



# carterwood report

Regulated by RICS

**April 2018**

T: 08458 690 777

Alternative site assessment  
for Castleoak

Land at Burston Garden Centre, North Orbital  
Road, St Albans, AL2 2DS

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# KEY FINDINGS



### T1: Background

Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment on behalf of CastleOak in support of a planning application for an elderly care facility at Land at Burston Garden Centre, North Orbital Road, St Albans, AL2 2DS.

### T2: Proposed scheme

- The proposed care scheme is to comprise a 64-bed care home and will provide 100 per cent single occupancy accommodation, with each bedroom equipped with an en-suite wetrooms. In addition, the scheme includes 80 assisted living apartments and 45 care bungalows together with ancillary facilities, car parking, enhancements to the local footpath and bridleway network, and landscaping.

### T3: Methodology

- This study has endeavoured to identify all suitable, available and achievable sites for the proposed development within the St Albans City and District Council local authority boundary.
- Carterwood has based the research on publicly available planning policy documents, local commercial and residential agent enquiries, national healthcare property agent enquiries, the local authority estates department, and planning and property websites.
- Carterwood has undertaken a site filtering process in order to ascertain any sites identified as potentially suitable for the elderly care facility and therefore requiring further assessment.

### T4: Conclusions

- Our need assessment report identified the balance of provision in 2019 within the St Albans City and District Council area. It indicates a shortfall of 103 care home market standard bedspaces and 415 private extra care units, including all planned beds and units. Therefore, we consider that there is sufficient unmet need for the subject proposed elderly care facility.
- Our initial desktop research identified a total of 196 potential sites within the Council area. We assessed all 196 sites against elderly care facility operator requirements for the subject scheme, which identified nine potential sites that required a site visit, as they fulfilled all or part of our initial desktop site assessment process. Having visited and assessed each of the identified nine sites, utilising our search criteria, there are no alternative sites that are suitable, available and achievable.
- Having employed an extensive and robust research approach in identifying and analysing sites that could be considered as potential alternative sites to the subject site, this report concludes that the Land at Burston Garden Centre, North Orbital Road, St Albans, is the only site that is suitable, available and achievable in the St Albans City and District Council area for the subject proposed development.

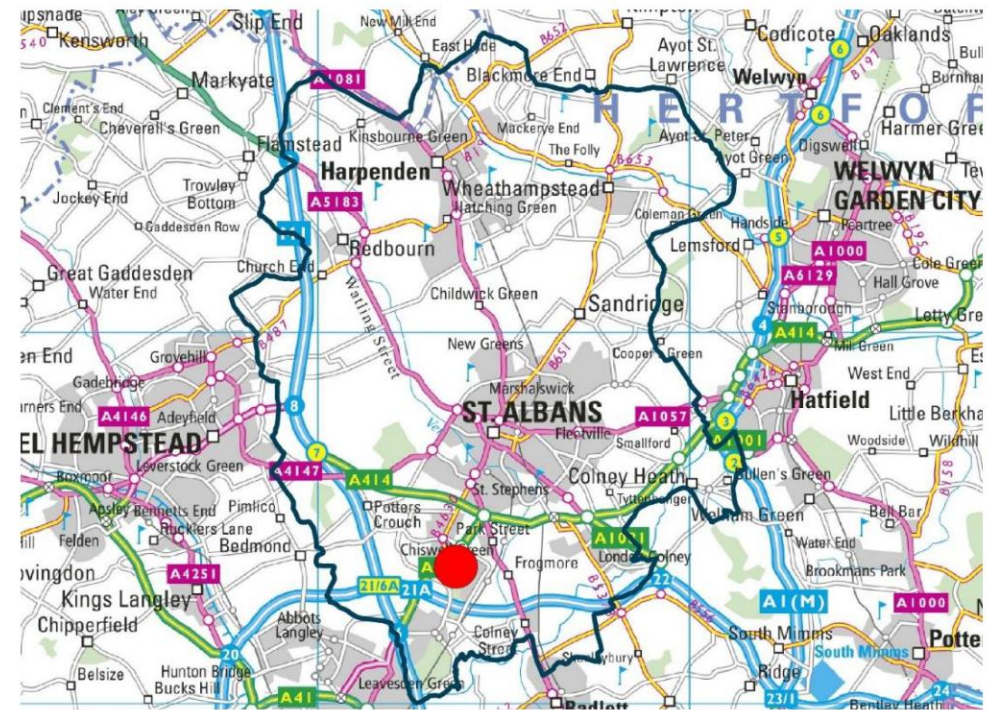


Figure 1: Location of the proposed scheme and its catchment area

Notes: The proposed care scheme is shown by the red dot. The St Albans City and District Council boundary is edged dark blue.



## 1. Background

- 1.1. Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment on behalf of Castleoak, in support of a planning application at the above site. The proposed care scheme is to comprise a 64-bed care home and will provide 100 per cent single occupancy accommodation, with each bedroom equipped with an en-suite wetroom. In addition, the scheme includes 80 assisted living apartments and 45 care bungalows, together with ancillary facilities, car parking, enhancements to the local footpath and bridleway network, and landscaping.
- 1.2. This report has been prepared as an opinion of the subject site, to ensure that the proposed elderly care facility is provided in the most suitable location. The site has been assessed against alternative development sites identified within the St Albans City and District Council area. This report explains the process and methodology behind the assessment, and details our findings and conclusions.
- 1.3. The assessment has reviewed and analysed all of the potential sites within the defined search area. Our research has identified a total of 196 sites, all of which are detailed within Appendix A.
- 1.4. Carterwood was commissioned in April 2018 to prepare a need assessment for the proposed site; our assessment highlighted a shortfall of market standard elderly care home beds and private extra care units within the local authority area.
- 1.5. This report has been prepared by Peter Nurse BSc (Hons) MRICS and Ben Hartley BSc (Hons) Dip Surv MRICS of Carterwood Chartered Surveyors.

## 2. Carterwood

- 2.1. Ben Hartley and Amanda Nurse launched Carterwood in October 2008, having each worked for a national property consultancy within the healthcare team for 11 and 18 years respectively. Both are chartered surveyors, and they have the necessary sector experience to prepare this report. Carterwood is the only chartered surveying practice dedicated to the care sector. The directors have practical business knowledge, combined with over 30 years of experience working in healthcare.
- 2.2. The team of over 25 buys, sells, values and provides consultancy advice across the care sector to a range of private and voluntary sector operators and developers. Carterwood is commissioned to prepare over 100 feasibility studies and need assessments per annum, and regularly issues sector bulletins.

## 3. Sources of information

- 3.1. The subject site is located within the St Albans City and District Council boundary.
- 3.2. We have focused our search for an alternative site within the entirety of this local authority area only.
- 3.3. We have utilised the most recent data available on the Council's website, and the document we have considered is listed in Section 8, below. It is a relatively recent document in its final published form.
- 3.4. We have also utilised the following online research tools:
  - [www.rightmove.co.uk](http://www.rightmove.co.uk);
  - [www.barbour-abi.com](http://www.barbour-abi.com);
  - [www.egi.co.uk](http://www.egi.co.uk);
  - [www.buyacarehome.co.uk](http://www.buyacarehome.co.uk).
- 3.5. We have contacted the commercial property and estate agents active in the area and specialist national healthcare property agents, together with the estates department of the Council.
- 3.6. We have relied upon comments and opinions from these sources and based our assessment on these enquiries and the results of this research.

# THE PROPOSAL



## 4. Castleoak

- 4.1. Castleoak has an award-winning track record of successful development and construction project delivery. Their expertise, combined with their scale and geographic reach, enable them to reliably deliver ambitious projects across the UK.
- 4.2. Castleoak's purpose is to create quality living spaces and they are passionate about creating the very best homes for older people.
- 4.3. Their projects are a mix of development contracts and design and build contracts, all for leading commercial and not-for-profit care and retirement living operators.



