

POLICY 4 NEW HOUSING DEVELOPMENT IN TOWNS

Within the towns of Harpenden and St. Albans as defined in Policy 2, there will be a presumption in favour of housing development on:

- (i) the sites listed in the schedule at the end of this policy and defined on the proposals map⁽¹⁾. Development on these sites should comply with the Planning Guidelines in the schedule;

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- (ii) other sites where housing is consistent with the policies of this Plan. Residential development will not be permitted if there is a need to retain land in open use (see Policy 75) or if the land is required for another purpose in accordance with this Plan's policies and proposals⁽²⁾. Where comprehensive redevelopment is proposed on existing industrial and warehousing sites (except those listed in Policy 20) the Council may require a housing development (see Policy 24).

The Council will normally seek to negotiate an element of affordable housing on sites of over 0.4 hectares and on sites of under this size where 15 or more dwellings are proposed (see Policy 7A).

Residential design and layout - proposals will be assessed against Policy 70. Schemes for redevelopment in existing residential areas will also be assessed in relation to the cumulative impact of such development on the character and amenity of the area.

Footnotes

(1) Apart from a few sites in the St. Albans City Centre and Harpenden Town Centre Inset Map areas, the sites in the schedule are each expected to produce a net gain of at least 5 dwellings.

(2) Policies 20 and 23 indicate that housing development would be acceptable on some employment sites (ie. Policy 20 sites EMP.11 (part of site only) and EMP.14; Policy 23 sites B1.2A, B1.13 and B1.19). Housing would also be acceptable on part of the Policy 138 site.

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POLICY 4 (Cont.) SCHEDULE OF PROPOSED HOUSING SITES

- (1) P.M. = Proposals Map Sheet. See Preface (*figure 1*).
- (2) P.P. = Planning Position.
- U = Site under construction.
- D = Detailed planning permission, construction not started.
- O = Outline planning permission.
- E = Estimated sites, i.e. sites without planning permission.
- (3) Site within Conservation Area. Development must comply with Policy 85.
- (4) Tree preservation order exists - trees must be protected. Proposals must comply with Policy 74.

REF.	P.M. ⁽¹⁾	LOCATION	AREA (HA.)	P.P. ⁽²⁾	PLANNING GUIDELINES
1. ST ALBANS					
RS.1	3	Margaret Wix School, Woollam Cres.	0.26	E	(i) District Council owned site; (ii) currently used for temporary housing for homeless people.
RS.2	3	Blundell Close	0.41	U,D	District Council owned. 9 dwellings permitted.
RS.3	3	1 High Oaks	0.09	E	
RS.4	3	Rear of 18-20 Townsend Drive	0.37	E	low density scheme required.
RS.5	3	Folly Lane Allotments	4.81	U,D	(i) District Council owned - to be used for local housing needs; (ii) road access from Verulam Road; (iii) planning brief prepared; (iv) archaeological investigations required (<i>see Policy III</i>); (v) 181 dwellings permitted.
RS.6	3	Trevelyan House (YHA), St. Stephens Hill	1.19	E	(i) Conservation Area ⁽³⁾ ; (ii) Trevelyan House to be retained; (iii) tree preservation order ⁽⁴⁾ ; (iv) low density scheme required in view of (i) - (iii) above; (v) existing road access to be closed. New access required from St. Stephens Hill via St. Columba's College grounds, but must await the King Harry junction improvement (<i>see Policy 31</i>). Important healthy trees to be retained.
RS.8	3	Rear of 6-26 Trumpington Drive	0.28	D	District Council owned. 8 bungalows permitted.

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SCHEDULE OF PROPOSED HOUSING SITES

REF.	P.M. ⁽¹⁾	LOCATION	AREA (HA.)	P.P. ⁽²⁾	PLANNING GUIDELINES
RS.9	4	Eastern part of Old Albanians sports ground	2.49	O	(i) 67 dwellings permitted; (ii) road access from Darwin Close; (iii) 0.77 hectares of public open space required - to maintain the setting of Beech Bottom and provide an informal kick-about area (see Policy 94).
RS.10	4	Wick House, 50 Marshals Drive	1.29	D	(i) permissions granted for 6, 8 or 9 houses; (ii) tree preservation order ⁽⁴⁾ .
RS.12	4	47A, 49A Heath Road	0.14	U,D	16 flats permitted.
RS.13	4	East Block garages area B, Marshalswick Est.	0.05	E	
RS.15	4	Newgate Farm, Sandpit Lane	4.01	E	(i) road access from Sandpit Lane; (ii) 1.06 hectares of public open space required in s.w. of site (see Policy 94) to retain dell and surrounding trees; (iii) tree preservation order ⁽⁴⁾ ; (iv) hedgerow and trees along eastern edge of site to be retained.
RS.17	4	adjacent to 25 Milehouse Lane	0.08	D	6 flats permitted
RS.18	S	Kingsbury Farm, Branch Road (Express Dairy)	0.89	E	(i) conservation area; (ii) listed buildings to be retained; (iii) mainly in use as a dairy - not currently available for housing.
RS.19	S	adj. 7-10 The Lawns (Review newspaper)	0.12	E	conservation area ⁽³⁾
RS.20	S	Mid Herts wing, Church Crescent	0.89	E	(i) conservation area ⁽³⁾ ; (ii) 2 buildings are locally listed (see Policy 87); (iii) this site may be retained by Health Authority.
RS.21	S	8-10 Grange Street	0.14	E	conservation area ⁽³⁾

