (indicative)	
UCS Ref	UCS-SA-SD-050	
Ownership	Public	

Key development requirements

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

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

Parish / Ward	St Peters	Allocated site boundary (red line)
Hectares	0.07	
Proposed use	Residential 11 units (indicative)	
UCS Ref	UCS-SA-HD-015	
Ownership	Public	



Key development requirements

1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
 2. The layout and design of development should minimise any harm to the setting and significance of St Albans Conservation Area and the adjacent Grade II Listed Aboyne Lodge School.
- NB: Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

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

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




Key development requirements

1. Appropriate levels of car parking for existing and new development must be provided.
2. Access to the adjacent Herons Way route must be facilitated from within the site.
3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.

NB: Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

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

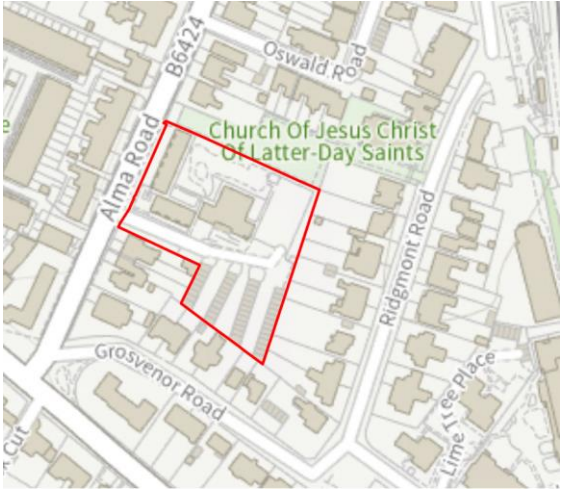
Parish / Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)
Hectares	1.23	
Proposed use	Residential 94 units (indicative)	
UCS Ref	N/A	
Ownership	Private	

Key development requirements

1. The site will require a survey of car park usage before proceeding with any proposals, and development proposals should take into account potential future station parking needs.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The layout and design of development should minimise any harm to the setting and significance of Harpenden Conservation Area and the nearby Locally Listed Buildings.
4. A noise assessment must be carried out regarding the adjacent railway line, and appropriate mitigation measures provided as necessary.
- ~~5.~~
6. The site is within Flood Zone 1 but has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk.

NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.

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

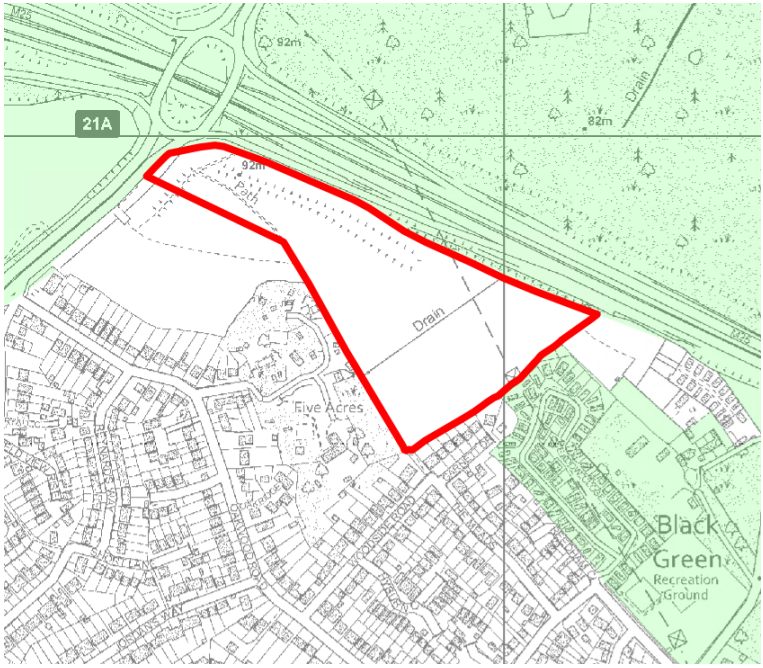



Parish / Ward	St Albans (unparished) / St Peters	Allocated site boundary (red line)
Hectares	0.58	
Proposed use	Residential 6 units (net gain above 80 existing units) (indicative)	
UCS Ref	N/A	
Ownership	Public	

Key development requirements


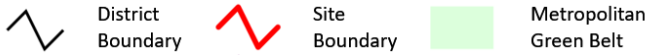
1. Appropriate levels of car parking for existing and new development must be provided.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. The layout and design of development should minimise any harm to the setting and significance of St Albans Conservation Area and adjacent to a number of Locally Listed Buildings.