Figure 2: National overview

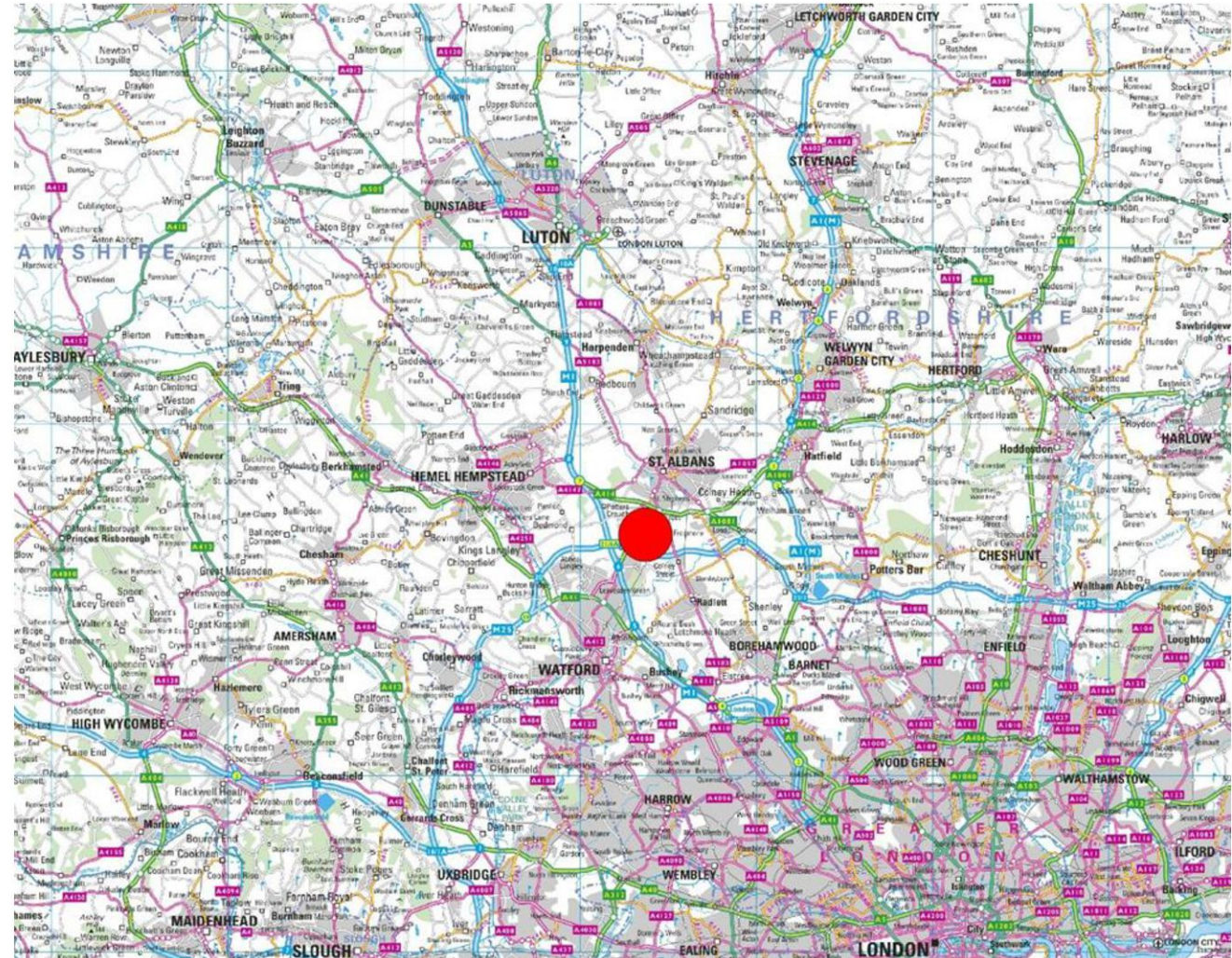


Figure 3: Location map of the subject site



## 5. Description of application proposal

- 5.1. The proposed care scheme is to comprise a 64-bed care home and will provide 100 per cent single occupancy accommodation, with each bedroom equipped with an en-suite wetroom. In addition, the scheme will include 80 assisted living apartments and 45 care bungalows, together with ancillary facilities, car parking, enhancements to the local footpath and bridleway network, and landscaping. The elderly care home accommodation will provide 100 per cent single accommodation, with each bedroom equipped with an en-suite wetroom. The elderly care facility will be fully purpose built and comply with or exceed all modern regulatory and market standards for new elderly care facility developments. The location of the site is shown in Figure 2 and Figure 3 above.
- 5.2. The extra care units will all be two-bedroom units, and meet or exceed all current spatial guidance, including Housing our Ageing Population: Panel for Innovation (HAPPI) recommendations for extra care individual unit design and layout.
- 5.3. It is anticipated that as a result of this development, a large number of full and part-time jobs will be created across a range of job types, from higher grade management positions to care workers and ancillary staff.
- 5.4. An aerial photograph showing the subject site (edged approximately in red for identification purposes only) is provided opposite. Further detail in respect of the proposal can be found in the planning statement accompanying the application.

### Suitability of the site for proposed use

- 5.5. The proposed site has a number of inherent advantages that make it particularly suitable for its proposed use as an elderly care facility.
- 5.6. The subject site is situated off the North Orbital Road, approximately 3.5 miles to the south west of St Albans city centre.
- 5.7. The site's location, within easy travelling distance of St Albans and the M25 interchange with the M1, will provide easy access for family and friends to visit.
- 5.8. The site is appraised in Section 6 below.




Figure 4: Aerial map of the subject site (for identification purposes only)



## 6. Subject site appraisal

6.1. We have appraised the subject site in the same format as the shortlisted sites in Sections 10 to 18 of this report for ease of comparison.

T5: Inspection notes											
Site description		Aerial photo									
Location	The site is located in the How Wood area, approximately 3.4 miles to the south west of the centre of St Albans. Motorway access is good, with Junction 21A of the M25 located approximately 2 miles to the south west, providing access to the wider surrounding area. Junction 6A of the M1 is located close to the M25 junction. The site has good accessibility.										
Site area/size	3.45 hectares										
Existing land uses	The site currently contains buildings and structures associated with the current garden centre business.										
Adjoining land uses	Immediate adjacent land uses include detached residential dwellings to the north, open land and woodland to the east and south, and the garden centre to the west.										
Planning policy											
SHLAA Update 2016. The site is in the Green Belt, although there are buildings and structures on it associated with the garden centre business.		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> </tbody> </table>	Conclusions			Suitable	Available	Achievable	Yes	Yes	Yes
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In our opinion, this site is suitable, available and achievable for an elderly care facility development.											
The site benefits from excellent road transport links. We have reviewed the Environment Agency website and confirm that the site is not located close to a watercourse that is prone to flooding.											
Elderly care facility criteria											
The site is relatively level, therefore the topography of the site will not constrain the redevelopment of the site. The site is of a developable shape.											

# METHODOLOGY



## 7. Need assessment

- 7.1. In April 2018, Carterwood was commissioned to prepare a planning need assessment on behalf of Castleoak in support of a planning application for a proposed elderly care facility at the subject site. A full copy of our report is available under separate cover. We have summarised our findings below.
- 7.2. The current and future demand for elderly care is influenced by a host of factors. These not only include the balance between demand and supply in any given area, but can also be influenced by social, political, regulatory and financial issues.
- 7.3. Our analysis shows there to be a large unmet need for market standard care home beds (defined as a bedroom with an en-suite comprising at least a WC and wash hand basin) within the St Albans City and District Council area.
- 7.4. Our analysis of private extra care units shows a significant shortfall of private extra care housing, and this unmet need is expected to increase substantially between 2019 and 2028, reflecting the sustained and escalating nature of need in the future.
- 7.5. Hertfordshire County Council's older people's housing strategy and market position statement recognise the need for new and innovative forms of elderly housing accommodation, particularly extra care housing, and for specialist nursing and dementia care, and we conclude that there is both a compelling quantitative and qualitative need for the proposed development, which seeks to cater for the full range of dependency levels within a self-contained village setting.

### T6: Indicative need for elderly care home market standard beds (2019)

Basis of assessment	St Albans City and District Council
Indicative shortfall including all planned beds	103
Indicative shortfall including beds under construction	120

### T7: Indicative need for private extra care units (2019)

Basis of assessment	St Albans City and District Council
Indicative shortfall including all planned private units	415
Indicative shortfall including units under construction	415

Sources: Census 2011, Government Population Projections, A-Z Care Homes Guide 2018, CQC, Laing and Buisson, Barbour ABI, EGI, relevant planning departments.

## 8. Site identification

- 8.1. We have applied a sequential approach and, accordingly, the relevant areas in which to search for sites are dependent on the nature and scale of the proposed development and the catchment that the development seeks to serve.
- 8.2. This study has endeavoured to identify all suitable, available and achievable sites, allocated for development within the St Albans City and District Council boundary, that could be alternative sites for the proposed development, and capable of being used for the development.

### Alternative site identification methods

- 8.3. We have analysed sites identified in the local authority publication and website and those provided by agents.

