



Hertfordshire County Council, Dacorum Borough Council, Hertsmere Borough Council, St Albans City and District Council, Three Rivers District Council, Watford Borough Council

RECOMMENDATIONS REPORT

Accommodation needs of Gypsies and Travellers in South and West Hertfordshire

Stage Two: Identification of potential Gypsy and Traveller sites in the study area

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1 EXECUTIVE SUMMARY

Hertfordshire County Council, Dacorum Borough Council, Hertsmere Borough Council, St Albans City and District Council, Three Rivers District Council, and Watford Borough Council have formed a partnership in order to identify potential Gypsy and Traveller sites in the study area.

Following a comprehensive context review, to establish relevant documents and previous experiences within the study area, a further report was produced outlining site selection criteria to identify areas where the provision of sites would be acceptable. Criteria was applied to datasets and overlaid on maps to identify constraints and thus, identify sites for appraisal and site visits.

This document combines the results of the GIS mapping, site visits and assessments to present 86 potential sites for the consideration of the partner authorities. In addition to this report electronic GIS maps detailing layers of 'constraints' and 'opportunities' are provided. Furthermore, photos of the sites and details can be accessed via hyperlinks.

Scott Wilson has prepared criteria for site identification to assist the partners in criteria based policy making. The criteria has been organised under the following categories: Alternative Sites, Access, Site Descriptions, Accessibility of Services, Neighbouring Uses, Protected Areas, and Future Use.

2 INTRODUCTION

- 2.1 A survey of the study area (refer to Figure 1) has been undertaken to identify broad areas of potential sites for the Partner Authorities to consider for inclusion in Local Development Plan documents. This is in line with the Office of the Deputy Prime Minister Circular 01/2006 'Planning for Gypsy and Traveller Caravan Sites', which states that local authorities must allocate sufficient sites for Gypsy and Travellers in their development plan documents, criteria must not be used as an alternative to this where a need for accommodation has been identified (paragraph 33). Further, the Housing Act 2004 has a requirement for local housing authorities to include Gypsies and Travellers in their housing needs assessments and prepare a strategy to meet these needs, the requirement is also set out in Planning Policy Guidance 3: Housing.
- 2.2 The site identification report has been commissioned by the Partner Authorities in response to a desire to be proactively planning for Gypsy and Traveller accommodation needs, rather than adopting a more traditional reactive and costly approach comprising of enforcement action and planning appeals. This assessment will provide opportunities to avoid negative impacts associated with the provision of accommodation sites for Gypsies and Travellers and maximise environmental and social benefits.
- 2.3 This report follows on from the earlier commissioned report, 'An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire', produced by the Centre for Urban and Regional Studies (CURS). The CURS study recommended: "Partner authorities should commit to a more proactive approach to site provision". Further, a key recommendation stated: "Partner authorities should undertake an exercise to identify sites suitable for development as Gypsy/Traveller sites" (paragraphs S.24 and S.25 of the CURS Executive Summary).
- 2.4 In line with the CURS recommendations, this report provides, first, a systematic review of options for the location of Gypsy sites for the partner authorities to use to identify specific sites and secondly, suggested criteria based policy.
- 2.5 For the purposes of this study the definition of Gypsies and Travellers given in the ODPM Circular has been adopted and is as follows:
- "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."* (Paragraph 15)
- 2.6 It is acknowledged that, while some Gypsies and Travellers have an actively itinerant lifestyle with a need for transit sites that meet their social and working patterns, these traditional patterns are changing and the community is generally becoming more settled. This is beneficial in terms of access to employment, health and education services, along with contribution and social inclusion within their

local community. However, it is still important to the Gypsy and Traveller culture that the ability to travel is maintained.

- 2.7 Following a comprehensive context review, to establish relevant documents and previous experiences within the study area, a further report was produced outlining site selection criteria to identify areas where the provision of sites would be acceptable. Criteria was applied to datasets and overlaid on maps to identify constraints and thus, identify sites for appraisal and site visits.
- 2.8 This document combines the results of the GIS mapping, site visits and assessments to present potential sites for the consideration of the partner authorities. In addition to this report a CD-ROM is provided with full GIS maps detailing layers of 'constraints' and 'opportunities'. Furthermore, photos of the sites and details can be accessed via hyperlinks. Scott Wilson's methodology is explained more fully in the following section.
- 2.9 Scott Wilson is providing independent advice using guidance from Government publications, the final choice of policy wording and sites will be determined by the Local Authorities. The contents of this report represent the views of the consultants and are not necessarily supported by the Local Authorities.

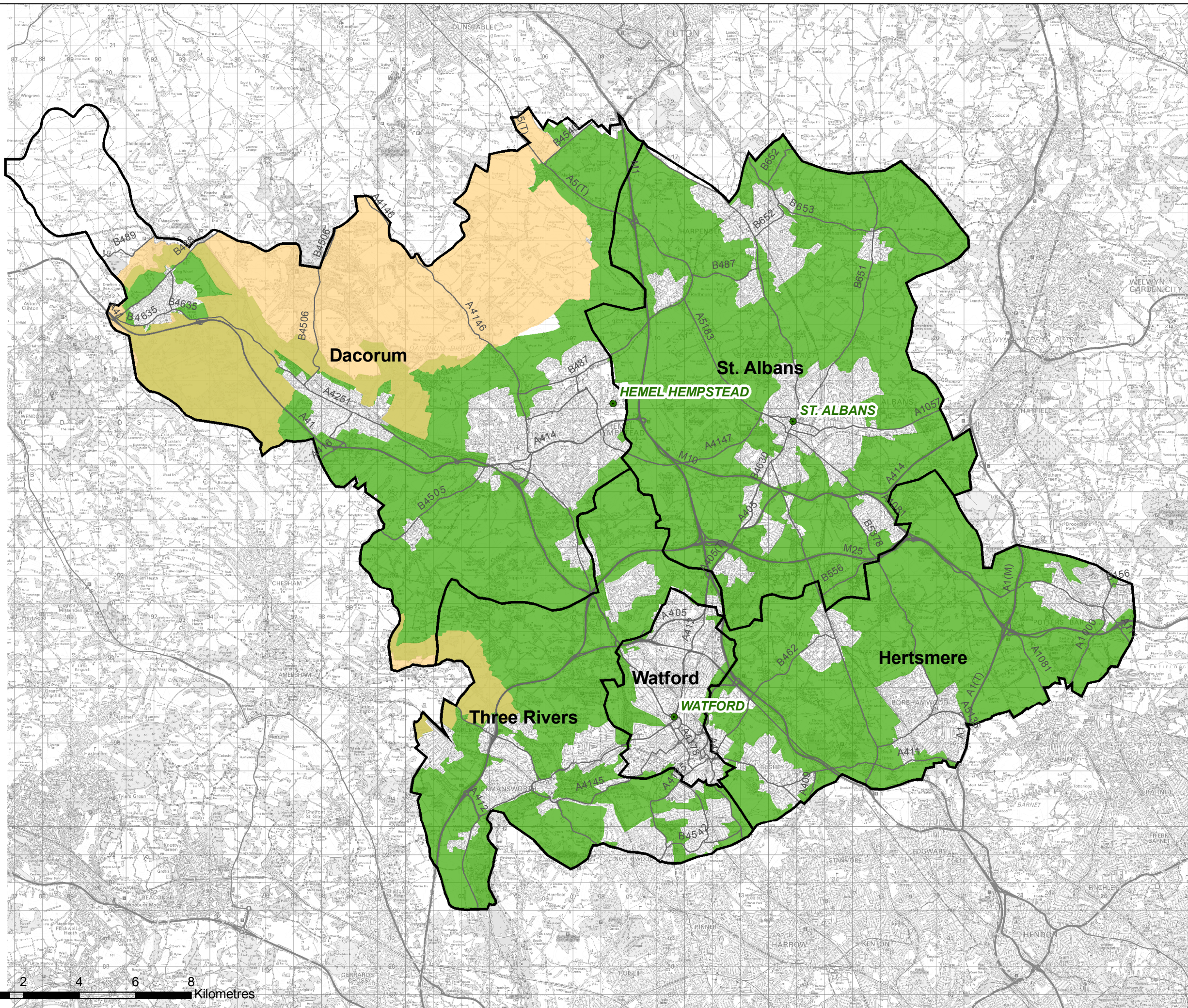
3 METHODOLOGY

3.1 Site Selection Criteria

- 3.1.1 When determining the site selection criteria it is important to emphasise that, as well as identifying constraints, criteria must also set minimum quality standards and legislative requirements for the sites selected. The ODPM Circular asserts that policy must be “*fair, reasonable, realistic and effective*” in order to deliver suitable sites, and we have adopted this view when devising the criteria. It also states that the list of criteria should not be too long as “*the more criteria there are, the more restrictive they are*”. This held true when the first draft of the criteria was implemented and found far too few opportunities, particularly once the Green Belt was introduced as a constraint. Our previously undertaken Site Selection Report is included in Appendix One.
- 3.1.2 Sites were assessed against broad and then specific criteria in a two-tiered approach. The following section categorises and discusses the criteria. The search area was assessed against broad criteria to remove certain inappropriate land from consideration. Once initial search areas were identified they were then assessed against specific criteria in order to inform the identification of potential sites for Gypsy and Traveller accommodation.

Broad Criteria

- 3.1.3 Broad criteria based on constraints were used to remove fundamentally unsuitable sites from consideration. Examples of such criteria included the following:
- Existing residential areas, town centres and the majority of employment sites shall not be considered unless identified as potential developable land
 - Previously developed sites and empty or under-used buildings suitable for housing shall be considered. *The councils will need to provide a register of empty properties, including surplus public owned land*
 - Sites shall not be located within ‘Protected Areas’: Conservation Areas, SSSIs, SAMs, RIGs, Flood Plain, Registered Parks and Gardens, and Area of Outstanding Natural Beauty. The ODPM consultation document states: “*in areas with nationally recognized designations planning permission for gypsy and traveller sites should only be granted where it can be demonstrated that the objectives of the designation will not be compromised by the development*” (para 36). The Government considers it would be inappropriate to suggest a policy criterion that sets a total ban on Gypsy and Traveller sites in areas with nationally recognised or local designations. However, such designations should have very considerable weight in the appraisal of potential sites.
- 3.1.4 As discussed in paragraph 3.1.1, broad criteria initially included avoidance of the Green Belt. This was found to be too restrictive as this meant the majority of the study area was removed from consideration, as shown in Figure 2. A sequential approach was followed, which is discussed in paragraph 3.1.7.