NB: Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer.

8 - Other Sites

OS1 - Land to the North of Bricket Wood, bounded by the M25 and A405 North Orbital, AL2 3ET		
Parish	St Stephen	Allocated site boundary
Hectares	6.52	
Proposed use	Community Facilities	
Proforma Ref	O-029	
HELAA Ref	STS-31-21	
Green Belt Sub Area Ref	SA-161 / RA-50	
<div style="display: flex; justify-content: center; align-items: center; gap: 20px;"> <div style="text-align: center;">  District Boundary </div> <div style="text-align: center;">  Site Boundary </div> <div style="text-align: center;">  Metropolitan Green Belt </div> </div>		
Key development requirements		
<ol style="list-style-type: none"> 1. The site is allocated for community uses only – in line with the aims of the St Stephen Neighbourhood Plan. 2. The track that connects the site to Woodside Road is narrow and proposals must demonstrate adequate access and egress. 2A. In the event an access is proposed off the A405, full technical details should be provided to demonstrate a safe and suitable access. 3. Development proposals must take appropriate account of the Priority Habitat along part of the western boundary, an area of deciduous woodland, and also the existing trees along the south west boundary. 4. Co-ordination with the site allocated for new housing to the west (M4). 5. The site is within Flood Zone 1 but has a small risk from other sources of flooding. Surface water flood risk must be managed through a sequential approach to design and layout and surface water mitigation measures in accordance with NEB8 Managing Flood Risk. <p>NB: Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer; Superficial Aquifer.</p>		

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

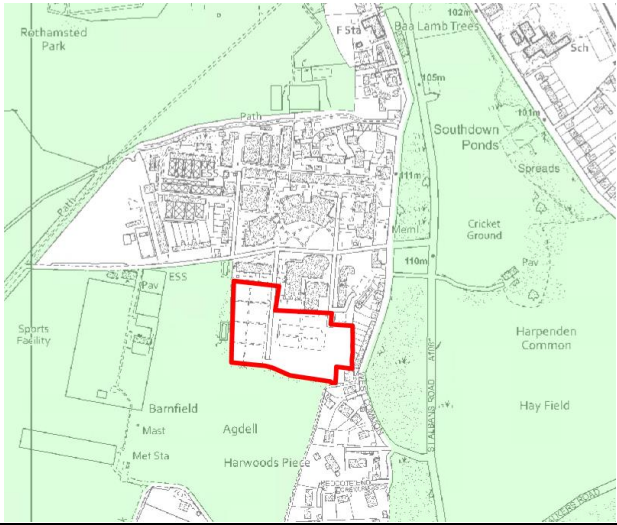
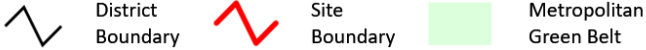
Parish	Redbourn / St Michael	Allocated site boundary
Hectares	0.19	
Proposed use	Community Facility	
Urban Capacity Study Ref	UCS-SA-CU-001	
Green Belt Sub Area Ref	0.19	
		

Key development requirements

1. Redevelopment for significantly improved community facilities – including reprovision of facilities at UC28.
2. Appropriate car parking for visitors must be provided.
- 2A. The layout and design of development should minimise any harm to the setting and significance of the nearby Batch Wood Moated Manorial Site Scheduled Monument. Development proposals should also demonstrate how they will contribute to improved management and promotion of the Monument.
3. Development should enhance tree planting in the area.

NB: Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Superficial Aquifer.

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

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

Key development requirements

1. Development should be of employment use associated in character with the adjacent research facilities.
2. Connectivity to the Public Rights of Way adjacent to the site.
3. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
4. The layout and design of development proposals should minimise any harm to the setting and significance of Harpenden Conservation Area and adjacent Locally Listed Buildings.

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

Parish / Ward	Harpenden Rural / Harpenden North & Rural	Allocated site boundary
Hectares	1.67	
Proposed use	Employment	
Proforma Ref	B-006	
HELAA Ref	HT-10-18	
Green Belt Sub Area Ref	SA-15a / RA-10	

Key development requirements

1. Development should be of employment use associated in character with the adjacent research facilities, with new buildings in the eastern half of the site only.
2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.
3. Connectivity to the Public Rights of Way adjacent to the site. To support improvements to Harpenden Bridleway 011 (Coach Lane) to enable use by people working at this site for active travel to access the town and train station.
4. Good quality access for all modes to key routes and relevant enhancement of schemes in the LCWIP will be necessary – for example, the A1081 corridor and improved access to the Rights of Way network.
5. The layout and design of development proposals should minimise any harm to the setting and significance of the Grade I Listed Rothamsted Manor and associated Grade II Listed buildings.