#### Local authority publications

- 8.4. This assessment is based on the most recent data available from the St Albans City and District Council publications. This is based on the local authority's Strategic Housing Land Availability Assessment. The specific document we have reviewed and analysed is detailed below:
- Strategic Housing Land Availability Assessment, October 2017 (SHLAA).

- 8.5. We have assumed that the Council's website includes the most recent version of this document.

### Other research methods

- 8.6. In addition to the above research, we have also used other site finding methods, as detailed below:

#### Planning applications

- 8.7. We have utilised our subscribed planning registers, Barbour ABI and EGi, to search for new elderly care facility applications within the local authority area.

#### Property agents

- 8.8. We have contacted commercial property agents identified in the Estates Gazette directory and local estate agents based within the local authority catchment area.
- 8.9. We have visited the web page of the estates department of the St Albans City and District Council to confirm the availability of any development sites in their ownership. None is listed.

- 8.10. Furthermore, we have contacted national commercial property agents specialising in elderly care facility disposals. A detailed list of all parties contacted is attached at Appendix B.

#### Identified sites

- 8.11. Our research identified a total of 196 sites within the search area; a detailed list of all sites identified is attached at Appendix A. We have not included any sites identified that are located outside the Council boundary.



## 9. Site selection

9.1. Carterwood has undertaken a site filtering process in order to ascertain if any sites identified are considered potentially suitable and therefore require further assessment. We have assessed each identified site using the following criteria: sites need to be of the necessary size, as well as being suitable, available and achievable for the elderly care facility.

9.2. Where we have identified a potentially suitable site requiring further investigation, we have physically inspected the site, where possible. Our physical inspection of a site is undertaken from a public highway or pavement.

### Site size requirement

9.3. The proposed purpose-built elderly care facility will provide a total of 64 registered bedspaces and there will also be 125 extra care units. The total site area of the subject site extends to approximately 3.45 hectares, as indicated within Figure 4 on page 7.

9.4. In order for a site to be suitable for, and able to support, the proposed scheme, in the opinion of both Carterwood and Castleoak, the site must be at least 2.4 hectares but no more than 4.0 hectares. In order to provide a robust sequential review we have adopted a size search range to include sites below and in excess of the subject site area.

9.5. Where sites are outside this size range they have been filtered out, as they are not suitable for the proposed elderly care facility development.

### Suitability

9.6. In our opinion, in order for a site to be considered as suitable for an elderly care facility development, a number of qualifying factors need to be considered.

9.7. The topography of the site must be generally flat and capable of being secured, in order to ensure protection for frail elderly people. It is desirable for an elderly care facility to be in a location where staff, family and friends can easily reach the site. When assessing whether a site is suitable, factors to consider also include the following:

- **Access** – the site needs to be easily accessible for the elderly care facility staff, residents and relatives of the residents;
- **Contamination** – the site should be free from contamination; consideration should be given to existing and historical uses;

- **Ground conditions** – the underlying ground conditions should be suitable for development;
- **Planning** – the site should be suitable for C2 planning use;
- **Complementary neighbouring land uses** – sites should be in residential areas and not part of office/industrial areas;
- **Higher values for alternative uses** – this will impact on the viability of any potential development;
- **Pylons/telecommunications masts** – restrict the developable area;
- **Problems relating to services** – services need to be available to the site and have sufficient capacity for the proposed development;
- **Any other S106/CIL matters** – potentially impact on a scheme's viability;
- **Ecology issues** – restrict the developable area and potentially increase the costs associated with the development;
- **Tree preservation orders** – potentially restrict the developable area;
- **Flood risk** – potentially restricts the developable area;
- **Conservation areas** – potentially restrict the developable area;
- **Noise pollution** – neighbouring uses can potentially impact on the wellbeing of residents;
- **Air quality** – neighbouring uses can potentially impact on the wellbeing of residents.

### Availability

9.8. For the purposes of this assessment, if a site is not on the market then the site is not available; we have not relied upon hearsay evidence. In this respect, we have relied upon our investigations of the estates department at the council, property agents (commercial, residential and healthcare), property websites (for example [www.rightmove.co.uk](http://www.rightmove.co.uk)) and our physical inspection of the sites. We have looked for evidence that the site is being marketed by the presence of a sale board or any other physical indication that it may be available for sale. Any site owner who is seriously looking to sell is very likely to have appointed a marketing agent and advertised the fact, or one of the many residential, commercial or healthcare agents we will have contacted would be aware of it and advise accordingly.

### Achievability

9.9. Our need assessment demonstrated that there is an immediate need for an elderly care facility in the area, on the basis of an existing demand. Therefore, alternative sites will need to be available immediately or in the short term. If a site has been assessed as not being deliverable within a 3-year timescale, then we have excluded this site from our assessment.

## Further assessment

- 9.10. Appendix A details all sites identified and assessed. In accordance with the steps outlined above, any sites that have been identified as being unsuitable for the proposed elderly care facility in the short term have been filtered out.
- 9.11. We have adopted a simple colour code system to make the tables easy to interpret:
- Red Sites below required area; sites must be between 2.4 hectares and 4.0 hectares
  - Black Outside required timescales (development process cannot be achieved in a 3-year timescale).
  - Orange Already under development or developed.
  - Green Sites that require further investigation.
- 9.12. Sites that fall outside of the St Albans City and District Council area have not been included within Appendix A.
- 9.13. Some of the sites identified are extremely large, often for hundreds of new dwellings. Sometimes they abut each other, creating an area of considerable size that will have a major effect in the area and for the Council's overall delivery of dwellings. The planning process on these sites is likely to be lengthy due to their scale. As they are primarily residentially led, any possible future elderly care facility development opportunity on such a site, if at all, will be some time in the future and probably towards the end of the overall project. For these reasons, we consider development of these sites for the subject proposed development to be beyond a 3-year timescale.
- 9.14. The following provides a list of the identified sites that we considered required further investigation and a site inspection.
- (1) Land at Five Acres Country Club, Five Acres Avenue, Bricket Wood, AL2 3PY
  - (2) Parcel A, Chiswell Green Farm, Chiswell Green, AL2 3AJ
  - (3) Land east of Beaumont School (Winces Farm, Hatfield Road) St Albans, AL4 0XB
  - (4) Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY
  - (5) Ariston School playing field, Sandridge Road, St Albans, AL3 5HX
  - (6) South of Hilldyke Road (Ayot Estate), Wheathampstead, AL4 8TJ
  - (7) Land at Lower Luton Road, Harpenden, AL5 5EG
  - (8) Eaton Lodge, Punch Bowl Lane, Hemel Hempstead, HP2 7HT

- (9) EMP9 (Northern Part), adjacent to Council Depot, St Albans Rd, St Albans, AL4 9AP.

- 9.15. Our research with the local authority's estates department, healthcare agents, local commercial property agents and estate agents revealed one additional site. However, as this was for a substantial, modern house with a large amount of land in an isolated countryside location within the Green Belt, we did not consider it appropriate for further investigation.
- 9.16. The planning enquiries made as part of our April 2018 Planning Need Assessment identified sites within the planning process for elderly care facility developments within the council area. These are considered in Section 19.


## Site inspections

- 9.17. We visited all nine identified sites above with a view to assessing their suitability for the proposed elderly care facility development. Upon inspection none of the sites were developed or in the process of being developed.



# DETAILED SITE ANALYSIS

## 10. Land at Five Acres Country Club, Five Acres Avenue, Bricket Wood, AL2 3PY


T8: Inspection notes: Land at Five Acres Country Club											
Site description		Aerial photo									
Location	The site is located off a housing estate to the north of Bricket Wood, which is to the south west of St Albans. There is excellent access to the M25 and M1.										
Site area/size	2.74 hectares										
Existing land uses	The site accommodates a country club with residences aimed at the naturist community.										
Adjoining land uses	The site is predominantly bounded by semi-detached and detached residences on a housing estate. The M25 is close to the north, beyond a field.										
Planning policy											
SHLAA 2016 update reference BW-185. The site is located within the Green Belt and has been previously developed.		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table>	Conclusions			Suitable	Available	Achievable	No	No	No
Conclusions											
Suitable	Available	Achievable									
No	No	No									
General constraints/opportunities		<p><b>Comments</b></p> <p>We were unable to view the site clearly as access was via the private naturist country club residences. Whether development is achievable within 3 years depends on whether the club can obtain vacant possession and relocate the residents, which we consider unlikely. The close proximity to the noisy M25 makes this site unsuitable. There is no indication of the site being available on the market. The site is previously developed land in the Green Belt and not sequentially preferable to the subject site in that regard.</p>									
Excellent accessibility to the M1 and M25. The site appears generally level with a developable shape. Vacant possession would need to be retained from the club and improvements would be needed to the narrow access road (Five Acres Avenue). Traffic noise from M25, which is close by, would be an issue.											
Elderly care facility criteria											
Improvement works would be required to the narrow access road. It is considered unlikely that a care facility developer would want to develop in a location so close to the noisy M25.											