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POLICY 4 (Cont.) SCHEDULE OF PROPOSED HOUSING SITES

REF.	P.M. ⁽¹⁾	LOCATION	AREA (HA.)	P.P. ⁽²⁾	PLANNING GUIDELINES
RS.23	S	11-13 Avenue Road	0.20	U	(i) conservation area ⁽³⁾ ; (ii) existing locally listed buildings to be retained; (iii) conversion/extension permitted (15 flats).
RS.24	S	10-14 Avenue Road	0.45	E	conservation area ⁽³⁾ ;
RS.26	S	41-43 Avenue Road	0.26	D	(i) conservation area ⁽³⁾ ; (ii) tree preservation order ⁽⁴⁾ ; (iii) 8 houses permitted.
RS.27	S	Oaklands College (St. Albans City Campus), Hatfield Road	4.00	E	(i) conservation area ⁽³⁾ ; (ii) available for housing only if college is relocated; (iii) planning brief to be prepared if site becomes available for housing; (iv) locally listed buildings to be retained; (v) tree preservation order ⁽⁴⁾ . Other important existing trees must also be retained.
RS.29	S	21-23 London Road (Coupers)	0.13	D	(i) conservation area ⁽³⁾ ; (ii) permissions exist for redevelopment including 6 flats or sub-division of existing flats; (iii) <i>see Policy 118, site 4B.</i>
RS.30	S	London Road/ New Kent Road	0.54	D	(i) conservation area ⁽³⁾ ; (ii) mixed use scheme permitted including 33 flats and a hostel; (iii) <i>see Policy 118, site 4C.</i>
RS.32	S	61-63 Lattimore Road & 80-80A Victoria St.	0.08	E	(i) conservation area ⁽³⁾ ; (ii) mixed use scheme including housing proposed; (iii) <i>see Policy 120, site 6A.</i>
RS.33	S	1-3 Victoria Parade, Victoria St.	0.09	E	(i) conservation area ⁽³⁾ ; (ii) mixed use scheme including housing proposed; (iii) <i>see Policy 120, site 6B.</i>
RS.34	S	41-55 Alma Rd.	0.10	E	(i) conservation area ⁽³⁾ ; (ii) <i>see Policy 120, site 6D.</i>

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SCHEDULE OF PROPOSED HOUSING SITES

REF.	P.M. ⁽¹⁾	LOCATION	AREA (HA.)	P.P. ⁽²⁾	PLANNING GUIDELINES
RS.35	S	adj. 31 Granville Road (Godfrey Davis)	0.22	U	(i) conservation area ⁽³⁾ ; (ii) 23 flats permitted.
RS.36	S	27-27A Holywell Hill and rear of 15-27A	0.69	D,E	(i) conservation area ⁽³⁾ ; (ii) 6 dwellings permitted on part of site; (iii) rest of site mostly Council owned; (iv) planning brief prepared; housing or hotel proposed on rear part of site; (v) <i>see Policy 118, site 4F.</i>
RS.38	S	rear of 110-118 London Road (Marlboro Motors)	0.29	E	(i) conservation area ⁽³⁾ ; (ii) in use as a garage - not currently available for housing; (iii) <i>see Policy 121, site 7A.</i>
RS.39	S	113-117 London Road & 1-6 Francis Court	0.17	E	(i) conservation area ⁽³⁾ ; (ii) mixed use scheme including housing proposed; (iii) <i>see Policy 121, site 7D.</i>
RS.42	F	23 Albion Road	0.15	E	in industrial use - not currently available for housing.
RS.44	F	266 Hatfield Road (Hall & Watts)	0.20	E	in industrial use-not currently available for housing.
RS.45	F	Sutton Road Sidings/1-5 Hedley Road	1.44	E	(i) sidings owned by Council; (ii) development must comply with Planning Brief (1985) and include: 0.89 ha. housing; 0.55 ha. public open space (<i>see Policy 94</i>). Road access from Hedley Road preferred; (iii) not currently available for housing; Hedley Road factories to be relocated.
RS.46	F	Jewson, Cape Road	0.40	E	used as a builders yard - not currently available for housing.
RS.47	F	Co-op Dairy, Burleigh Road	0.16	O	(i) in use as a dairy - not currently available for housing; (ii) 8 dwellings permitted.