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STRATEGY**

**EXTENT OF
GREENBELT
& AONB**






-  Districts
-  Major Towns
-  Major Roads
-  AONB
-  Greenbelt



Figure: 2

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Specific Criteria

- 3.1.5 At the second tier of search criteria, these criteria mostly related to opportunities and needs. Examples of specific criteria implemented are:
- Sites should be located within an appropriate reasonable distance of existing services and community facilities, *for example: Shops; education, a primary school; doctors/health facilities. Despite the fact that Gypsies and Travellers are relatively mobile by culture, access to public transport would still be a desirable site attribute, which may help prioritise sites that are selected.*
 - Safe access shall be available to the primary/major road network
 - The size of the site should be sufficient *to allow for the planned number of caravans, parking, turning service, separate space for commercial vehicles, play area for children, access roads, including access for emergency services and construction of amenity blocks.*
 - Public transport access is reasonable and safe: *in terms of road safety.*
 - There should be the potential for a site to be effectively landscaped and therefore, sympathetic to the surrounding character, whilst not detracting from visual amenity. *Good planning or landscaping can positively enhance previously developed land, untidy or derelict sites*
 - Buffer between sites and existing housing (i.e. vegetation, built structure, topography; to avoid noise and visual effects for example)
 - Avoid undue burden on local infrastructure
- 3.1.6 Typically broadly identified areas were assessed against specific criteria whilst conducting site visits.

Sequential Approach

- 3.1.7 A sequential approach was followed, for example, land in urban areas, previously developed land and non-Green Belt land was considered ahead of Green Belt and countryside land. However, constraints, as discussed in the following section, and delivery difficulties resulted in the non-Green Belt land being discounted.

3.2 Geographic Information Systems (GIS) Mapping

- 3.2.1 Parallel to creating the site criteria the study area was mapped using GIS as a tool to aid the site selection criteria. The criteria were mapped in terms of opportunities and constraints, that is positive and negative attributes to potential gypsy site locations.

Assembly of the Datasets

- 3.2.2 The opportunity and constraints model was created using the ESRI GIS software including ArcView 9.1 and the extension Spatial Analyst. Scott Wilson also utilises other GIS and CAD packages and can supply final datasets and projects in a format agreed by the Client.

- 3.2.3 Partner Authorities were to provide relevant datasets representing planning policy, environmental, social and economic factors. A list of required datasets, including published development plans was sent by Scott Wilson to each of the Partner Authorities. The County Council's Information Management Unit was also contacted for County-wide datasets. In addition, Scott Wilson downloaded a number of other useful datasets publicly available through the government funded MAGIC website (www.magic.gov.uk).
- 3.2.4 Each dataset was examined in detail and assessed for factors such as scale, accuracy, completeness and relevance to the project criteria. After assessing the suitability of existing data, gaps that existed in the data set were identified and additional requests were made to the Authorities for suitable datasets.
- 3.2.5 The datasets were collated into a common digital format for integration within the GIS and overlaid onto OS base mapping, which was provided by the Client with a 3rd Party licence agreement. The datasets provided were not consistent across the Partner Authorities and some datasets were used as information layers providing additional background information during the site visits. The results of the data collation exercise can be viewed in Appendix Two.

The Opportunity/Constraints Model

- 3.2.6 GIS was used to produce an 'Opportunity Model' which would help identify both unsuitable and suitable areas for Gypsy and Traveller sites based on the project criteria both at a broad scale and individual site level.
- 3.2.7 The datasets collated from the partner authorities and the MAGIC website were added to the GIS as individual layers. The various project criteria determined for each dataset, buffers or categories indicating suitability/opportunities for Gypsy and Traveller sites, were then applied. The constraints and opportunities that were identified, along with any proximity buffers used, are listed in the table as follows:

Constraints Table

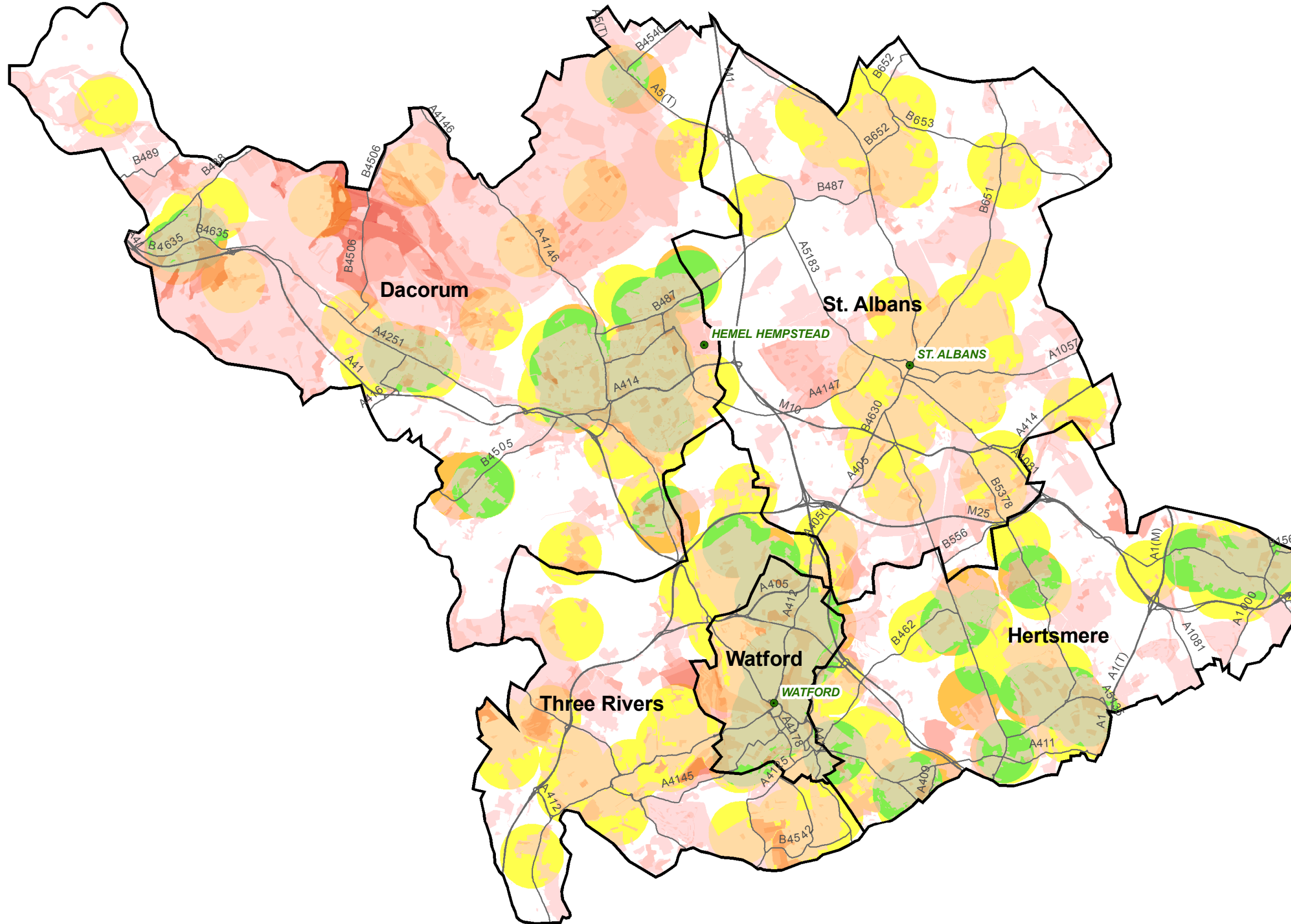
DATASET	COVERAGE
Countryside Stewardship	All
Employment Area	All
Area of Outstanding Natural Beauty (AONB)	All
Sites of Special Scientific Interest (SSSI)	All
Ancient Woodland	All
Common Land	All
TPO Area	All
Rights of Way plus 10m buffer	All
Airfields	All
Historic Parks & Gardens	All
Environmental	All
Landfill Applications	All
Local Nature Reserve	All

DATASET	COVERAGE
Special Area Conservation	All
Scheduled Ancient Monuments plus 100m buffer	All
Woodland Trust	All
Existing Urban Areas	All
Out of Town Retail Areas	Dacorum
Conversion of employment land	Dacorum
Major Development in the Green Belt	Dacorum
Small Village in the Green Belt	Dacorum
National Trust	Dacorum
Reservoirs	Dacorum, Hertsmere
Town Centres	Dacorum, Watford, Hertsmere
Proposed Rights of Way	Hertsmere
Hospital Redevelopment	Hertsmere
Sites of Important Nature Conservation	Hertsmere
South Mimms Special Protected Area	Hertsmere
Regionally Important Geological Sites	Hertsmere, Dacorum
Flood Risk	St Albans, Dacorum, Watford, Hertsmere
Residential & Housing Areas	Three Rivers, Dacorum, Watford, Hertsmere
Allotments	Three Rivers, St Albans
Croxley Rail safeguard	Watford
Watford Civic Core	Watford
Watford Redevelopment	Watford
Wildlife Corridor	Watford
Wildlife Sites	Dacorum, Watford
Open Spaces	Watford, Three Rivers, Dacorum, Hertsmere

Opportunities Table

DATASET	COVERAGE
Primary School plus 1km buffer	All
Doctors plus 1km buffer	Dacorum, Watford, Hertsmere

3.2.8 The data layers identified were then converted from vector data layers into data grids. Data grids allow every pixel within the study area to be assigned a score for every opportunity and constraint layer. The grids were then summed to provide overall constraint and opportunity layers as shown in Figure 3.



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STRATEGY**

**CONSTRAINTS &
OPPORTUNITIES**

□ Districts
● Major Towns
— Major Roads

Opportunities
■ High
■ Medium/High
■ Medium

Constraints
1
2
3
4
5
6
7
8

Increasing Number of Constraints

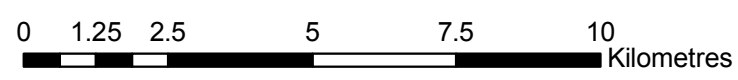


Figure: 3

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- 3.2.9 The constraint scores ranging from 0 = no constraints to 9 = most constrained, indicate the number of constraints affecting any particular location within the study area.
- 3.2.10 The opportunity maps scored areas in terms of preference, which related to service accessibility. Areas were scored as follows:
- Areas both within more than 1 primary school buffer and/or more than 1 doctors buffer as green = high opportunity
 - Areas within 1 primary school buffer and/or 1 or more doctors buffer as yellow = high/medium opportunity
 - Areas within the buffer of 1 doctors buffer but no primary school buffer as orange = medium opportunity

Deliverables

- 3.2.11 The potential sites identified during the site visits have been added as a layer to the GIS and have been hyperlinked to site photographs and site visit reports that contain information relating to potential sites to enable the user to access all the relevant information. Figures 4-8 show the sites identified for each local authorities area.