## 11. Parcel A, Chiswell Green Farm, Chiswell Green, AL2 3AJ

T9: Inspection notes: Parcel A, Chiswell Green Farm		Aerial photo								
Site description										
Location	The site is located to the west of Chiswell Green, adjoining a housing estate and fields. It is close to the former Butterfly World site. Chiswell Green is located to the south west of St Albans.									
Site area/size	2.54 hectares									
Existing land uses	Pasture and a small number of buildings for farm/equestrian uses.									
Adjoining land uses	The site is bounded by pasture land and a residential estate.									
Planning policy		<b>Conclusions</b> <table border="1"> <thead> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>			Suitable	Available	Achievable	Yes	No	Yes
Suitable	Available	Achievable								
Yes	No	Yes								
	SHLAA 2016 update reference CG-43A. The site is located within the Green Belt and contains little previous development.	<b>Comments</b>								
General constraints/opportunities		<p>We were unable to view the site clearly as it is behind residences. However, it appears to be suitable for the development of an elderly care facility. There is no indication of the site being available on the market. However, the site contains little previous development and is in the Green Belt and not sequentially preferable to the subject site in that regard.</p>								
	The site is relatively level and of developable shape. It is accessed via residential estate roads.									
Elderly care facility criteria										
	The site is generally suitable for the development of an elderly care facility.									

## 12. Land east of Beaumont School (Winces Farm), Hatfield Road, St Albans, AL4 0XB

T10: Inspection notes: Land east of Beaumont School											
Site description		Aerial photo									
Location	The site is located behind Beaumont School, to the east of St Albans and west of Colney Heath. The school has academy status.										
Site area/size	3.31 hectares										
Existing land uses	The site comprises previously undeveloped operational school land.										
Adjoining land uses	Fields and residential. There is a Charles Church housing development underway, which appears to back onto the site (on the A1057), to be known as Kingsbury Gardens. Access to the site was restricted and it is therefore uncertain whether it is adjoining or part of the Charles Church development.										
Planning policy											
SHLAA 2016 update reference SA-445. The site is previously undeveloped land located within the Green Belt.		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>	Conclusions			Suitable	Available	Achievable	Yes	No	Yes
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The site appears relatively level and of developable shape. It is unclear where the access road to the site would be.											
Elderly care facility criteria											
The site appears suitable for an elderly care facility, providing access can be obtained.											




### 13. Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY

T11: Inspection notes: Pioneer Youth Club		Aerial photo								
Site description										
Location	The site is located in the north of the city of St Albans and contains three vacant or poor quality buildings.									
Site area/size	2.63 hectares									
Existing land uses	The site contains a closed down fire station, the Pioneer Youth Club (indoor skate park) and a judo club.									
Adjoining land uses	Adjoining residential, with the Heathlands School for deaf children and fields behind.									
Planning policy		<b>Conclusions</b> <table border="1"> <thead> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>			Suitable	Available	Achievable	Yes	No	Yes
Suitable	Available	Achievable								
Yes	No	Yes								
SHLAA 2016 update reference SA-259. The site has been previously developed and is not located in the Green Belt.		<b>Comments</b>								
General constraints/opportunities		Following demolition of the existing buildings, the site would be suitable for an elderly care facility and could probably be achieved within 3 years if vacant possession were obtained. However, there is no indication that the site is available on the market. The site has been previously developed and is not located in the Green Belt.								
The site is relatively level and of developable shape. It is assumed that vacant possession can be obtained from the youth club and the judo club within 3 years. Access would need to be maintained for the adjacent school.										
Elderly care facility criteria										
The site would be suitable for an elderly care facility development, provided access for the small adjacent school could be incorporated.										

## 14. Ariston School playing field, Sandridge Road, St Albans, AL3 5HX


T12: Inspection notes: Ariston School playing field		Aerial photo		
Site description				
Location	The site is located in the north of the city of St Albans.			
Site area/size	2.45 hectares			
Existing land uses	The site is currently a field. Part of the former Ariston School.			
Adjoining land uses	The adjoining users comprise the Heathlands School for deaf children and residential properties.			
Planning policy		<b>Conclusions</b>		
	SHLAA 2016 update reference SA-125. The site is not recently developed and not located within the Green Belt.	Suitable	Available	Achievable
		Yes	No	Yes
General constraints/opportunities		<b>Comments</b>		
	The site is relatively level and of developable shape.	The site would be suitable for an elderly care facility and could be achieved within 3 years. However, there is no indication that the site is available on the market. The site is not previously developed and is not located in the Green Belt.		
Elderly care facility criteria				
	The site would be suitable for an elderly care facility development.			

## 15. South of Hillydye Road (Ayot Estate), Wheathampstead, AL4 8TJ


T13: Inspection notes: South of Hillydye Road		Aerial photo								
Site description										
Location	The site is located on the southern periphery of Wheathampstead, which is to the north east of St Albans.									
Site area/size	3.60 hectares									
Existing land uses	The site currently comprises arable land.									
Adjoining land uses	The site is bounded by area of residential property and fields.									
Planning policy		<b>Conclusions</b> <table border="1"> <thead> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>			Suitable	Available	Achievable	Yes	No	Yes
Suitable	Available	Achievable								
Yes	No	Yes								
	SHLAA 2016 update reference W-3. The site is previously undeveloped and is located in the Green Belt.	<b>Comments</b>								
General constraints/opportunities		<p>This site would be suitable and achievable, although there was no indication that it was available on the market. The site is previously undeveloped in the Green Belt and not sequentially preferable to the subject site in that regard.</p>								
	The site is relatively level and of developable shape.									
Elderly care facility criteria										
	The site would be suitable for an elderly care facility.									




## 16. Land at Lower Luton Road, Harpenden, AL5 5EG

T14: Inspection notes: Land at Lower Luton Road		Aerial photo									
Site description											
Location	The site is located on the northern periphery of Harpenden, a town to the north of St Albans.										
Site area/size	3.16 hectares										
Existing land uses	The site currently comprises pasture land.										
Adjoining land uses	The adjoining uses are fields and residential properties.										
Planning policy		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>	Conclusions			Suitable	Available	Achievable	Yes	No	Yes
Conclusions											
Suitable	Available	Achievable									
Yes	No	Yes									
	SHLAA 2016 update reference H-103. The site is previously undeveloped and is located in the Green Belt.	<table border="1"> <thead> <tr> <th colspan="1">Comments</th> </tr> </thead> <tbody> <tr> <td>The site would be suitable and achievable, although there was no indication that it was available on the market. The site is previously undeveloped and in the Green Belt and not sequentially preferable to the subject site in that regard.</td> </tr> </tbody> </table>	Comments	The site would be suitable and achievable, although there was no indication that it was available on the market. The site is previously undeveloped and in the Green Belt and not sequentially preferable to the subject site in that regard.							
Comments											
The site would be suitable and achievable, although there was no indication that it was available on the market. The site is previously undeveloped and in the Green Belt and not sequentially preferable to the subject site in that regard.											
General constraints/opportunities											
	The site is sloping, although not excessively, and of developable shape.										
Elderly care facility criteria											
	The site would be suitable for the development of an elderly care facility.										

