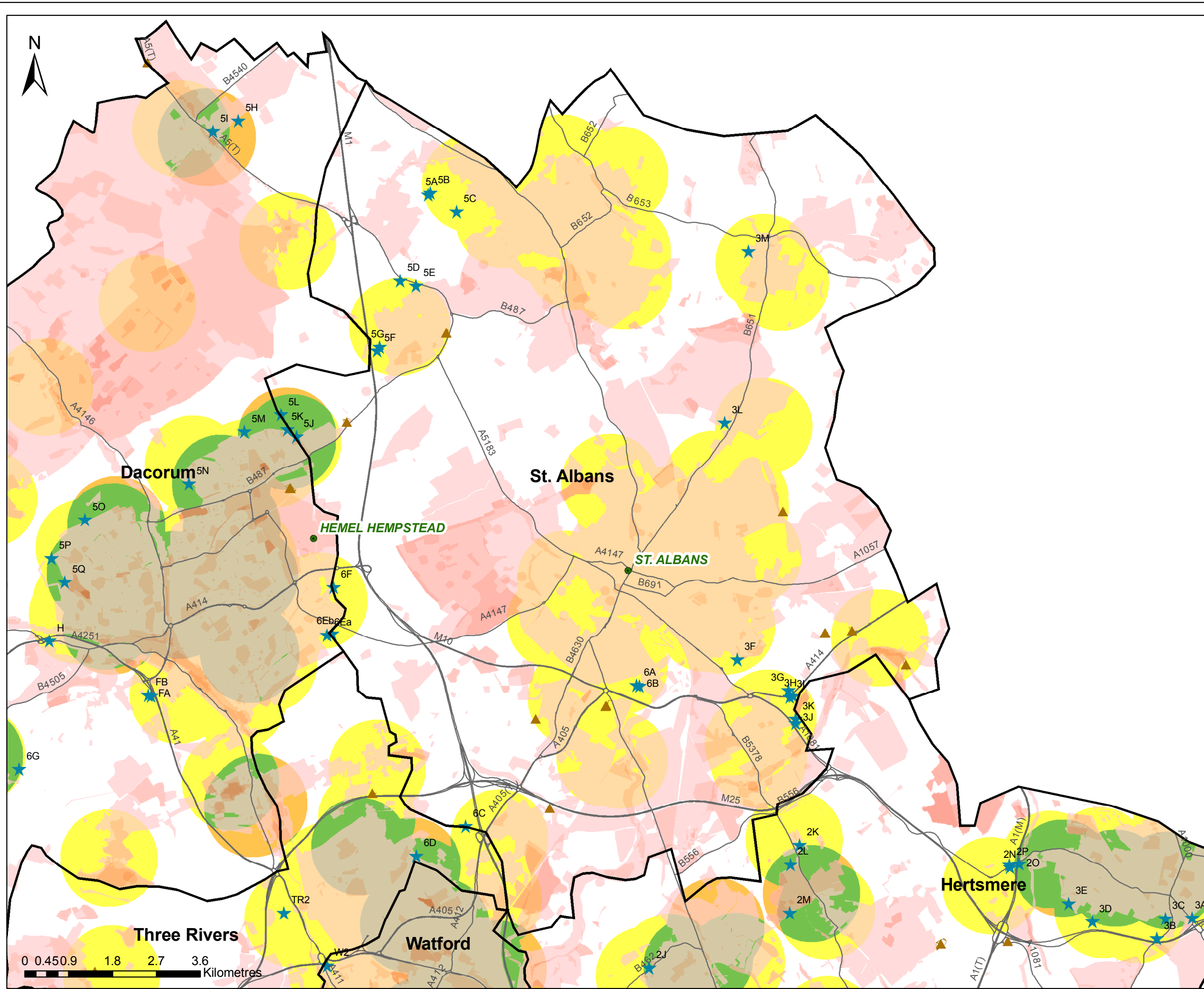


4.4 St Albans

- 4.4.1 Within St Albans 22 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 6.
- 4.4.2 Sites have been allocated a score in terms of their preference (as described in paragraph 4.1.6). These scores are highlighted in red text within the first column of the table. Nine sites have been given the highest score of '1' and three have been scored as '2'. A few sites require earthworks, additional buffers or are located on narrow roads. These factors have been detailed and the site retained in the event that more preferable sites are unavailable or have other constraints.
- 4.4.3 In all, nine sites have the highest score of '1'. These sites are:
- SA1 Highfield Park Drive
 - SA5 District Boundary
 - SA6 London Colney Bypass
 - SA9 Kinsborne West
 - SA10 Kinsborne East
 - SA16 Holtsmere End Lane
 - SA17 Butterfield
 - SA18 Butterfield 2
 - SA21 Green Lane
- 4.4.4 As St Albans were unable to provide all the datasets, there are no green areas except for those crossing Council boundaries.