3.3 Appraisal, Site Visits and Ground Truthing

- 3.3.1 GIS mapping identified broad areas of potential in which to carry out site visits. These broad areas were sent to the Partner representatives for final comments relating to any 'undiscovered' constraints not identified from the data sets.
- 3.3.2 Once the short list had been identified through examining site selection criteria and the constraints mapping process, site visits were undertaken to assess the suitability of those sites.
- 3.3.3 Where access could not be gained to identified areas these areas were deleted from consideration. Access could not be gained to some identified areas due to there being no public roads, infrastructure blocking access (railway lines, motorway, pipelines), substantial vegetation, rivers and so forth. Sites were also avoided where they were in close proximity to existing sites to avoid any burden on existing infrastructure or carrying capacity of the closest village/town.
- 3.3.4 Similarly where an unexpected use was found these areas were deleted from consideration. Many unexpected uses were discovered during the site visits; hence the necessity for ground truthing. Site visits revealed uses not readily identified from the maps included golf courses, new residential developments, playing fields, play grounds and even existing caravan sites.
- 3.3.5 Extension to existing sites was considered, however this was not viewed as a suitable option as the CURS needs assessment stated that small sites with not more than about 15 plots worked best (paragraph S.20 of CURS Executive

Summary). Existing sites would exceed this plot threshold if they were to be extended.

3.3.6 On site, potential areas were assessed for suitability against the devised criteria. If a site was then viewed as acceptable because it generally met the criteria, comments were made relating to the site under the following headings:

- **Site Name/Code/Score** – Sites are given a name related to their location and a code to link to the maps. Sites have been allocated a preference score of ‘1’, ‘2’ or ‘3’, this is based on a technical judgment, ‘1’ being the most preferable. Scores relate to several factors detailed in section 3. Factors that have influenced scoring include the following: the necessity for earthworks to create a level building platform; requirement for additional screening; potential impact on visual amenity for existing residents; requirement for the creation or modification of site access; location within the Green Belt; and general compliance with other site selection criteria.
- **Existing Use** – Typically this entails ‘grass field’ or ‘horticulture’ but occasionally there are examples of uses such as ‘disused airfield’. Any existing built structures are also outlined (shed, fence, power lines).
- **Distance Buffer to Green Belt Boundary** – Buffers from the Green Belt boundary were mapped at 100 metre intervals (refer to Appendix Two). The buffer the site falls into is recorded.
- **Area (S, M, L)** – This is intended as a general guideline relating to the potential, maximum size of a site at each location. Specific site boundaries have not been determined, as this will require consultation with the respective landowners. It is noted that the ‘*An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire*’, produced by the CURS, determined a site size allowing for not more than 15 plots works best (paragraph S.20 of CURS Executive Summary). County Council’s Gypsy Section suggests that a 15 plot site requires approximately 1 hectare. The ODPM Circular does not recommend a particular site size. Considering this the following categories were created: ‘**Small**’ - typically constrained by topography or surrounding land uses and would only allow for less than 15 plots/1 hectare. ‘**Medium**’ - would allow for a site of 15 plots/1 hectare. Medium sized sites would accommodate a size typical of the existing sites observed during site visits. ‘**Large**’ - reflects site size is generally unconstrained, for example a site may be surrounded by extensive countryside. A suggested site may be described as large, however, following landowner negotiations only a small site may be made available.
- **Topography** –It is important for a site to be relatively level; however sites where minor earthworks may be required are considered and this is detailed under this heading.
- **Surrounding Land Uses** – Abutting, adjacent and nearby land-uses are detailed where relevant.
- **Existing Buffers/Vegetation** – Existing vegetation, built structures and topography are described where these could constitute visual buffers between properties/landuses, provide structure and privacy, and help a site blend in with

the surroundings. If additional buffers are viewed as necessary for a site to be acceptable this is explained.

- **Access** – Specific site access, existing or the potential for, is described. Additionally, access to the general road network and public transport is outlined.
- **GIS Opportunity Rank** – Sites were selected in areas coloured green, yellow or orange on the GIS maps as described in paragraph 2.2.10. The colour that the site is located in is noted along with the corresponding level of opportunity, for example 'high'.

3.3.7 Comments relating to the sites have been produced as tables. These are provided in the following section.

3.3.8 Included in Appendix Three are development plan maps with recommended sites overlaid.

3.3.9 Potential sites are also mapped and photographed to record the specific location and the matters outlined in paragraph 2.3.5.

4 IDENTIFIED SITES

4.1 Preamble

- 4.1.1 In all, 86 sites have been suggested for the accommodation of Gypsies and Travellers. This should allow for the desired number of pitches determined in the needs assessment as being necessary. Many of these sites are located within the same general area and where one site is pursued the others within that vicinity are likely to require forfeiting in order to avoid any potential negative cumulative impacts on existing infrastructure, carrying capacity of the nearby town centre, adjacent residential areas, and Green Belt land.
- 4.1.2 In the ODMP Circular 01/2006, *'Planning for Gypsy and Traveller Caravan Sites'*, site size is discussed in terms of the potential impacts outlined in paragraph 3.1.1. This has been taken into consideration for our recommended sites, which vary in size. The Government does not consider it appropriate to set a national maximum site size, the circular goes on to explain:
- "cases should be considered in context, and in relation to the local infrastructure and population size and density."*
- 4.1.3 The study *'An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire'*, produced by the CURS, stated that a small site size that allows for not more than 15 plots works best (paragraph S.20 of CURS Executive Summary). County Council's Gypsy Section suggests that a 15 plot site requires approximately 1 hectare.
- 4.1.4 When examining existing visual buffers it was considered that these should constitute boundaries not borders. Boundaries represent a delineation between sites, and borders imply a major difference in use, where one requires protection from the other. The ODPM Circular discusses this:
- "Enclosing a site with too much hard landscaping, high walls or fences can give the impression of deliberately isolating the site and its occupants from the rest of the community, and should be avoided."*
- 4.1.5 Where additional buffers have been recommended to mitigate any potential impacts an emphasis should be placed on planting and landscaping rather than fences or walls.
- 4.1.6 As land ownership was not to be considered as part of this study, alternative options have been put forward for one location to maximise the choice of potential sites. Moreover, the number of potential sites has not been limited only to the 'best' sites. A wider choice has been maintained in case some sites have to be ultimately discarded.
- 4.1.7 Comments on the sites have been produced in tables and grouped by local authority. These follow in alphabetical order. Figures 4-8 show the sites identified for each local authorities area.

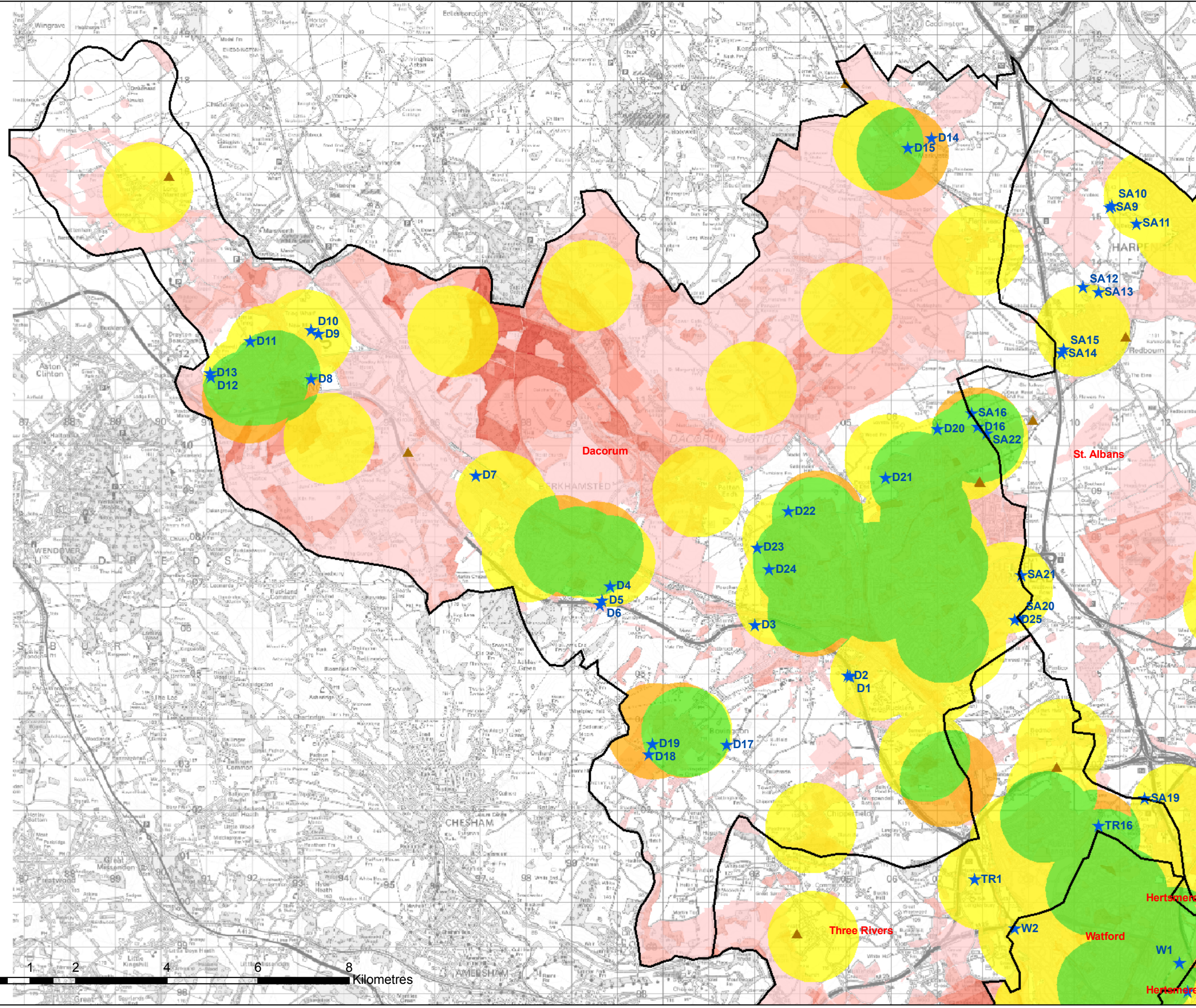
- 4.1.8 Sites have been allocated a preference score of '1', '2' or '3' highlighted red in the first column of the tables, this is based on a technical judgment, '1' being the most preferable. Scores relate to several factors detailed in section 3. Factors that have influenced scoring include the following: the necessity for earthworks to create a level building platform; requirement for additional screening; potential impact on visual amenity for existing residents; requirement for the creation or modification of site access; location within the Green Belt; and general compliance with other site selection criteria.

4.2 Dacorum

- 4.2.1 Within Dacorum 25 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 4.
- 4.2.2 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. Five sites have been given the highest scored of '1' and five 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.
- 4.2.3 In all, five sites have the highest score of '1'. These sites are:
- D1 Featherbed Lane
 - D4 Berkhamsted
 - D12 Icknield Road (South Side)
 - D16 Highwood
 - D19 Bovingdon Airfield
- 4.2.4 Bovingdon Airfield was originally mapped as a constraint. However, the Council representative explained that the airfield is disused and so it was assessed against the site selection criteria.