## 17. Eaton Lodge, Punch Bowl Lane, Hemel Hempstead, HP2 7HT

T15: Inspection notes: Eaton Lodge		Aerial photo											
Site description													
Location	The site is located to the north eastern periphery of Hemel Hempstead, to the west of the M1 motorway, close to the Buncefield oil terminal. Hemel Hempstead is located to the west of St Albans.												
Site area/size	3.76 hectares												
Existing land uses	The site contains an occupied house and pasture land.												
Adjoining land uses	The site is bounded by fields.												
Planning policy		<table border="1"> <thead> <tr> <th colspan="3">Conclusions</th> </tr> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>			Conclusions			Suitable	Available	Achievable	No	No	Yes
Conclusions													
Suitable	Available	Achievable											
No	No	Yes											
	SHLAA 206 update reference 05-415. The site is previously developed and is located in the Green Belt.	<table border="1"> <thead> <tr> <th colspan="3">Comments</th> </tr> </thead> <tbody> <tr> <td colspan="3">The site is unsuitable due to its location near the Buncefield oil terminal, which suffered a huge explosion and fire in 2005. There is no indication that the property is available. It is previously developed and located within the Green Belt and therefore not sequentially preferable in this regard.</td> </tr> </tbody> </table>			Comments			The site is unsuitable due to its location near the Buncefield oil terminal, which suffered a huge explosion and fire in 2005. There is no indication that the property is available. It is previously developed and located within the Green Belt and therefore not sequentially preferable in this regard.					
Comments													
The site is unsuitable due to its location near the Buncefield oil terminal, which suffered a huge explosion and fire in 2005. There is no indication that the property is available. It is previously developed and located within the Green Belt and therefore not sequentially preferable in this regard.													
General constraints/opportunities													
	The site is relatively level and of developable shape. However, it is close to the Buncefield oil terminal, which suffered a huge explosion and fire in 2005. The occupier of the home would need to relocate.												
Elderly care facility criteria													
	Although the site itself is developable, it is unsuitable for an elderly care facility due to the stigma associated with the 2005 Buncefield oil terminal explosion.												

## 18. EMP9 (Northern Part), adjacent to Council Depot, St. Albans Rd, St. Albans, AL4 9AP.

T16: Inspection notes: EMP9 (Northern Part), adjacent to Council Depot		Aerial photo								
Site description										
Location	The site is located to the north east of St Albans and south of Sandridge.									
Site area/size	2.40 hectares									
Existing land uses	Trading business park.									
Adjoining land uses	Household waste recycling centre, and residential, with fields to the north.									
Planning policy		<b>Conclusions</b> <table border="1"> <thead> <tr> <th>Suitable</th> <th>Available</th> <th>Achievable</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table>			Suitable	Available	Achievable	No	No	No
Suitable	Available	Achievable								
No	No	No								
	SHLAA 2016 update reference SA-256. The site is previously developed and is not in the Green Belt.	<b>Comments</b>								
General constraints/opportunities	The site is located next to a waste recycling centre. It is gently sloping and of developable shape.	<p>The site is unsuitable due to its location near the household waste recycling centre. There is no indication that the property is available and the need to gain vacant possession and relocate the existing business would mean that the site is unlikely to be achievable within 3 years. The site is previously developed and not in the Green Belt.</p>								
Elderly care facility criteria	Although the site itself is developable, its location next to the noisy and visually undesirable household waste recycling facility is not suitable for an elderly care facility development.									



## 19. Details of planned provision from Planning Need Assessment

19.1. The planning enquiries made as part of our April 2018 Planning Need Assessment identified the following sites within the benefit of planning system for elderly care facility developments within the area.

19.2. For the reasons shown in the Comments column in the below table, none of these sites meet all the criteria for suitability, availability and achievability and are therefore not possible alternative sites for the subject proposed development.

19.3. Whilst these sites may not be suitable, achievable and available as alternatives to the subject site, they remain nonetheless sites with a C2 use and we have included them within our assessment of need accordingly.

T17: Details of planned provision

Map ref	Site address	Applicant	Scheme	Comments	Suitable	Available	Achievable
A	Grace Muriel House, Tavistock Avenue, St Albans, AL1 2NW	Grace Muriel House	Grace Muriel House eight-bedroom extension with landscaping.	No indication of development. Extension at existing home.	No	No	No
B	270–274 London Road, St Albans, AL1 1HY	Signature Senior Lifestyle Developments Limited	Demolition of existing dwellings and construction of residential care home with associated landscaping, parking and alteration to access.	Under development. The site is too small at 0.64 ha.	No	No	No
C	Tara's Retreat Care Home, High Street Sandridge, St Albans, AL4 9DQ	B & M Care Group Limited	14 pitched roof dormer windows to create an additional nine en-suite bedrooms and ancillary facilities for existing Tara's Retreat Care Home.	No indication of development. Extra rooms at existing home.	No	No	No

Source: Barbour ABI, EGi, Relevant planning departments.

# CONCLUSIONS

## 20. Conclusions

20.1. Carterwood was commissioned by Castleoak to undertake this alternative site assessment to review all possible alternative sites within the St Albans City and District Council area.

20.2. We have not considered any sites that fall outside the Council boundary.

### Need assessment

20.3. Our need assessment report identified the balance of provision in 2019 within the St Albans City and District Council area. It indicates a shortfall of 103 care home market standard bedspaces and 415 private extra care units, including all planned beds and units..

20.4. We consider there to be significant unmet need within the Council area to support the proposed subject elderly care facility.

### Methodology

20.5. We have relied upon comments and opinions from publicly available planning policy documents, healthcare agents, local commercial and residential agents and information provided by the local authority's estates department.

20.6. We have reviewed the SHLAA available on the Council's website.

20.7. We have also spoken to 50 residential estate agents and five commercial property agents (all with multiple offices) operating in the locality. Furthermore, we have contacted 21 specialist healthcare agents to confirm the availability of land and/or properties suitable for an elderly care facility development. We have also contacted the local authority's estates team to confirm the availability of local authority owned land and properties.

20.8. The planning enquiries made as part of our April 2018 Planning Need Assessment identified sites within the planning system for elderly care facility developments within the Council area. None of these sites meets all the criteria for suitability, availability and achievability and these sites are therefore not possible alternative sites for the subject proposed development. These sites have, however, been taken account of within our Planning Need Assessment.

20.9. The three main tests for development are that the sites are suitable, available and achievable for the development of the subject elderly care facility. Our initial research identified a total of 196 potential sites within the Council area. We assessed all these sites against elderly care facility operator requirements, which

identified nine potential sites that required further investigation and inspection, as they fulfilled all or part of our initial desktop site assessment process.

### Key findings

20.10. Having undertaken detailed assessments of nine sites, we considered that the following sites were suitable and achievable:

- Parcel A, Chiswell Green Farm, Chiswell Green, AL2 3AJ;
- Land east of Beaumont School (Winces Farm), Hatfield Road, St Albans, AL4 0XB;
- Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY;
- Ariston School playing field, Sandridge Road, St Albans, AL3 5HX;
- South of Hilldyke Road, Wheathampstead, AL4 8TJ;
- Land at Lower Luton Road, Harpenden, AL5 5EG.

20.11. Four of these sites are previously undeveloped land located within the Green Belt and are therefore not sequentially preferable to the subject site in this regard. The two sites at the Pioneer Youth Club and Ariston School playing field are not in the Green Belt, the Pioneer Youth Club having been previously developed.

20.12. However, none of these sites was available.

20.13. None of the sites identified in our Planning Need Assessment of April 2018 met all the criteria for suitability, availability and achievability.

20.14. We have employed an extensive and robust research approach in identifying and analysing sites that could be considered as potential alternative sites to the subject site. It is our conclusion that the Land at Burston Garden Centre, St Albans is the only site that is suitable, available and achievable in the St Albans City and District Council local authority area for the subject proposed development.



# APPENDICES

## APPENDIX A: IDENTIFIED SITES

## Identified sites

- Sites too small or too large
- Outside timescale
- Already under development or developed
- Sites that require further investigation and subject site
- Sites rejected by SHLAA or permission already granted