**SOUTH & WEST HERTS
GYPSY & TRAVELLER
STRATEGY**

**IDENTIFIED POTENTIAL
SITES
ST ALBANS**

- Districts
- Major Towns
- Site Visit Locations
- Existing Gypsy Sites
- Existing Gypsy Sites
- Major Roads

Opportunities

- High
- Medium/High
- Medium

Constraints

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Increasing
Number of
Constraints

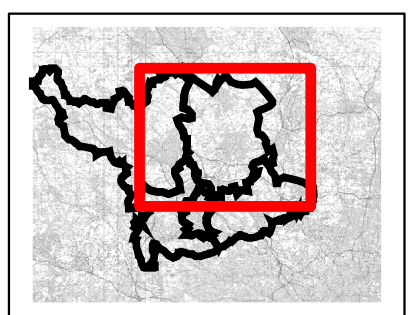


Figure: 6

Drawn By: KH
Checked By: RE
Date: 14/03/2006

Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire
Recommendations Report

Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
SA1 Highfield Park Drive 1	Ploughed fields. Power lines through site.	100	L	Level site	Disused Road on north-eastern side (Nightingale Lane), Highfield Park Drive abuts north-western boundary, fields to south.	High hedge along roadside.	No existing site access but could cut through thin hedge. Good access to road network.	Medium High (Yellow)
SA2 Highfield Lane 3	Fields and power pylon to north.	500	M	Level site	Highfield Lane abuts eastern boundary (with fields and new residential across), the North Orbital Road (A414) abuts southern boundary. Fields to north (Highfield Hall beyond) and west.	Vegetation hedge and tall trees surround site.	Good access to North Orbital Road (A414).	Medium High (Yellow)
SA3 White Horse Lane 3	Ploughed dirt field.	500	S/M	Level site	Abuts SSSI Coppice woodland to east, North Orbital Road (A414) to north, White Horse Lane to west and south with fields beyond.	A buffer may be required but not necessary as tall trees to north and south of site, and on opposite side of road to west. A fence is likely to be required by the woodland to east.	2 access points with gates. Southern a safer access due to proximity to Orbital road A414. Good access to transport network.	Medium High (Yellow)
SA4 West White Horse Lane 2	Grass field	400	L	Level site	North Orbital Road (A414) to north, White Horse Lane to east with field then woodland beyond, fields to west with residential in distance and fields to south.	Tall vegetation at east boundary. Additional screening would be required to north.	No existing access – would require cut through trees/hedge. Good access to transport network.	Medium High (Yellow)
SA5 District Boundary (White Horse Lane) 1	Grass field	100	M	Level site	White Horse Lane to north-west, A1081 Bypass abuts south-western boundary at a much lower elevation. Fields to north-east (beyond a track) and south-east. Public Footpaths along north-west and north-east boundaries.	Tall vegetation along site boundary with road. Additional screening on eastern side likely to be required.	Existing access with gate from White Horse Lane. Can walk over the Bypass on the White Horse Lane bridge to London Colney Town Centre where primary schools, doctors and local shops are located. Bus stop on High Street.	Medium High (Yellow)
SA6 London Colney Bypass (White Horse Lane) 1	Grass field	200	L	Level site	White Horse Lane bounds two sides of the site (north-east and south-east). Fields to the north west. A1081 Bypass abuts the south-western boundary at a much lower elevation. Slightly better than SA5.	Tall trees and scrub surround the site.	Existing access and gate from White Horse Lane on north-eastern side. Proximity as for SA5.	Medium High (Yellow)
SA7 Sandridgebury (Sandridgebury Lane) 3	Grass field	900	M	Level site	Bounded by Sandridgebury Lane on northern side, field to west and south, and farm ancillary sheds to east. Set away from residential development.	Hedge along roadside. Further screening required.	Existing access and gate. Lane is narrow leading from High Street of the small village. Very close to St Albans town centre.	Medium High (Yellow)
SA8 Wheathampstead (Bury Green) 3	Grass field	100	L	Gently sloping site down towards north.	Adjacent to quiet residential area on the western side of Wheathampstead village. Fields to north, west and south.	Some tall trees along the boundary where the site abuts existing residential. Would require more screening.	Existing site access and gate at end of short residential street, which leads to B651. Close to Harpenden, shops, bus etc.	Medium High (Yellow)
SA9 Kinsborne West (Kinsborne Green Lane) 1	Ploughed field	600	M/L	Level site	Fields surrounding site. Kinsborne Green Lane abuts eastern boundary.	Medium/high hedge surrounding the site. Not seen by any residential dwellings.	Multiple existing access gates. Accessed from a Kinsborne Green Lane a 'B' road. Not far from Junction 9 of the M1 via A5183.	Medium High (Yellow)