**SOUTH & WEST HERTFORDSHIRE
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**FIGURE 4
IDENTIFIED POTENTIAL
SITES IN DACORUM**



- Districts
- Site Visit Locations
- Existing Gypsy Sites

Opportunities

- Medium
- Medium/High
- High

Constraints

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Increasing number of constraints ↓



0 1 2 4 6 8 Kilometres

Landline Mapping © Crown copyright,
Hertfordshire County Council
100019606 2005.

Drawn By: KH
Checked By: RE
Date: 20/04/2006



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
D1 Featherbed Lane Hemel Hempstead 1	Grass field. Power line running through. Fenced and existing gate.	200	M	Level site	Adjacent to public byway/footpath at western boundary. Not close to residential but close to amenities in Apsley (Sainsburys etc.) Trunk road on eastern boundary of site at much lower elevation.	Site screened from Public Footway/ Bridleway by vegetation.	Wide road access (single lane over nearby bridge but good visibility). Better access from east than from west.	Medium High (Yellow)
D2 Felden Featherbed Lane (Secondary choice to D1) 3	Grass field	300	L	Gentle slope down towards the east. Eastern corner best location.	Western side abuts housing.	As for D2. Vegetation also along road boundary.	As above	Medium High (Yellow)
D3 Snooks Grave (London Road) 3	Grass field	500	S	Fairly level, lower elevation than road.	Long site between road (to south) and railway (to north). Western end is better, as eastern end is opposite houses.	Existing isolated trees. Roadside planting would be necessary to mitigated visual impacts	Existing gates	Medium High (Yellow)

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
D4 Berkhamsted Swing Gate Lane 1	Horticulture, unfenced.	100	L	Fairly level site	Thomas C Primary School and recreation fields opposite side of road (to west). Behind existing housing (to north) with slightly lower topography. Close to amenities along A4251. Fields to east and south.	Housing is at a lower elevation. Site is obscured from school and recreation ground by existing vegetation.	Access from main road to north, slightly steep but acceptable. Swing Gate Lane is a quiet road and level with the site.	High (Green)
D5 Ashlyn's Hall Swing Gate Lane 3	Grass field, existing fence surround.	400	M	Level Adjacent to school	School to north, Ashlyn's Hall to west (use unknown), trunk road to south, and fields on opposite side of road (east).	Screened from road by existing vegetation.	As above. Existing site access and gate.	Medium High (Yellow)
D6 Sandpit Green Swing Gate Lane 2	Grass field, existing fence surround.	500	S/M	Fairly level site, rises slightly away form road near gate to NW.	Steep bank down to A41 below on northern side. Located just after bridge. Abuts Sandpit Green – Dense mature woodland, which incorporates a public walkway.	Screened by vegetation.	As above. Existing formed access and gate.	Medium High (Yellow)

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
D7 Dudswell Lane 3	Grass field. Stile with public walkway at SW boundary of site.	100	M	Fairly level site	Adjacent to sports ground and Kindergarten to south-east. River Bulbourne to north-east. Residential across road at a higher elevation to south-west. Residential to north-west. Public walkway parallel to road on south-west boundary of site. Best to locate at eastern end away from existing residential and walkway.	Surrounded by hedge	Existing short driveway shared with sports ground and kindergarten. Solid metal gate to site. Bus stop across road.	Medium High (Yellow)
D8 Upper Dunsley London Road B4635 3	Grass field. Existing fence surround.	300	L	Level site	Close to roundabout intersection with A41 to south. Farm buildings to north. Fields to east. Road to west.	Site located behind tall mature trees. Not visible to residential. Additional plating/fencing would be required.	No existing access. Close to A41.	High (Green)

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
D9 Marshcroft Lane (SE Side) 3	Grass field	100	M	Level site	Adjacent to residential dwellings (to south-west). Fields on other sides of site. Marshcroft Lane abuts north-western boundary.	Vegetation along roadside. A potential site could be located at north-eastern end of field away from residential. Screening would be required.	Located just prior to road narrowing. Road is blocked to north-east.	Medium (Yellow)
D10 Marshcroft Lane (NW Side) 3	Grass field	100	M	Level site	Visible to more residential dwellings than D9. Fields on other sides of site. Marshcroft Lane abuts south-eastern boundary.	Hedge, additional screening would be required.	As for D9	Medium (Yellow)
D11 Little Tring Road 2	Grass field	100	M	Site slopes gently up away from Icknield Road towards north.	Site bordered by Little Tring Road on south-western side and Icknield Road on south-eastern side. Fields are located on the north-western side of Icknield Road and houses on the south-eastern side. Not far to school/local shops etc.	Opposite side of Icknield road are substantial, dense, mature trees providing a buffer to residential area. 1m hedge surrounding site.	Icknield Road is a fairly busy road leading to A41. Access from Icknield Road or Little Tring Road.	High (Green)

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
D12 Icknield Road (South Side) Tring 1	Existing gate and fence surround. Grass field with horses grazing.	100	M	Gently sloping down towards the rear of the site.	By industrial estate (abuts north-eastern side). Rear abuts residential but some distance away. Public right of way goes across rear of site. Best to locate in NE corner.	Vegetation/hedge surround for screening.	Icknield Road is a fairly busy road leading to A41.	High (Green)
D13 Icknield Road (North Side) 3	Grass field	100	S/M	Level site	Adjacent to the Borough boundary. Single residential farm buildings/dwellings are located on either side of the site.	Isolated trees and a low hedge are located along the boundary.	No existing site access but could cut through low hedge. Icknield Road is a fairly busy road leading to A41.	High (Green)

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
D14 Windmill Windmill Lane (no access onto site) 3	Appears to be disused. Small building visible to the left of the entry. Large tarmac area behind the entry gates.	700	M	Site appears to be level and is at a higher elevation than the surrounding roads/area, particularly at the south- western end.	A shooting ground is located behind (east of) the site. Fields surround the general area. A CSS (Countryside Stewardship Scheme) site is located to the west.	Mature trees surround the site. Topography restricts views of the site.	Access is via a narrow (Windmill) lane. Site has large metal gates at existing entry.	Low (Orange)
D15 The Ridings 3	Grass field, fence surround.	500	S	Site is gently sloping down towards The Ridings (south- west) and is at a much higher elevation than land on opposite side of the roads.	The site is bordered by The Ridings (to the south-west) and Hicks Road (to the south- east). Fields abut the other sides of the site. Houses are located opposite on the Ridings but set back and at a much lower elevation.	Isolated trees along the south west boundary and dense trees along the south west boundary. Additional planting would be beneficial.	Existing site access. Close to the A5 and the M1 is not far to the South East.	High (Green)

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
D16 Highwood (Holtsmere End Lane) Hemel Hempstead 1	Horticulture	100	L	Fairly level site	Just north of a public walkway and residential beyond. On other sides fields surround the site. At boundary with St Albans.	High and dense mature tree buffer between the site and residential area. Trees along roadside.	Good site access	High (Green)
D17 Longcroft Longcroft Flaunden Lane 3	Grass field	500	L	Level site	Fields to north and west. East of a public footpath. Residential land to south and west.	Site is separated from the Public Footpath by a hedge buffer. Hedge along roadside. Residential areas not visible.	Access from narrow road	High (Green)
D18 Bovingdon Green Lane 2	Grass field with fence surround.	200	M/L	Level site	Adjacent to a bus stop. Other fields surround the site with a residential area set far back towards the north-east.	Mature trees along boundary of residential land. Additional planting/fencing would be required. Isolated trees and hedge along roadside.	Existing gate and access. Close to 'B' road	High (Green)

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
D19 Bovingdon Airfield 1	Edge of discussed airfield, paved and with some infrastructure	100	M/L	Mostly flat with earth mounds at the rear of the site.	Close to HMP The Mount Prison (to the north). Chesham Road abuts south-east boundary with residential land beyond. Molyneux Avenue abuts north-east boundary with reservoir beyond.	Surrounded by vegetation screening at corner of roads.	Existing site access off Molyneux Avenue.	High (Green) (originally also with pink due to airfield)
D20 Cupid Green Lane 2	Horticulture. Power lines through northern end of site.	200	M/L	Site slopes down towards the north	Fields north, west and east. Residential to the south at a much higher elevation.	Tall mature trees between field and residential area to south providing an acceptable buffer.	Existing access and gate at southern corner of site.	High (Green)
D21 Grovehill 3	Grass field with horses grazing.	100	M/L	Slightly sloping down towards the west	Residential dwellings on opposite side of the road and (to the north-east). Adjacent house to the north-west is orientated away from the site. Fields to south and west	Some trees along roadside limit views. Additional planting and/or fence required.	Existing formed access and gate. Off Laidon Square. Access through a residential estate with wide roads.	High (Green)