ST ALBANS CITY AND DISTRICT COUNCIL		
SHLAA	Site Address	Key
<b>2016 UPDATE</b>	<b>BRICKET WOOD AND SURROUNDS</b>	
	Land to rear of Nos.45 to 75 Bucknalls Drive, Bricket Wood	●
	Former Station Yard and Adjacent Land, Bricket Wood	●
	North of Five Acres, south of the M25, Bricket Wood	
	Copsewood, Lye Lane, Bricket Wood	
	27 Blaon Point Road, Blaon, Chester	
	Land at Waterdell, Mount Pleasant Lane, Bricket Wood	
	Building Research Establishment, Bucknalls Drive, Bricket Wood	
	Land at Five Acres Country Club, Bricket Wood	●
	Land at Ash Dale, Lye Lane, Bricket Wood	
	Land at rear of Nos. 82 & 84 Mount Pleasant Lane, Bricket Wood	
	Land at Mutchetts Wood, Garston	
	Ash Dale House, Lye Lane, Bricket Wood	
	Horseshoe Business Park and Smug Oak Business Centre	
	HSBC Training Centre, Smug Oak Lane, Bricket Wood	
	Land at 47 & 55 Bucknalls Drive, Bricket Wood	●
	25 Woodside Road, Bricket Wood	●
	Land at Lye Lane, Bricket Wood	
	Land to the south of Drop Lane	
	<b>CHISWELL GREEN, COLNEY STREET, HOW WOOD, PARK STREET AND SURROUNDS</b>	
	Land at 'Alpha', 91 Mayflower Road, How Wood (adjacent to North Orbital Road)	
	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries	●
	North of Tippendell Lane, Park Street (Part of 255)	●
	Between Tippendell Lane and Orchard Drive, How Wood	●
	Land at Noke Side, Chiswell Green, St Albans (Parts A & B)	●
	Land at Ragged Hall Lane / Watford Road, Chiswell Green	
	Land at Ragged Hall Lane, Chiswell Green	
	Noke Lane Business Centre and land adjacent, Noke Lane, Chiswell Green	
	Chiswell Green Farm (Parcel A), Chiswell Green Lane	●
	Chiswell Green Farm (Parcel B), Chiswell Green Lane	●
	Adjoining Long Fallow/Forge End, Chiswell Green	●
	Land south of Frogmore Home Park, Frogmore	
	St Julian's Farm, off Watling Street (Part of 255)	
	North of Tippendell Lane, Park Street, (Part of 255)	
	Colney Street Farm, Radlett Road, Colney Street	
	Land west of The Croft and Cherry Hill	●
	Orchard Drive, How Wood	●
	Land to the rear of 28 to 72 Ragged Hall Lane and Westfield Farm	
	Harper Lodge Farm, Harper Lane, Radlett	●
	Holy Trinity Vicarage and Glebe, 39 Frogmore, St Albans	
	South of Burydell Lane, west of River Ver, Park Street	
	Land south of Burydell Lane and east of the River Ver, Park Street / Frogmore	
	Land at Frogmore Garage (Minster Court), Park Street / Frogmore	
	Frogmore Home Park and land to the west of Park Street / Frogmore	
	Car park and land to the SW of the Old Red Lion Public House, Watling Street, Frogmore	●
	Adjacent to Park Street Lane, railway line and M25	●
	Land to rear of Brinsmead, Frogmore	
	49-53 Radlett Road, Frogmore	●
	The Swan, 42 Park Street	●
	Corville Mill, Burydell Lane	

Park Street Sewage Works site. Includes sites 14, 46 & 47	
37-47 Radlett Road, Frogmore (Toyota Showroom)	●
Land to r/o Nos. 1-7 Moor Mill Lane and Nos. 110-126 Radlett Road, Frogmore	●
Hall & Co Builders Yard, Moor Mill Lane, Frogmore	
88 Park Street, Park Street	
84 Park Street, Park Street	●
R/O 30 Hazel Road	●
Noke Side, Chiswell Green, St Albans	●
Land at Cherry Hill Chiswell Green	●
Ragged Hall Lane East Chiswell Green	●
Land at Watford Road, Chiswell Green.	
Land at Old Orchard, Park Street	
Land at Noke Lane, south of Chiswell Green	
Land at Noke Lane, south of Chiswell Green	
Land Adjacent to the Noke Hotel, Chiswell Green	
South of Burydell Lane, east of the River Ver	
Land east of Watling Street, St Albans	

COLNEY HEATH, SLEAPSHYDE, SMALLFORD AND SURROUNDS	
Land at Roundhouse Farm, Roestock Lane, Colney Heath (north of Fellowes Lane and West of Bullen's Green)	
Three Valleys Water site, Roestock Lane, Colney Heath	●
Land to r/o The Grove, Roestock Lane, Colney Heath, St Albans	●
North of Boissy Close, Colney Heath Lane	●
R/O 113-167 Colney Heath Lane	
Smallford Works, Smallford Lane	
Ye Olde House, adjacent to Sleapshyde Lane (split site)	
Ye Olde House, adjacent to Sleapshyde Lane (split site)	
BT Trial Site, Oaklands Lane, Smallford	
Land at St Mark's Close, Colney Heath	
Gloucester Fields, East of Drakes Drive	●
Smallford Farm, Colney Heath Lane, Smallford	
Former Detached Playing Field of Sandfield Girls School, Oaklands Lane	
Butterwick Adult Training Centre and land to the rear, Hill End Lane, St Albans.	●
Land at Nicholas Breakspear School, Colney Heath Lane, St Albans	
No. 601 Hatfield Road, Smallford	
The Dak, Colney Heath Lane, St Albans	●
Former Barley Mow Public House (inc commercial and stables), Barley Mow Ln, St Albans	
Land to the west of the Brandon Mews Mobile Home Site, Hill End Lane, St Albans	
23, Station Road, Smallford AL4 0HA	
Land to the east of Station Road and Oaklands Lane Smallford	
Land at Former Barley Mow Public House, Barley Mow Lane	
Notcutts Garden Centre, Hatfield Road	
Radio Nursery and 54 Oakland Lane, Smallford	
Land east of Beaumont School, St Albans (Winches Farm, Hatfield Road)	●
Land south of Alban Park	
Roehyde Site Adjacent to Hatfield	
Smallford Pit	

HARPENDEN AND SURROUNDS	
Land at Aldwickbury Park Golf Club, Piggottshill Lane, Harpenden, AL5 1AB	
Pennypond, Annables Lane, Kinsbourne Green, Harpenden	●
Batford Mill Industrial Estate, Lower Luton Road	●
Rosalia Cottage, Annables Lane, Kinsbourne Green, Harpenden	●
Former Westfield Allotments	●
Rear of the Builders Yard, Westfield Road	
Builders Yard, Westfield Road	●
Land at Piggottshill Lane	●
Land adjacent to Falconer's Field	●
Grove Farm, Piper's Lane, Harpenden	
Grove Farm, Piper's Lane, Harpenden	
Land North of Wheathampstead Road, Harpenden	
Land at rear of Luton Road and Farm Avenue	



Abbeyfield House, 28 Milton Road	
Land south of Cross Lane, west of railway line, Harpenden	
Plot 6, land adjacent to High Ridge, Spring Road, Kinsbourne Green, Harpenden	●
Southdown Industrial Estate, Southdown Road	●
Land at r/o 1-3 Long Butlers and 1-9 Poynings Close, Harpenden	
South of Townsend Lane	
Land to the west of Hatching Green & Flowton Grove, Harpenden	●
Land at Lower Luton Road, Harpenden, AL5 5EG	●
Land at Roundwood Lane/ Brackendale Grove, Harpenden	
r/o Harpenden Fire Station, Leyton Road	●
Harpenden Library and Youth Club	●
Beesonend Stables, Beesonend Lane, Harpenden, AL5 2AB	●
Land at 63 High Street	●
Elliswick Tennis Club, Elliswick Road	●
Land at Highfield Oval, Harpenden	●
Land off Riverford Close, Harpenden	
Land at Bower Heath Lane, Harpenden	●
Land at Batford Forge, off Lower Luton Road	
Land adjacent Marquis Lane, Harpenden	
Sewage Works and adjoining SADC owned land, Piggottshill Lane, Harpenden	
Land between Oakfield Road and the golf course, Harpenden	
Land r/o 39-43 Crabtree Lane	●
Lea Industrial Estate	
10-11 Carlton Road	●
r/o 17-19 Wood End Road	●
Private garage block, Linden Court off Milton Road	
James Marshall House, Leyton Road	●
Beesonend Orchard, north of Beesonend Lane, Harpenden	●
Rothamsted Experimental Station, Harpenden	
Vaughan Road / Thompsons Close	●
Electrical showroom and adjoining building, eastern end of Amenbury Lane	●
Pan Autos and adjacent uses, Dark Lane / Grove Road	●
Jewsons, Dark Lane	●
James Marshall Commercial Centre, Leyton Road / Amenbury Lane	●
95 Coleswood Road, Harpenden	●
The Red House/Harpenden Memorial Hospital	●
Former Harpenden House Hotel	●
Sauncey View Lodge, Common Lane, Harpenden	●
Aldwickbury Park Golf Club, Piggottshill Lane	
Redbourn Golf Club, Kinsbourne Green Lane	
Land at 8 Rothamstead Avenue and 2 Salisbury Avenue, Harpenden	●
Land to the north west of Harpenden	●
Land at Kinsbourne Green, Harpenden	
Land west of Common Lane Harpenden	●
Land East of Common Lane, Harpenden	●
Land between Garden Cottage and Rosalia Cottage	
Land south of Harpenden	●
Land and Garages at Longfield Road	●
Land and Garages at Longfield Road	●
Garages at Noke Shot	●
<b>LONDON COLNEY, HARPERBURY HOSPITAL AND SURROUNDS</b>	
Adj Church Alexander Road	●
Cemex Offices, Lowbell Lane	
Cemex Offices, Lowbell Lane	
Land to the north east of London Colney, north of Coppice Wood and south of A414 North Orbital Road	
Land to the east of the A414 London Colney roundabout, south of the A414 North Orbital Road and north of the A1081 London Colney bypass	
Land to the east of the A1081 London Colney Bypass and south of White Horse Lane	
West of Morris Recreation Ground, adjacent to A1081 and White Horse Lane	●
Wellington Road (Emp6)	●
Land at Osier Cottage, Waterside, London Colney	
Land at Watersplash Court and Thamesdale	