9 - Regeneration Opportunity Sites

Public Car Park Sites:

- ROS1 – Civic Close Car Park Bricket Road, St Albans, AL1 3JX: Indicative capacity 57 homes (Formerly UC2)
- ROS2 – London Road Car Park, London Road, St Albans, AL1 1NG: Indicative capacity 36 homes (Formerly UC3)
- ROS3 – Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD: Indicative capacity 10 homes (Formerly UC9)
- ROS4 – Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ: Indicative capacity 32 homes (Formerly UC15)
- ROS5 – Car Park to rear of 85-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL: Indicative capacity 9 homes (Formerly UC22)
- ROS6 – Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH: Indicative capacity 5 homes (Formerly UC48)
- ROS7 – Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW: Indicative capacity 5 homes (Formerly UC50)

Public Garage Court Sites:

- ROS8 – Garage Block west of Thirlestane, St Albans, AL1 3PE: Indicative capacity 16 homes (Formerly UC16)
- ROS9 – Garage block to front of 94-142 Riverside Road, St Albans, AL1 1SE: Indicative capacity 13 homes (Formerly UC18)
- ROS10 – Garages off Chapel Place, St Albans, AL1 2JZ: Indicative capacity 11 homes (Formerly UC21)
- ROS11 – Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN: Indicative capacity 9 homes (Formerly UC23)
- ROS12 – Garage Block to Malvern Close, St Albans, AL4 9SZ: Indicative capacity 9 homes (Formerly UC26)
- ROS13 – Garage Block off Noke Shot, Harpenden, AL5 5HS: Indicative capacity 8 homes (Formerly UC29)
- ROS14 – Garages rear of Tudor Road, St Albans, AL3 6AY: Indicative capacity 9 homes (Formerly UC31)
- ROS15 – Garages off Creighton Avenue, St Albans, AL1 2LZ: Indicative capacity 5 homes (Formerly UC32)
- ROS16 – Garages Rear of Hill End Lane (South), St Albans, AL4 0AE: Indicative capacity 7 homes (Formerly UC34)
- ROS17 – Garages at Grindcobbe, St Albans, AL1 2ED: Indicative capacity 6 homes (Formerly UC41)
- ROS18 – Garages off Thirlmere Drive, St Albans, AL1 5QS: Indicative capacity 7 homes (Formerly UC42)
- ROS19 – Garage Block off Millford Hill, Harpenden, AL5 5BN: Indicative capacity 5 homes (Formerly UC44)
- ROS20 – Garages off Watling View (West), St Albans, AL1 2PA: Indicative capacity 5 homes (Formerly UC45)
- ROS21 – Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE: Indicative capacity 5 homes (Formerly UC49)
- ROS22 – Garage Block off Tallents Crescent, Harpenden, AL5 5BS: Indicative capacity 5 homes (Formerly UC52)
- ROS23 – Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN: Indicative capacity 6 homes (Formerly UC56)

The location of the above sites are shown on the Policies Map.

10 - Traveller Allocations

Allocations:

- T1 - Ardens Rise, House Lane, St Albans - Additional Proposed pitches: 23
- T2 - Chiswell Green Lane, Chiswell Green - Additional Proposed pitches: 4
- T3 - Meadowside, North Orbital Road, Chiswell Green - Additional Proposed pitches: 3
- T4 - Mill House Yard, Coursers Road, Colney Heath - Additional Proposed pitches: 1
- T5 - Nuckies Farm, Coursers Road, Colney Heath - Additional Proposed pitches: 5
- T6 - Tullochside, Hemel Hempstead Road, Redbourn - Additional Proposed pitches: 0
- T7 - Woodview Lodge and Hoofprints, Lye Lane, Bricket Wood - Additional Proposed pitches: 14
- T8 - Noke Lane, Chiswell Green - Additional Proposed plots: 1
- T9 - The Paddocks, Colney Heath Lane, Colney Heath - Additional Proposed pitches: 6
- T10 - Little Orchard, Barley Mow Lane, Colney Heath - Additional Proposed pitches: 1

Existing Public Gypsy and Traveller Sites:

- T11 - Park Street / Watling Street, Watling Street, Park Street
- T12 - Barley Mow, Barley Mow Lane, Colney Heath
- T13 - Ver Meadows, Redbourn Bypass, Redbourn

The location of the above sites is shown on the Policies Map. N.B. This includes land at some of the Allocations identified for their potential extension.