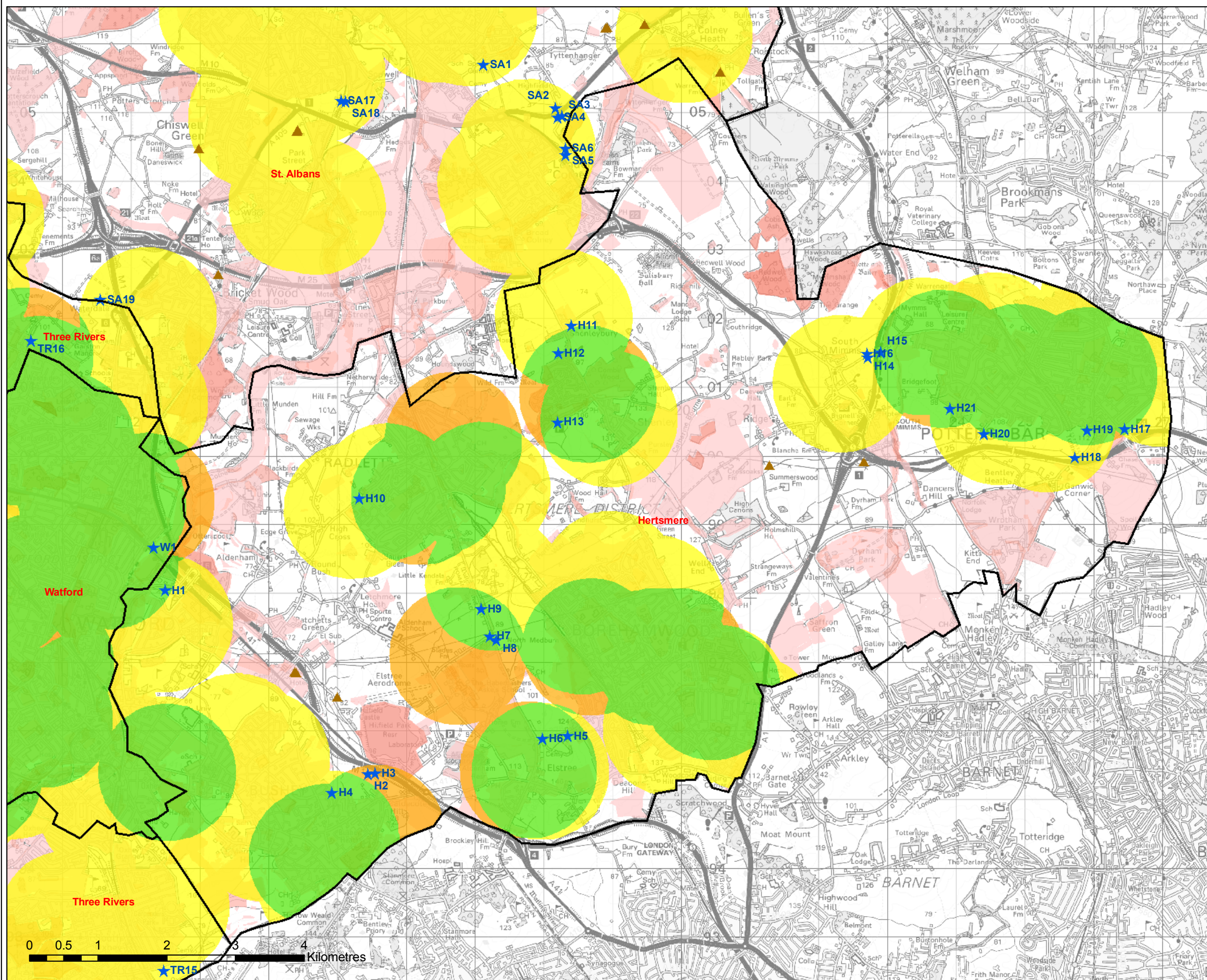
Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
D22 Polehanger Lane 3	Grass field	100	M/L	Level site	Adjacent to residential area to south-east and open rural land to north and west.	Trees and hedge along road boundary. Additional planting/fencing would be required.	Existing access points and gates	High (Green)
D23 Fields End Lane 3	Grass field	200	M/L	Level site	Residential to west. Fields surround other sides of site.	Trees and hedge along road boundary and along boundary with residential land.	Existing access and gate off a narrow road.	Medium High (Yellow). (High (Green) just to the south but inaccessible).
D24 Long Chaulden 2	Grass field	100	L	Gently sloping/rolling site	Close to residential land (to north-east). Adventure playground on opposite side of road. Close to all amenities	Vegetation buffer between site and residential dwellings.	Good access with existing gate. On a bus route.	High (Green)
D25 Leverstock Green a (Bedmond Road) 3	Grass field.	100	L	Level site	Residential to north-west, fields surround site on other sides. Bedmond Road abuts north-east side.	Tall vegetation screening along roadside. Additional screening required.	Existing site access with a height barrier.	Medium High (Yellow)

4.3 Hertsmere

- 4.3.1 Within Hertsmere 21 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 5.
- 4.3.2 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. Six sites have been given the highest scored of '1' and five 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.
- 4.3.3 In all, six sites have the highest score of '1'. These sites are:
- H3 Hilfield Lane South (Eastern Side)
 - H5 Adjacent Elstree Recycling Centre
 - H6 Allum Lane
 - H15 Swanland Road
 - H17 Southgate Road
 - H20 Bakers Street

**SOUTH & WEST HERTFORDSHIRE
GYPSY & TRAVELLER
STRATEGY**

**FIGURE 5
IDENTIFIED POTENTIAL
SITES IN HERTSMERE**



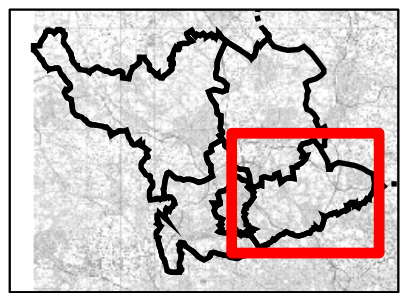
- Districts
- Site Visit Locations
- Existing Gypsy Sites

Opportunities

- Medium
- Medium/High
- High

Constraints

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Increasing number of constraints



0 0.5 1 2 3 4 Kilometres

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Drawn By: KH
Checked By: RE
Date: 20/04/2006



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
H1 Bushey Mill Lane 2	Low wooden fence surrounding the site. Field with horses grazing - presumed association with stables opposite. Two existing gates with dirt mound behind and along most of the boundary. Power pylons through rear third of site parallel with A41.	200	L	Gently rolling and mostly level.	Boarded by Bushey Mill Lane (south-west) and adjacent to bridge over A4008, A4008 (north), residential (south) then industrial towards rear (east). Opposite side of road is Bushey Hall Farm (stables). Near border with Watford.	Low hedge along the site boundary with Bushey Mill Lane.	Bridge over the A4008 to the west has a 7-foot width restriction (buses drive through a central lane). Close to A41.	High (Green)
H2 Hilfield Lane South (Western Side) 3	Grass field	400	S	Gently rolling	Bordered by an un-gated bridleway with residential beyond (to south-east), the old road gated and now cut off by the M1 (to north-east), the M1 (to north) and fields (to south-west).	Substantial vegetation on south-east side. Isolated trees along other boundaries.	Could access the site where the bridleway and Lane intersect. Connects easily to A411 and A41.	Low (Orange)

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
H3 Hilfield Lane South (Eastern Side) 1	Grass field with horses grazing.	500	L	Mostly level As above.	Bordered by fields (to south-east), Hilfield Lane South (to north-west) and the M1 (to north).	Boarded by vegetation	Site access from the Lane. Connects easily to A411 and A41.	Low (Orange)
H4 Albany Close 2	Grass field with power pylon at rear.	100	M/L	Gently rolling topography.	Abuts residential area to south and west and fields to north and east.	Tall trees between existing residential and the site. Low hedges between fields.	Existing site access from Albany Close.	High (Green)
H5 Adjacent Elstree Recycling Centre 1	Grass field. OS map indicated an existing caravan site but no evidence of this.	100	L	Gently sloping down near roadside levelling off to south-east.	Abuts residential on eastern boundary. Public footpath along southern boundary of site. Allum Lane borders the northern side. Short Lane to adjacent recycling centre borders part of the western side with a cemetery beyond.	Northern boundary vegetation buffer from road.	Existing gate, good road access.	High (Green)

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
H6 Allum Lane (B5378) 1	Grass field	500	L	Slightly sloping down towards west.	Allum Lane (B5378) borders the southern boundary with paddocks and stables on opposite side of road. Cemetery behind paddock. Public Footpath starts near SW corner and goes along rear/western edge. Rear of houses at western boundary.	Isolated mature trees along road boundary and low hedge between. Residential beyond footpath trees and scrub. Cemetery screened from the road by on site vegetation.	Several lowered curb areas for site access.	High (Green)

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
H7 Butterfly Lane 3	Grass field. Power lines run through rear of site.	900	S/M	Level site	Recreation ground/pavilion and Medburn Boarding Cattery and Kennels are adjacent to the north side of the site. Watling Street borders the east and Butterfly Lane the south-east. It would be best to locate away from the main road, club and kennels.	Hedge and trees along roadside.	Good access.	High (Green)
H8 Watling Street 3	Grass field. Telecommunication facility at north-west corner of site, left of gate. Power lines near roadside.	800	S/M	Level site	House on opposite side of the Watling Street (to west). Farm buildings adjacent (to south) and fields to west and north.	1.5m approx. high hedge along roadside.	Existing access and gate.	High (Green)

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
H9 Medburn 3	Grass field. Power pylon on site.	800	M	Level site	Adjacent to Medburn House at southern end of site. Bordered by Watling Street (to north-east) and near intersection/entry for Jewish School. Fields on other sides.	Hedge and trees surround the site.	Existing access at southern and northern ends of site. Best to use northern east end away from existing residential dwelling	High (Green)
H10 Watford Road 3	Grass field. Power pylons set well back along rear (to west).	100	M	Site slopes gradually down towards north-east.	Radlett Road (B462) borders the south-east of site with residential on opposite side. Residential to north-east, fields on other sides. Close to a primary school.	Existing hedge along roadside. Additional planting and maybe fencing would be required.	No existing site access.	High (Green)

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
H11 Farm School North Shenley 2	Grass field	1200	M	Level site	Adjacent to Clore Shalom School - primary school and small businesses. Residential adjacent to west boundary. Walkway to athletics park towards NE of site. Medical centre to north. Fields to south and east.	Vegetation screening on western boundary with residential. Additional may be required along northern boundary.	Existing site access at end of dead-end road. Good link to Junction 22 of M25.	Medium High (Yellow)/High (Green)
H12 Queens Way 2	Grass field	1600	L	Level site	Residential to south, hospital annex to east, fields to north and west. North of Shenley, not far from shops and services.	Isolated trees near entry from Queens Way, substantial vegetation buffer to remainder of residential area.	Access established and blocked by scrub at end of Queens Way. This is the only access to this large area. Near bus route.	High (Green)

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
H13 Radlett Lane 2	Grass field	1000	L	Level site	Radlett Lane borders north-west of site. On opposite side is Shenley Park carpark and Orchard Tea Room. Fields on other sides of site. Very close to shops, NHS surgery and childrens' nursery.	Hedge along road boundary. Additional buffer may be required.	Existing access and gate. Bus stop opposite.	High (Green)
H14 Cecil Road South (B556) 3	Grass field	700	L	Level site	Abuts A1 Motorway (to east) and B556 (to north-west), which goes over the A1. Fields on other sides.	Fairly exposed, a buffer would be required.	Good access to road network. Access from B556.	High (Green)/ Medium High (Yellow)
H15 Swanland Road 1	Grass field	500	M	Level site	South-east of B556, which is much higher than the site. Close to A1, which runs parallel with Swanland Road to the west. Fields to south. River and public walkway to east.	Hedge runs along western boundary.	Access from Swanland Road. Good access to the road network to the south (Junction 23 of M25 and Junction 1 of A1(M)).	High (Green)

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
H16 Cecil Road North (B556) 3	Grass field	700	L	Level site	Abuts A1 Motorway (to east) and B556 (to south-east), which goes over the A1. Fields on other sides.	Fairly exposed, a buffer would be required.	Good access to road network. Access from B556.	High (Green)/ Medium High (Yellow)
H17 Southgate Road (A111) 1	Ploughed field.	100	M	Level site	Abuts residential to north-west. Southgate Road borders the south- western boundary with residential on opposite side. Fields to east. Junction 24 of M26 to south.	Tall wooden fence and vegetation screening where the site abuts residential land. Vegetation buffer by roadside and junction. Additional vegetation may be required.	Existing access and gate from Southgate Road. Excellent access onto M25.	High (Green)

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
H18 A1000 Barnet Road 3	Grass field	300	L	Level site	Opposite an existing site not informed of – this area could be suitable for expansion. M25 (goes over A1000) abuts the south-western boundary. A1000 abuts the south-eastern boundary. Railway tunnel located under the northern end of site. Fields on other sides.	Isolated trees along roadside. M25 is much higher than the site. Additional buffers required.	Existing access and gate from A1000/Barnet Road.	Medium High (Yellow)

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
H19 Ashwood Road 3	Grass field	100	L	Level site	Abuts residential to north. Fields to west and south. A1000 to east.	Visual effects could be negative for existing residents. Trees planted along boundary but houses would have a view of the site over these.	Alternative access points from the end of Ashwood Road or the A1000.	High (Green)
H20 Bakers Street 1	Grass field with isolated mature trees towards rear of site. Power pylons along boundary with M25.	300	L	Fairly level site	Baker street abuts north-west boundary with fields and recreation ground on the opposite side and secondary school beyond. M25 abuts southern boundary at much higher elevation and bridge over Bakers Street. Fields to north-east with Primary school beyond.	Low hedge along roadside. Vegetation planting would be required.	Existing access and gate. Good access to road network.	High (Green) at north of site, Medium High (Yellow) at south.