Land at 98 Harper Lane, Shenley, Radlett	
Additional land 98 Harper Lane, Shenley, Radlett	
Land south west of Willowside	
Land to the east of Shenley Lane, London Colney	●
Land adjacent to No. 375 High Street, London Colney	●
London Colney Recreation Centre	●
Glebe Allotments, Richardson Close	●
The Former Nurses' Quarters, Napsbury Hospital Site, London Colney, St Albans	
72 High Street	●
Ridgeview, Colney Fields	●
105 St Annes Road	●
All Saints Pastoral Centre, Shenley Lane London Colney	●
HR Owen, Shenley Lane, London Colney	●
Harperbury Hospital, Harper Lane, London Colney	●
Connolly House, Napsbury Hospital	
R/O 29-43 White Horse Lane	●
Haseldine Road car park	●
Hertfordshire Business Centre, Alexander Road	●
Berkeley House, Barnet Road	
104 High Street, London Colney	●
Land adjacent to Harper Lane, London Colney	
All Saints Pastoral Centre, Shenley Lane	●
Land west of London Colney	●
<b>REDBOURN AND SURROUNDS</b>	
East of Redbourn and West of A8183.	●
North of Blackhorse Lane	●
Land at Redbourn Golf Club, Kinsbourne Green Lane, AL1 3JE (3 areas - part sites a, b, c)	
Land on the west side of Redbourn (between the built up area and the M1 motorway), possibly including land adjoining Stephens Way (Site No. 139)	
North east of Redbourn, West of A5184	
Land at Former Fish Street Farm	
St Lukes School, Redbourn	●
Land to the west of Stephens Way and north of Flamsteadbury Lane, Redbourn	●
Redbourn Library, Lamb Lane	●
R/o 37-39 Hilltop Redbourn	●
Scout Farm Site, 10 Dunstable Road	
No. 98 Lybury Lane, Redbourn, glasshouses and stables/sheds	
Land at Builders Yard, Chequer Lane, Redbourn	
'Stoneleigh' and 'Hillbury', Blackhorse Lane, Redbourn	●
Fire Station, south of Scout Farm, Dunstable Road, Redbourn	●
Bridge Nursery, Dunstable Road, Redbourn	●
John Hill & Son, 28-32 Fish Street Redbourn	●
Hillbury, Dunstable Road, Redbourn	
Land to the south of Harpenden Lane, Redbourn	●
Land at Dunstable Road Redbourn	
Land at Gaddesden Lane, Redbourn	●
Land at Gaddesden Lane, Redbourn	●
West of Redbourn, adjacent to Stephens Way	
Land to North of Redbourn	
Garages at Lybury Lane and Down Edge, Redbourn	●
Garages at Lybury Lane and Down Edge, Redbourn	●
Garages at Lybury Lane and Down Edge, Redbourn	●
Garages at Lybury Lane and Down Edge, Redbourn	●
Garages at Snatchup, Redbourn	●
Garages at Stephens Way, Redbourn	●
<b>SANDRIDGE AND SURROUNDS</b>	
Land to the west of St Albans Road (south of Hopkins Crescent), Sandridge	
Pound Farm, High Street, Sandridge	●
Land to the north east of Sandridge	
Land adjacent to Meadows Lodge, Hammonds Lane, Nr Sandridge	
Land to west of 8651 Sandridge High Street, between Sandridgebury Lane and recreation ground	

Former Baptist Chapel, St Albans Road, Sandridge	
The Willows, St Albans Road, Sandridge	
East of Woodcock Hill.	
Great Barn Dell, St Albans Road, Sandridge	
Land at r/o Shottfield Close, Sandridge	
Land at Woodcock Hill, Sandridge	●
Land at Fairshot Court, Woodcock Hill, Sandridge.	
Land at St Albans Road, Sandridge	
Land at Highfield Road, Sandridge	
Land to the rear of Bridge Cottage, Sandridgebury Lane, Near Sandridge	
35 High Street, Sandridge	
Land to north of Sandridge, east of B651	
Land north of St Albans Road, Sandridge	
Land at northeast edge of St Albans	●

**ST ALBANS AND SURROUNDS**

Btwn 132 & 142 Fishpool Street	●
r/o 1-43 Francis Ave, 2-54 Batchwood	●
45-83 Francis Ave, 56-96 Batchwood	●
r/o38-72 Francis Avenue	●
Land at Sandringham School, The Ridgeway, St Albans	●
Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road	●
18 Langley Crescent	●
Land between Harpenden Road and Sandridgebury Lane	●
r/o 57 Fishpool Street	●
Sphere Industrial Estate	●
Morrisons car park	●
Abbey Station	●
KwikFit Verulam Road	●
Beaumont Works	●
Land at Llys Eira, Birklands Lane, St Albans	●
Ariston Playing Field	●
Land between Mayne Avenue and Bedmond Lane	●
Land to the north of Verulam Golf Club, London Road, St Albans	●
King Harry Playing Fields south	●
8 Bricket Road	●
12 Harpenden Road	●
TW Russell, p/o EMP12	●
Eastbury Ct Lemsford Road	●
Aboyne Lodge Det Plyg Field	●
Cunningham Library	●
Birklands Detached Playing Field, London Road (Part of Area of Search No. 2)	●
Land at the Glen, 148 St Albans Road, St Albans	●
Land to r/o of Corder Close and Jerome Drive	●
1 Camlet Way	●
Civic Centre	●
Victoria Street	●
Griffiths Way	●
R/O of 136/138 St Albans Road	●
Car Park Ridgmont Road	●
Playingfields SA High Sch. for Girls	●
Clockhouse Ct 5-7 London Rd	●
96 Victoria Street	●
282 Hatfield Road	●
78 Harpenden Road	●
Between 333-409 The Ridgeway	●
Fishpool Street	●
Land at Verulam Golf Club, Napsbury Lane	●
270 London Road	●
272 London Road	●
81 Camp Road	●
Jewson Depot	●

Wick House Marshals Drive	●
East Block Garages, Area B, Off Wycombe Way	●
147 London Road	●
61-63 Lattimore Road	●
64 Lemsford Road	●
Loreto Marlborough House & Ten	●
Tesco Site	●
Civic Centre South	●
EMP9 (northern part), St Albans Road, (adjacent to the Council depot)	●
Pioneer Youth Club	●
222 London Road	●
West Of St Peters Street	●
2 Cunningham Hill Road	●
Catherine Street	●
University Of Herts Law Facult	●
139 London Road	●
Ziggurat Car park	●
r/o Campfield Road	●
St Albans City Hospital	●
Grounds Maintenance Depot, Verulamium Park (Westminster Lodge), St Albans	●
Caxton Centre & Valley Road Industrial area	●
Ronsons Way, (southern part of site EMP9. Northern part is 256	●
Verulam Industrial Estate, London Road, St Albans	●
181 & 181A Verulam Road	●
New Barnes Mill, Cottonmill Lane, St Albans	●
Prae Wood Farm Barn, St Albans	●
Garage Court and Car Park, Adelaide Street	●
59a Albert Street, St Albans	●
Land r/o 7 Battlefield Road	●
r/o 55-63 Catherine Street	●
Land to the north east of Sparrowswick Ride and Townsend School, St Albans	●
Land at Albert Bygrave Centre North Orbital Road St Albans	●
Land north west of Batchwood Drive, St Albans	●
Verulam Golf Club, London Road.	●
Land north of St Albans, R/O St Albans Girls School	●
Land north west of Woodlands Farm, west of St Albans	●
Alma Rd Youth Centre	●
r/o 64-70 Tavistock Avenue	●
238, 238a, 240 London Road	●
Land Between Mitchell Close and Holyrood Crescent	●
Electricity Works, Campfield Road	●
r/o 143 Victoria Street	●
Garages at Cottonmill Lane	●
Garages at Creighton Avenue	●
Garages at Holyrood Crescent	●
Garages at Lectern Lane	●
Margaret Wix School, Woollam Crescent	●