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SA10 Kinsborne East (Kinsborne Green Lane) 1	Grass field. Site could be located to the north or south of an existing telecommunications facility on the property, located near the road boundary.	600	M/L	Level site	Fields surrounding site. Kinsborne Green Lane abuts eastern boundary.	Site is separated from the roadside by a high hedge, which could act as a visual buffer.	Creation of a new access may be required. As for SA9.	Medium High (Yellow)
SA11 Roundwood Lane 3	Grass fields	400	M/L	Level site	Fields surrounding site. Roundwood Lane abuts northern boundary.	Hedge of approximately 1m in height along roadside.	Existing access at two points. Narrow lane with multiple passing lay-bys.	Medium High (Yellow)
SA12 Dunstable (Dunstable Road) 3	Covered by thin scrub.	500	S/M	Level site	Bounded by Dunstable Road to west and A5183 to north-east. Close to Redbourne.	Existing vegetation buffer.	Existing access At the top of Dunstable Road only buses can drive north through to the A5183. Close to Junction 9.	Medium High (Yellow)
SA13 Bylands (A5183) 2	Grass field	400	M	Level site	Bounded by A5183 to north-east. Fields to south and west. North of an area designated as CSS. Close to Redbourne.	Scrub/trees surrounding the site.	Existing access and gate from A5183. Close to Junction 9.	Medium High (Yellow)
SA14 Flamsteadbury South (Flamsteadbury Lane) 3	Grass field	200	M	Level site	Lane abuts northern boundary, residential abuts eastern, fields to west with motorway beyond (at a lower elevation), and fields to south.	Vegetation buffer to residential land. Additional screening required.	Entrance at the start of a single lane private road/ Public Bridleway. Not far from B487	Medium High (Yellow)
SA15 Flamsteadbury North (Flamsteadbury Lane) 3	Grass field	200	M/L	Level site	Lane abuts southern boundary, residential abuts eastern, fields to west with motorway beyond (at a lower elevation), and fields to north with Public Walkway.	Mature tree visual buffer to residential land. Additional screening required.	As for SA14	Medium High (Yellow)
SA16 Holtsmere End Lane 1	Grass field	400	M/L	Level site	Lane abuts western boundary. Adjacent to a public walkway to the south. Fields to north and east.	Mature trees and hedge screening.	Existing access and gate.	High (Green)
SA17 Butterfield (Butterfield Lane) 1	Grass field	200	M	Level site	Borders A414 to the south-west, a nursery recreation ground to the north-west with a single house beyond, railway line to the south-east.	Substantial vegetation exists between the site and nursery/house.	Accessed by a short gravel/metal road under the railway. Access is also used by one house, nursery and recreation ground.	Medium High (Yellow)
SA18 Butterfield 2 (Butterfield Lane) 1	Grass field with sheep grazing	200	M	Level site	Borders A414 to the south-west, fields to the north-east/south-east, railway line to the north-east.	Low hedge along boundary at front of site. Isolated mature trees along rear boundary.	Existing access and gate to site. Access via a short metal road.	Medium High (Yellow)
SA19 Waterdale (Chequers Lane) 3	Horticulture	500	M	Slightly uneven site	Close to a residential property to east. Fields on other sides of site. Chequers Lane borders south boundary.	Planting and/or fencing would be required to mitigate visual effects on the adjacent residential property	Existing access with gate. Close to motorway.	Medium High (Yellow)
SA20 Leverstock Green b (Bedmond Road) 3	Horticulture	100	L	Level site	Residential to north-west, fields surround site on other sides. Bedmond Road abuts south-west side.	Vegetation buffer of mature trees and scrub along roadside. Additional screening required.	No existing access from road.	Medium High (Yellow)

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SA21 Green Lane (Westwick Row) 1	Grass fields	100	L	Gently rolling site	Opposite Westwick Farm (to south-west), however not visible. Holiday Inn and new business buildings nearby (to north-west). Green Lane abuts north-western boundary, Westwick Row the south-western boundary and fields surround the site. Located just within St Albans boundary	Hedge surrounding the site	Access from existing gate at south west corner of site off Westwick Row (narrow but 2 way); or near roundabout at northern corner of site. A414 is nearby to the north and the M1 to the east.	Medium High (Yellow)
SA22 Little Revelend Farm (Holtsmere End Lane) 2	Grass field with power poles on northern side.	100	L	Fairly level site rising steeply on the eastern side	Fields to north, south and east. School to west on opposite side of Holtsmere End Lane (abutting south-west boundary). Lane abuts south-east boundary.	Site is not visible to existing residential properties. Vegetation buffer consisting of tall mature trees along the south western side of the site. Additional screening would be required.	Good access from the Lane.	High (Green)