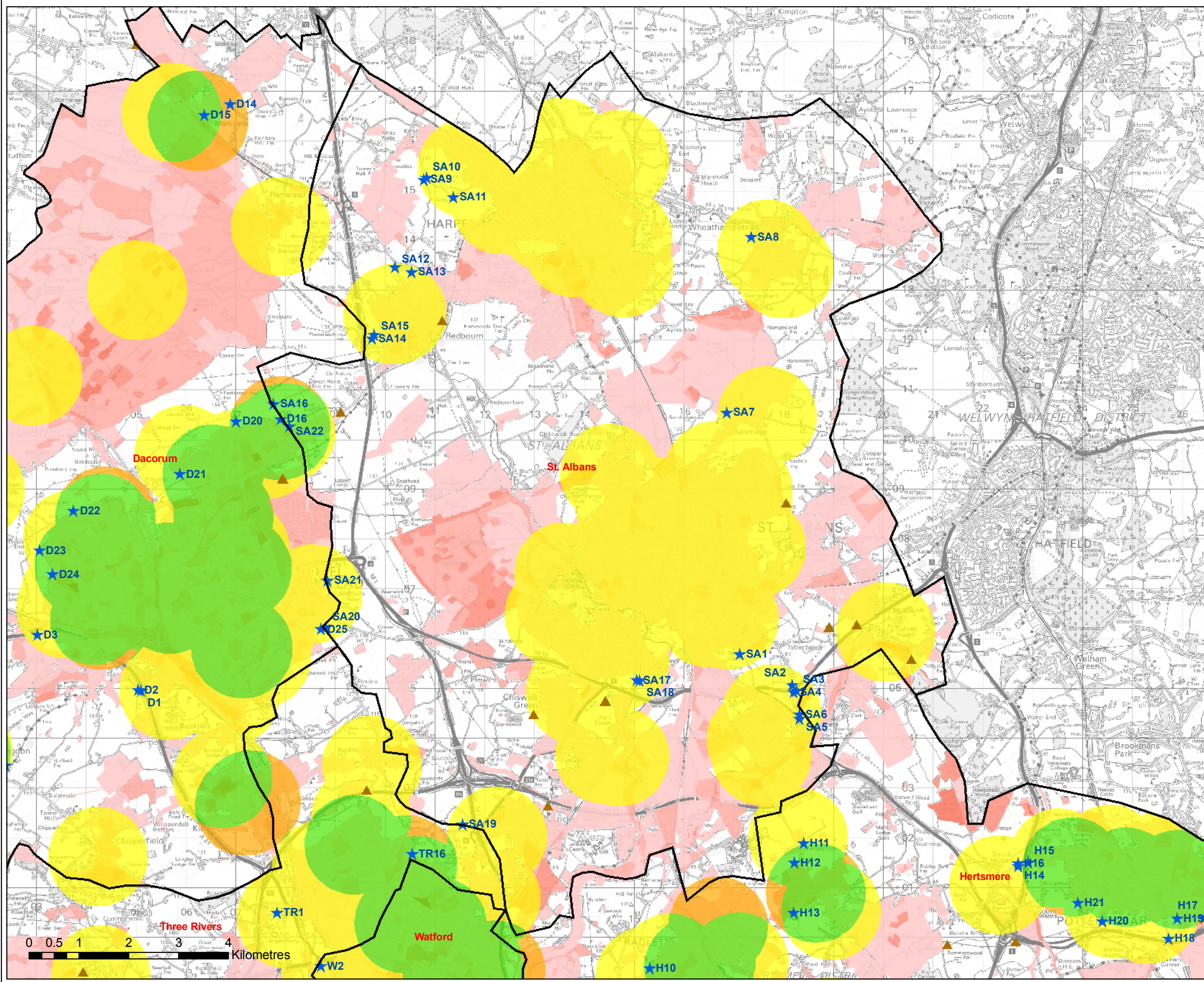
Site Name/ Code	Existing Use	Distance Buffer to Green Belt boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
H21 Sawyers Lane 3	Grass field	200	M	Level site	Bridgefoot Lane to north-east, Sawyers Lane to west with secondary school and FE Cleary Sports Centre on opposite side. Fields to south and east.	Mature trees and hedge surround the site preventing any views.	Access could be an issue – Sawyers Lane is a one way road with site access of this from Bridgefoot lane a single track.	High (Green)

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 scored 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 HERTFORDSHIRE
GYPSY & TRAVELLER
STRATEGY**

**FIGURE 6
IDENTIFIED POTENTIAL
SITES IN ST ALBANS**



- Districts
- Site Visit Locations
- Existing Gypsy Sites

Opportunities

- Medium
- Medium/High
- High

Constraints

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Increasing number of constraints ↓



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Checked By: RE
Date: 20/04/2006



0 0.5 1 2 3 4 Kilometres

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)

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
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)

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
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)

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
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)

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
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)

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
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)

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
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)

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
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)

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
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)

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
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)




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
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)

4.5 Three Rivers




- 4.5.1 Within Three Rivers 16 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 7.
- 4.5.2 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. Seven sites have been given the highest scored of '1' and seven 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.
- 4.5.3 In all, seven sites have the highest score of '1'. These sites are:
- TR1 Langleybury Lane
 - TR2 Loudwater Lane
 - TR4 Lincoln Drive
 - TR10 Charlfont Road
 - TR11 Hornhill South
 - TR13 Charlfont Lane North
 - TR14 Charlfont Lane South
- 4.5.4 As Three Rivers were unable to provide all the datasets, there are no green areas except for those crossing Council boundaries.

**SOUTH & WEST HERTFORDSHIRE
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**FIGURE 7
IDENTIFIED POTENTIAL
SITES IN THREE RIVERS**

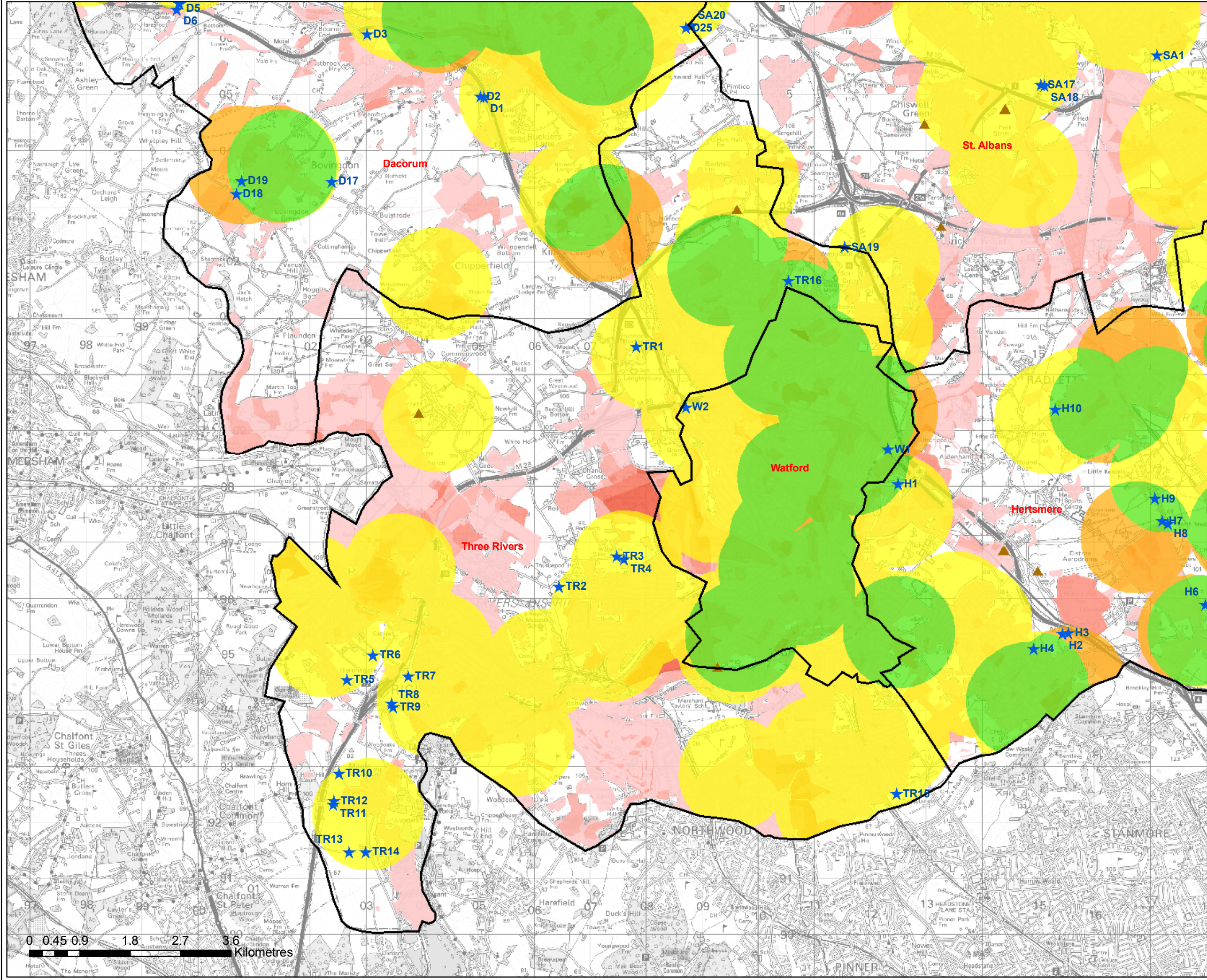
-  Districts
-  Site Visit Locations
-  Existing Gypsy Sites

Opportunities

-  Medium
-  Medium/High
-  High

Constraints

-  1
 -  2
 -  3
 -  4
 -  5
 -  6
 -  7
 -  8
- Increasing number of constraints



0 0.45 0.9 1.8 2.7 3.6 Kilometres

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Date: 20/04/2006



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
TR1 Langleybury Lane 1	Grass field with old shed in disrepair, fenced.	400	M/L	Relatively level site. Slopes up at the rear towards the north- west and slopes down towards east on the eastern side. Overall slightly south-east facing.	Opposite Langley Farm, further along road is a school, with playing fields, on the opposite side of the road and woodlands on the same side of the road. Much further along is a quarry near where the road goes over the motorway. Close to amenities in village to east. Fields surrounding site.	Exposed only to traffic travelling along road. Screening would be required.	Existing formed entrance with gate. Site is up a hill from the Watford Road.	Medium High (Yellow)