**WEST OF DISTRICT**

Between A4147 and M10, extending beyond M10 to Potters Crouch and the edge of Chiswell Green	●
Twychells Farm, west of St Albans Lane, just outside Bedmond	●
Land to the south west of Redbourn, to the north west of Hemel Hempstead Road (Site A)	●
Land to the south west of Redbourn, to the north west of Hemel Hempstead Road (Site B)	●
Land at Cherry Tree Lane, nr Hemel Hempstead	●
Land East of Hemel bound B487	●
Land at Eaton Lodge, Punch Bowl Lane	●
Eaton Lodge, Punch Bowl Lane	●
Land adjacent to Breakspears, Green Lane, Hemel Hempstead	●
Bedmond Lane St Albans	●
Land north of Hemel Hempstead	●

**WHEATHAMPSTEAD AND SURROUNDS**

Marford Farm, Sheepcote Lane, Wheathampstead, (East of Cory Wright Way)	●
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York House, Place Farm, Station Road	
South of Hilldyke Road (Ayot Est)	●
East of East Lane Public Car Park	●
Land at Meads Lane, Wheathampstead	●
Land at Wrights Meadow, Wheathampstead	
Land to the rear of Rose Lane Properties, Wheathampstead	
Folly Meadow, off Lower Luton Road, Wheathampstead (adjacent to the Former Highway Chippings Depot)	
West End Farm, Nomansland, Wheathampstead	●
Land to the r/o Nos. 257 & 259 Lower Luton Road (off Cherry Tree Lane), Wheathampstead	●
Land at 15-17 Castle Rise, Wheathampstead	
Glebe Allotments, Marford Road, Wheathampstead	
Former Highway Chippings Depot, Lower Luton Road	
Southern part of Murphy's Chemicals Site, Codicote Road	●
Moat Cottage	●
Land at rear of Cherry Trees Indian Restaurant, Cherry Trees Lane, Wheathampstead	
Glebe Allotments, Marford Road	
15-17 Castle Rise	
Land west of Lamer Lane	
Off Codicote Road (Former Murphy Chemicals Storage Yard)	
Land off Sheepcote Lane, Wheathampstead	
Land between 17 and 18 Gustard Wood	●
Land off Brocket View, east of Wheathampstead	●



## **APPENDIX B: COMMERCIAL & RESIDENTIAL AGENT ENQUIRIES**

Commercial Agents	
Agent Name	Location
Brasier Freeth	St Albans, etc
Rumball Sedgwick	St Albans, etc
Stimpsons	Hemel Hempstead, etc
Brown and Lee	Stevenage
Davies and Co	Hatfield

Residential Agents	
Agent Name	Location
1% OR LESS	Hertfordshire
1st Choice Properties	St Albans
Abbey Estates	St Albans
Aitchisons	St Albans
Ashtons	St Albans
Aubrey & Finn Estate Agents	St Albans
Auction House	Hertfordshire & West Sussex
Auction House Online	Hertfordshire, Bedfordshire & Buckinghamshire
Bidwells	St Albans
Bidwells New Homes	St Albans
Bradford & Howley	Marshalswick
Bradford & Howley	St Albans
British Homesellers	London
Carter Hayward	Bricket Wood
Cassidy & Tate	Marshalswick
Cassidy & Tate (Land & New Homes)	St Albans
Cassidy & Tate	St Albans City
Collinson Hall	Chiswell Green
Collinson Hall	St Albans
Connells	Marshalswick
Connells	St Albans
Daniels	St Albans
Druce & Partners	St Albans
easyProperty.com	St Albans
Frost's Estate Agents	Marshalswick
Frost's Estate Agents	St Albans
Frost's Estate Agents (Land & New Homes)	St Albans
Hamptons International Sales	St Albans
Harrison Murray	St Albans
Harrisons	St Albans
JW&Co.	London Colney
JW&Co.	St Albans
JW&Co.	St Albans
Lambert Smith Hampton	St Albans
Leaders Sales	St Albans
Louise Saunders	St Albans
Martin & Co	St Albans
Moulton Estates	St Albans
North Estates	St Albans
Northwood	St Albans
Oliver & Akers Estate Agents	St Albans
Paul Barker Estate Agents	St Albans
Purplebricks	National
Putterills	St Albans
Richard H Wells	Hertfordshire
Rumball Sedgwick	St Albans
Space Estates	St Albans
Strutt & Parker	St Albans
William H. Brown	St Albans
Your Move	St Albans

**National healthcare agents, via email**

- Savills
- Colliers
- GVA
- Healthcare PC
- Burford Care Homes
- Cooper Healthcare
- Knight Frank
- CBRE
- Buttericks
- EAD Care Homes
- The Confidential Register
- Jones Lang Lasalle
- Bishops Care
- Christie and Co.
- Lambert Smith Hampton
- Cushman and Wakefield

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## **APPENDIX D: DEFINITIONS AND RESERVATIONS**

**Timing of advice**

Our work commenced on the date of instruction and our research was undertaken at varying times during the period prior to completion of this report.

The report, information and advice provided during our work were prepared and given to address the specific circumstances as at the time the report was prepared and the specific needs of the instructing party at that time. Carterwood has no obligation to update any such information or conclusions after that time unless it has agreed to do so in writing and subject to additional cost.

**Data analysis and sources of information**

Details of our principal information sources are set out in the appendices and we have satisfied ourselves, so far as possible, that the information presented in our report is consistent with other information such as made available to us in the course of our work in accordance with the terms of our engagement letter. We have not, however, sought to establish the reliability of the sources by reference to other evidence.

The report includes data and information provided by third parties of which Carterwood is not able to control or verify the accuracy.

We must emphasise that the realisation of any prospective financial information or market or statistical estimates set out within our report is dependent on the continuing validity of the assumptions on which it is based. The assumptions will need to be reviewed and revised to reflect market conditions. We accept no responsibility for the realisation of the prospective financial or market information. Actual results are likely to be different from those shown in our analysis because events and circumstances frequently do not occur as expected, and the differences may be material.

Measuring and predicting demand is not an exact science, and it should be appreciated that there are likely to be statistical and market related factors that could cause deviations in predicted outcomes to actual ones.

Our report makes reference to 'Carterwood analytics'. This indicates only that we have (where specified) undertaken certain analytical activities on the underlying data to arrive at the information presented. We do not accept responsibility for the underlying data.

Where we have utilised Carterwood analytics to adapt and combine different data sources to provide additional analysis and insight, this has been undertaken with reasonable care and skill. The tools used and analysis undertaken are subject to both internal and external data-checking, proof reading and quality assurance. However, when undertaking complex statistical analysis it is understood that the degree of accuracy is never finite and there is inevitably variance in any findings, which must be carefully weighed up with all other aspects of the decision-making process.

The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

Where we have prepared advice on a 'desktop' or 'headline' basis, we have conducted a higher level and less detailed review of the market. All our headline advice is subject to the results of comprehensive analysis before finalising the decision-making process. Where we have provided 'comprehensive' advice, we have used reasonable skill and endeavours in our analysis of primary (for example, site inspections, mystery shopping exercise, etc.) and secondary (for example, Census, Land Registry, etc.) data sources, but we remain reliant upon the quality of information from third parties, and all references above to accuracy, statistics and market analytics remain valid.

**Purpose and use**

The report has been prepared for the sole use of the signatories of this letter and solely for the purposes stated in the report and should not be relied upon for any other purposes. The report is given in confidence to signatories of the engagement letter and should not be quoted, referred to or shown to any other parties without our prior consent.

The data and information should not be used as the sole basis for any business decision, and Carterwood shall not be liable for any decisions taken on the basis of the same.

This report is for general informative purposes only and does not constitute a formal valuation, appraisal or recommendation. It is only for the use of the persons to whom it is addressed and no responsibility can be accepted to any third party for the whole or any part of its contents. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus,

agreement or other document without prior consent, which will not be unreasonably withheld.

**Validity**

As is customary with market studies, our findings should be regarded as valid as at the date of the report and should be subject to examination at regular intervals.

**Intellectual property**

Except where indicated, the report provided and any accompanying documentation and materials, together with all of the intellectual property rights (including copyright and trademarks) contained within it, belong to Carterwood, and ownership will not pass to you.