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POLICY 4(Cont.)
SCHEDULE OF PROPOSED HOUSING SITES

REF.	P.M. ⁽¹⁾	LOCATION	AREA (HA.)	P.P. ⁽²⁾	PLANNING GUIDELINES
RS.48	F	364 Hatfield Road	0.08	D	6 flats permitted.
RS.49	F	London School of Hygiene and Tropical Medicine, Winches Farm Drive	3.30	O,E	(i) listed farmhouse and outbuilding to be retained; (ii) important existing trees to be retained; (iii) landscaping required along northern boundary of site; (iv) road access from Winches Farm Drive; (v) 68 dwellings permitted on most of site.
RS.50	F	Former Rubber Co. site (part), Camp Road	1.33	U	(i) landscaping required adjoining Cunningham Hill recreation ground; (ii) road access from Cell Barnes Lane; (iii) 126 dwellings permitted.
RS.51	F	18 - 22 Guildford Road	0.40	U,E	12 dwellings built on part of site.
RS.52	F	51 & 53 Cambridge Road	0.06	O	7 dwellings permitted.
RS.53	F	Hill End and Cell Barnes Hospitals		E	proposals must comply with Policy 137.
RS.54	F	1 Highfield Lane	0.46	E	(i) currently in Green Belt. Housing will not be permitted until permission is granted for redevelopment of Hill End/Cell Barnes hospitals site - see Policy 137; (ii) landscape setting to be maintained.
RS.55	F	128-130 Hill End Lane	0.50	E	(i) partly Council owned; (ii) part of this site may be required for a road link and footpath/cycleway from Drakes Drive to the Hill End/Cell Barnes Hospitals site - see Policy 137; (iii) landscape setting to be maintained. Tree preservation order (4)
RS.56	4	147 London Road	0.26	O	12 dwellings permitted.
RS.57	4	139 London Road	0.27	O	10 dwellings permitted.

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SCHEDULE OF PROPOSED HOUSING SITES

REF.	P.M. ⁽¹⁾	LOCATION	AREA (HA.)	P.P. ⁽²⁾	PLANNING GUIDELINES
2. HARPENDEN					
RH.1	1	Tuffnells Way	4.90	U	85 houses permitted.
RH.2	1	Carpenders Close	0.66	U	28 houses permitted.
RH.3	1	Harpenden Rise (Consumers Association)	0.67	E	used by Consumers Association - not currently available for housing.
RH.5	1	114-116 Westfield Road	0.17	E	
RH.7	1	5-17 Milton Road	0.80	D	(i) conservation area ⁽³⁾ ; (ii) only one existing house to be demolished; (iii) permission granted to convert remaining houses to 19 flats and build 34 new flats to rear; (iv) tree preservation order ⁽⁴⁾ .
RH.8	1	rear of 56 Cowper Road	0.25	D	(i) partly in conservation area ⁽³⁾ ; (ii) 10 dwellings permitted.
RH.9	1	rear of 1 West Common	1.03	D	(i) tree preservation order ⁽⁴⁾ ; (ii) proposals must pay particular regard to Policies 34, 70 and 74; (iii) 23 dwellings permitted.
RH.10	1	gas works site (part)	0.60	O	(i) contaminated land to be removed or treated, where necessary, by agreement with the relevant statutory bodies; (ii) road access only from Churchfield; (iii) 26 dwellings permitted.
RH.14	H	Sun Lane (former grounds of Harpenden Lodge)	4.20	U	(i) conservation area ⁽³⁾ ; (ii) 97 dwellings permitted; (iii) proposals must comply with Policy 127.
RH.15	H	86-90 High St.	0.06	E	(i) conservation area ⁽³⁾ ; (ii) mixed use scheme including housing proposed; (iii) see Policy 128, site 2A.

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SCHEDULE OF PROPOSED HOUSING SITES**

REF.	P.M.⁽¹⁾	LOCATION	AREA (HA.)	P.P.⁽²⁾	PLANNING GUIDELINES
RH.16	H	9 & 11 Leyton Rd/Amenbury Lane	0.20	E	(i) conservation area⁽³⁾; (ii) mixed use scheme including housing proposed; (iii) see Policy 131, site 5A.
RH.17	H	29 Leyton Road	0.13	E	(i) conservation area⁽³⁾; (ii) in industrial use - not currently available for housing.
RH.18	1	57 and 58 Southdown Road	0.16	D	(i) conservation area⁽³⁾; (ii) 16 dwellings permitted.
RH.19	1	Rear of 4-6 High Elms	0.68	D	5 dwellings permitted.