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
TR2 Loudwater Lane 1	Grass field	400	M/L	Level site	Site bounded by 'dog's leg' in Loudwater Lane on north-western and north-eastern sides. Fields on other sides. Public footpaths at southern side of site to avoid. One large house opposite near first corner in abutting road. Near Coxley Green village.	Hedge buffer to road. Adjacent house cannot be seen from the road as it is set back and behind substantial mature trees/vegetation.	Gate by entry point to public footpath could modify access to avoid interference.	Medium High (Yellow)
TR3 Little Green Lane 2	Grass field	200	L	Level site	Close to amenities. Surrounded by fields. Little Green Lane abuts southern boundary.	Hedge and vegetation screening on opposite side of the road.	Two existing access points/gates off Lane, which is rough and a single lane	Medium High (Yellow)

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
TR4 Lincoln Drive (Little Green Lane) 1	Grass field	100	L	Level site	Opposite school on other side of Little Green lane (to south-west). Fields surrounding site.	Site is screened from the school by existing vegetation.	Existing site access and better access than TR3 as near end of Little Green Lane close to the intersection with Lincoln Drive.	Medium High (Yellow)
TR5 Long Lane 2	Grass field	500	M	Fairly level site	Surrounded by fields to north-west, north-east and south-east. Residential area on south-west side of road dwellings isolated along lane. Close to Chorleywood (to the north).	Isolated trees along site boundary. Dwellings screened by dense vegetation on residential land and isolated trees on site. Additional on-site screening would be required.	Accessed from a narrow road with passing bays. Slight earthworks required to create an access. Very close to the M25, to the east.	Medium High (Yellow)

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
TR6 Shepherds Lane 2	Grass field with a wire fence along the boundary.	500	L	Level site	Adjacent to a house to the north-west. Lane abuts northern boundary. Fields on other sides. Motorway is visible a short distance away to east.	Tall, mature trees screen adjacent house. Additional screening from road would be required.	Same level as the road, access can be easily created.	Medium High (Yellow)
TR7 Shepherds Lane East 2	Grass field	100	M/L	Fairly level, slight slope up towards the motorway.	Motorway abuts north-west boundary. Shepherds Lane abuts north-eastern boundary with Leisure centre located opposite the site and some residential. Field to south-west (TR8), recreation ground to south-east.	Leisure Centre and residential are behind vegetation and an earth mound on subject site. Additional screening would be required.	No existing access. Some earthworks would be required as site at a higher elevation than road.	Medium High (Yellow)

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
TR8 Long Lane North, Mill End (at other end of field to TR9) 2	Grass field	200	M/L	Slightly slopping	Motorway abuts north-west boundary. Residential dwellings adjacent to south-east of site. Public Footpath along south-west boundary. Field continues to north-east (TR7).	Vegetation screening between the site and Public Footpath. Some vegetation along boundary with residential but additional screening would be required.	Located at end of Long Lane with existing site access currently blocked by bollards. Good access to road network and motorways.	Medium High (Yellow)
TR9 Long Lane South, Mill End 3	Grass field	200	M/L	Level site	Opposite residential dwellings on north-eastern side of site. A412 bounds south-eastern side, North Orbital Road bounds west-south-western side.	Quite overlooked by residential area, would require screening.	No existing formed site access. Good access to road network.	Medium High (Yellow)
TR10 Charlfont Road 1	Grass field	400	M	Mostly flat site, slopes up towards the south west.	M25 borders north-west boundary, Charlfont Lane borders north-east boundary with ploughed field beyond. Fields to south.	Buffers would be required.	No existing site access. Charlfont Road is narrow, but acceptable. Good access to Junction 17 of the M25.	Medium High (Yellow)

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
TR11 Hornhill South (Hornhill Road) 1	Ploughed field	100	L	Level site	M25 is located at western side at a much lower elevation, Hornhill Road borders north and east boundaries and continues over the motorway and to an existing site. Residential adjacent to east. Fields to south.	Some vegetation along boundary with residential area. Additional screening required.	Access either end along Hornhill Road.	Medium High (Yellow)
TR12 Hornhill North (Hornhill Road) 2	Grass field	100	L	Fairly level site	M25 is located at western side as for TR11, Hornhill Road borders south boundary as fro TR11. Residential adjacent to east. Fields to north.	As for TR11.	Existing access is currently blocked by concrete blocks.	Medium High (Yellow)

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
TR13 Charlfont Lane North 1	Previously planted horticultural field	600	L	Fairly level, gently sloping down to east.	Charlfont Lane abuts southern boundary (fields beyond), M25 (lower elevation) abuts western boundary, fields to north, residential area abuts eastern boundary.	Isolated trees/hedge along road and residential boundaries, additional screening required.	An earth mound currently blocks existing access. Narrow lane with passing bays. Lane accessed from A412, which carries on to M25.	Medium High (Yellow)
TR14 Charlfont Lane South 1	Grass field	700	L	Fairly level, gently sloping down to east.	Charlfont Lane abuts northern boundary (fields beyond), track abuts western boundary with M25 parallel (lower elevation), fields to south, residential area abuts eastern boundary.	Isolated trees/hedge along road and residential boundaries, additional screening required.	Narrow lane with passing bays. Lane accessed from A412, which carries on to M25.	Medium High (Yellow)

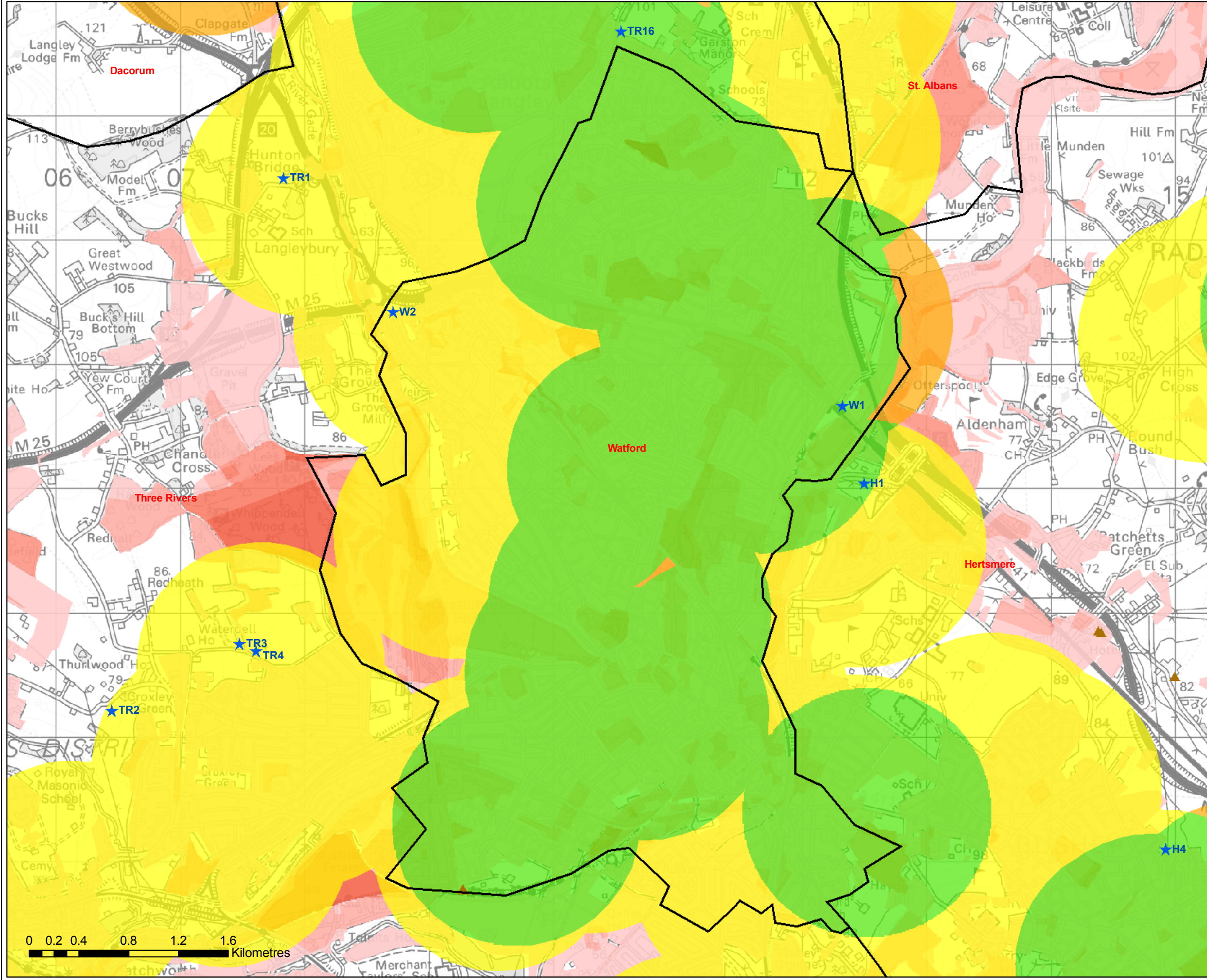
Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
TR15 Little Oxhey Lane 2	Grass field	100	M	Level site at a lower elevation than Little Oxhey Lane.	Residential properties on opposite site of Little Oxhey Lane (north- west boundary), railway abuts south- eastern boundary at a lower elevation, stables abut north- eastern boundary, fields to south-east (Harrow Council boundary).	Dense hedge/trees along the road screen from residential.	No existing access, earthworks would be required.	Medium High (Yellow)
TR16 Woodside Road 3	Field with horses grazing.	100	M/L	Level site	Adjacent to residential at south- western and north- eastern sides, fields to south-east, Woodside Road abuts north-western side with hospital opposite.	Vegetation screening/visual buffer between the site and residential. Additional screening required.	New site access required.	High (Green)

4.6 Watford

- 4.6.1 Within Watford two sites have been suggested for the accommodation of Gypsies and Travellers. Morden would be preferable to Russell Lane due to site area and topography but both sites are considered to be suitable, refer to Figure 8.
- 4.6.2 Given the much smaller area of Watford, the provision of full datasets and thus, more detailed constraints resulted in fewer opportunity areas for consideration. Moreover, the Watford area is mainly urban.

