

St Albans (Land outside Dacorum)

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
STA1	Land at Holtesmere End	Farm land. Strategic site	Developer Submission site lying in St Albans DC.	35	A			Site owned by Mr W Barr and promoted by Strutt and Parker. There may be concerns regarding the convergence of Hemel Hempstead and Redbourn	STA1		G	Y
STA2	Land west of M1	Farm land. Strategic site.	Developer submission site lying to west of M1 in St Albans DC	458.5	A			Site owned by Crown Estate and promoted by Entec	STA2		G	Y

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Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
STA1	√	√	√					In Upper Lea Valley character area. In Green Belt.									Key utilities cut across and under site (electricity pylons and oil pipelines respectively)
STA2	√	√	√					Lies in the character areas of Upper Lea Valley, Buncefield Plateau and St Stephen's Plateau. In Green Belt.									Semi-natural Ancient Woodland; Key utilities cut across and under site (electricity pylons and oil pipelines respectively)

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
STA1	Land at Holtesmere End	35	L	700	1050	875		STA1
STA2	Land west of M1	458.5	L	8850	8850	8850	Capacity as confirmed by Entec in their submission	STA2

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Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
STA1			M-H	L	M		6-10 years	Greenfield site on the edge of Hemel Hempstead. There may be concerns regarding the convergence of Hemel Hempstead and Redbourn. This may be attractive to a regional housebuilder.
STA2			M-H	M-H	M-H		6-10 years	The site has regional policy support and there is intention to develop. A full masterplanning process will take some time to get through the planning system, and therefore development is unlikely to commence until at least 6-10 years.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
STA1	Land at Holtesmere End	35	L	G	Y			500	500	200	550						STA1
STA2	Land west of M1	458.5	L	G	Y			1000	1000	1000	1000	6850	6850				STA2
					Total Urban	0	0	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	1500	1500	1200	1550	6850	6850	0	0		
					Total >5ha	0	0	500	500	200	550	0	0	0	0		
					Total	0	0	500	500	200	550	0	0	0	0		