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**FIGURE 8
IDENTIFIED POTENTIAL
SITES IN WATFORD**



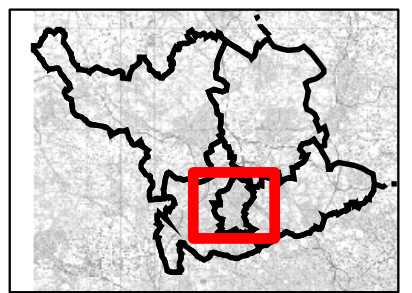
- Districts
- Site Visit Locations
- Existing Gypsy Sites

Opportunities

- Medium
- Medium/High
- High

Constraints

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Increasing number of constraints ↓



0 0.2 0.4 0.8 1.2 1.6 Kilometres

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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
W1 Morden (A41 North Western Avenue) 2	Grass field.	100	M	Level site at a higher elevation than the M1	A41 adjacent to south-western boundary. Drain with Colne River beyond adjacent to south-eastern boundary. M1 adjacent to north-eastern boundary. Private lane abutting north-west boundary with rear of residential area beyond. Private lane continues to a pedestrian bridge over the M1.	Screened by a high earth mound and trees along the south-western boundary abutting the A41. Vegetation screening along the south-eastern boundary and north-eastern boundary (site also at a higher elevation to M1 along this boundary). 20m of trees/scrub and the lane itself between the site and adjacent residential dwellings to the north-west.	Existing access from a slip road from the A41. Existing gates to private lane abutting site.	High (Green)
W2 Russell Lane 2	Grass field with sheep grazing.	100	S	Slightly triangular site that slopes up to eastern end. Earthworks would be required.	Russell Lane abuts south-eastern boundary with residential beyond. A411 adjacent to western boundary. A41 abuts northern boundary.	Acceptable vegetation buffer along northern and south-eastern sides of site. Isolated mature trees along western side of site (additional planting would be beneficial on this side).	Access is at the end of Hempstead Road. Russell Lane is for pedestrian use only.	Medium High (Yellow)

5 RECOMMENDED POLICY CRITERIA

- 5.1 Criteria were developed as part of the study methodology to identify potential accommodation sites, as discussed in Section 3.1 of this report. This section recommends criteria for criteria based policy for consideration by the Partner Authorities reflecting the site selection criteria.
- 5.2 Significant to the identification of criteria for policy use in the assessment of applications for sites are the recommendations and guidelines contained within the ODPM Circular 01/2006 '*Planning for Gypsy and Traveller Caravan Sites*'. Policy should also reflect the sequential test outlined in Circular 1/2006.
- 5.3 In addition to constraints, criteria must also set minimum quality standards and legislative requirements. Policy must be "*fair, reasonable, realistic and effective*" and "*the more criteria there are, the more restrictive they are*" (ODPM Circular).
- 5.4 The following policy is recommended for consideration:

Planning permission will be granted provided that the following criteria/requirements are clearly satisfied:

Alternative Sites

- Evidence should be provided of a sequential site selection and reasons should be given of why there are no suitable sites in an area preferred by the local authority. Sites identified in development plan documents should first be considered followed by urban areas / areas for proposed development, then previously developed (i.e. brownfield) land, then windfall sites.
- Evidence of no suitable sites must be provided before Green Belt locations will be considered
- Alterations to the Green Belt boundary can only be made in exceptional circumstances. Proof of need must be provided.

Access

- The site should have safe and convenient access to the primary road network with proximity to the major road network
- The site should provide for vehicular access from the public highway, as well as for parking, turning and servicing on site, and road safety for occupants and visitors

Site Conditions

- The site should not be located in an area at high risk of flooding, including functional floodplains
- The site should not be located on significantly contaminated land and avoid air, noise and odour pollution. However, consideration will be given to sites adjoining motorways, power lines, landfill sites or railways, as for conventional housing
- The site should be capable of receiving the supply of essential services including water, sewerage, drainage and water disposal

Accessibility of Services

- Locations in or near existing settlements with access to local services, e.g. schools, doctors, shops, should be considered first
- There should be convenient access to public transport

Neighbouring Uses

- Site size should be considered in context: undue burden on the local infrastructure should be avoided and the site should be compatible with the scale of the local settlement
- The potential for noise and other disturbance from the movement of vehicles to and from the site, the stationing of vehicles on the site, and on-site business activities should be minimised
- Landscaping and planting with appropriate trees and shrubs should be implemented where necessary in order for the site to blend into the surroundings, have structure and privacy, and to maintain visual amenity. However, the site should not be enclosed with too much hard landscaping
- The site should not obstruct a Public Right-of-Way

Protected Areas

- The site should not be within the Green Belt unless it is on previously developed land or a rural exceptions site under the terms of PPG3
- The site should not be within the Chilterns AONB unless it is on previously developed land and unobtrusively located
- The site should avoid any other 'Protected Areas': Conservation Areas, SSSIs, SAMs, RIGs, Wildlife Sites, Protected Trees or Woodland and Registered Parks and Gardens
- The site should avoid any archaeological or historic site

Future Use

- The site should allow for future expansion and improvements if considered appropriate

6 SUMMARY







6.1 Site Recommendations

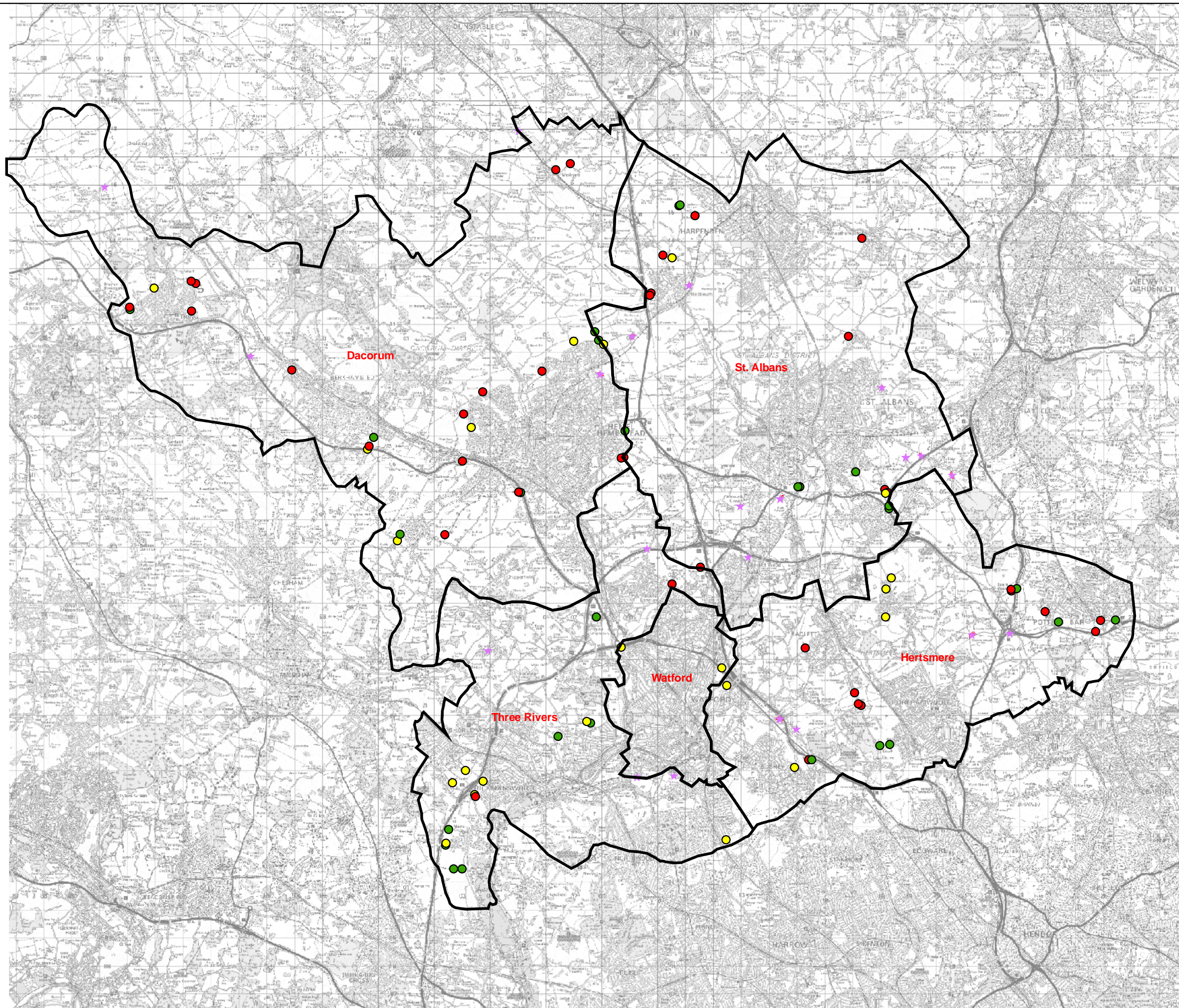
- 6.1.1 The search area was assessed against broad criteria to remove certain inappropriate land from consideration. Broadly identified sites were then assessed against specific criteria in order to allow the identification of potential sites.
- 6.1.2 In total, 86 potential sites have been identified for the consideration of the Partner Authorities and will lead into the next stage of the overall study 'Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire', which is assumed to be consultation.
- 6.1.3 Sites considered more preferable (scored '1') for Gypsy and Traveller accommodation are outlined in the following table. Additional sites have been detailed in the report and are scored as '2' or '3'. Figure 9 illustrates this.

Council	Site Code / Name
Dacorum	D1 Featherbed Lane
	D4 Berkhamsted
	D12 Icknield Road (South Side)
	D16 Highwood
	D19 Bovington Airfield
Hertsmere	H3 Hilfield Lane South (Eastern Side)
	H5 Adjacent Elstree Recycling Centre
	H6 Allum Lane
	H15 Swanland Road
	H17 Southgate Road
	H20 Bakers Street
St Albans	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
	SA22 Green Lane
Three Rivers	TR1 Langleybury Lane
	TR2 Loudwater Lane
	TR4 Lincoln Drive
	TR10 Charlfont Road
	TR11 Hornhill South
	TR13 Charlfont Lane North
	TR14 Charlfont Lane South

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

**SUITABILITY SCORES
OF POTENTIAL SITES**

-  Districts
-  Existing Gypsy Sites
-  Existing Gypsy Sites
- Potential Site Locations**
- Score**
-  1
-  2
-  3



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Figure 9

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Checked By: RE
Date: 16/02/2006
Scale: 1:20000 & A3

6.2 Policy Recommendations

- 6.2.1 Criteria for criteria based policy has been recommended for consideration by the Partner Authorities reflecting the site selection criteria implemented from the study methodology. Criteria based policy has been recommended under the categories of Alternative Sites, Access, Site Conditions, Accessibility of Services, Neighbouring Uses, Protected Areas, and Future Use.
- 6.2.2 It is anticipated that the results of this study will provide the Partner Authorities with a firm foundation for the creation of future policies and proposals in development plan documents.

APPENDIX ONE – SITE SELECTION CRITERIA REPORT

APPENDIX TWO – POTENTIAL SITES AND BUFFER FROM GREEN BELT BOUNDARY



APPENDIX THREE – RECOMMENDED SITES OVERLAYED ON LOCAL DEVELOPMENT PLAN MAPS