



Open Space within and neighbouring Colney Heath Parish

Appendices

App/M1900/W/24/3346607

Appendix 1 - The regulatory framework

The principal regulatory framework considered in this study is the National Planning Policy Framework (NPPF) with additional information from the Planning Practice Guidance (PPG).

'Grey Belt Land' was introduced as a new land classification in the December 2024 draft of the NPPF.

The NPPF provides some additional details beyond just previously developed land (PDL) counts as Grey Belt.

NPPF para.155

'The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b) There is a demonstrable unmet need for the type of development proposed;*
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.*

NPPF para 156.

Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review⁵⁸, or on sites in the Green Belt subject to a planning application⁵⁹, the following contributions ('Golden Rules') should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. necessary improvements to local or national infrastructure; and*
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.*

NPPF para157.

Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%⁶⁰. In the absence of a pre-existing requirement for

affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.

NPPF para158.

A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.

NPPF para159.

The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.

NPPF footnotes 58 The Golden Rules do not apply to: (i) developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework; and (ii) developments that were granted planning permission on Green Belt land prior to the publication of this Framework. 59 Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules). 60 The 50% cap does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.

Planning Practice Guidance (PPG) provides additional guidance.

Paragraph: 012 Reference ID: 64-012-20250225

‘The following contributions to accessible green space should be considered: New residents and the wider public should be able to access good quality green spaces which are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and seek to meet the needs of the communities which they serve.

Accessible green spaces are areas of vegetation set within a landscape or townscape, often including blue space, which are available for public use free of charge and with limited time restrictions.

Where possible access to green spaces should include safe active travel routes and should be served by public transport, which also means providing the necessary infrastructure (such as footpaths and bridleways).

Proposals should consider how the creation or enhancement of existing green spaces can contribute to the priorities for nature recovery set out within the relevant

Local Nature Recovery Strategies, providing greater benefit to nature and contributing to the delivery of wider environmental outcomes.'

PPG is clear on the standard and access requirements but does not provide any details on the size and types of open space required therefore we have used Fields in Trust standards as these are used by LPAs in the area including St Albans DC.

Appendix 2 - Standards Used

This study has used the Fields in Trust (FIT) standards these being the same standard used by SADC the local LPA.

Open Space Typology	Standard per 1000 population	Walking distance
All outdoor sports	1.60ha	1200m
Equipped/designated play areas	0.25ha.	400m
Parks and Gardens	0.8ha.	710m
Amenity open space	0.6ha	480m
Natural and semi natural	1.8ha	720m

Outdoor Sports

Fields in Trust (FIT) uses two standards one for pitches and another for all outdoor sports, so for consistency the larger inclusive standard has used due to the problems identifying pitches out of playing season.

Equipped or designated play area

FIT provides widely endorsed guidance on the minimum standards for play space.

LAP - a Local Area of Play. Usually, a small-scale landscaped areas designed for young children. Equipment is normally age-group specific to reduce unintended users.

LEAP - a Local Equipped Area of Play. Designed for unsupervised play and a wider age range of users; often containing a wider range of equipment types.

NEAP - a Neighbourhood Equipped Area of Play. Cater for all age groups. Such sites may contain MUGA, skate parks, youth shelters, adventure play equipment and are often incorporated within large park sites.

Urban Play Areas Small areas without any soft landscaping only containing children's play equipment typically less than 100m².

Parks and Gardens

Maintained formal open space usually containing some seating etc.

Amenity Green Space

Amenity Green Space is most commonly found in housing areas. It includes informal recreation spaces and green spaces, with a primary purpose of providing opportunities for informal activities close to home or work, enhancing the appearance of residential or other areas. Amenity green space provides more of a visual amenity for older residents and a meeting place for young people.

Natural or semi natural green space

To meet this standard the area should be only limited management and be broadly natural in appearance. These areas contain no sports or play facilities. However, these may be integrated as part of a wider open space.

Unclassified

These areas contain no sports or play facilities and are normally smaller areas such as wider verges and small green spaces within developed areas.

No standards have been found for this group of open spaces. For safety reasons they may be unsuitable for play areas etc due their small size and proximity to highways.

Not all open spaces within this group have been assessed as there are no formal standards of the area required per resident, this aligns with Welwyn Hatfield green space assessment when 0.2ha area was regarded as a minimum size. Fields in Trust have minimum separation standards between play areas and dwellings which make assessing these sites difficult. None of these sites have any fencing of restraints preventing children from running into the road.

Private

Access is restricted either to members of club/s or residents within a private development maintained by the residents. This also reflects St Albans DC open space review approach.

SADC Open space study

It is important to highlight that it is not always clear to distinguish a site's primary typology. Some sites can bridge the definition of typologies such as natural greenspace and amenity greenspace. For example, a grassed area left unmaintained can start to have characteristics associated with natural greenspace.

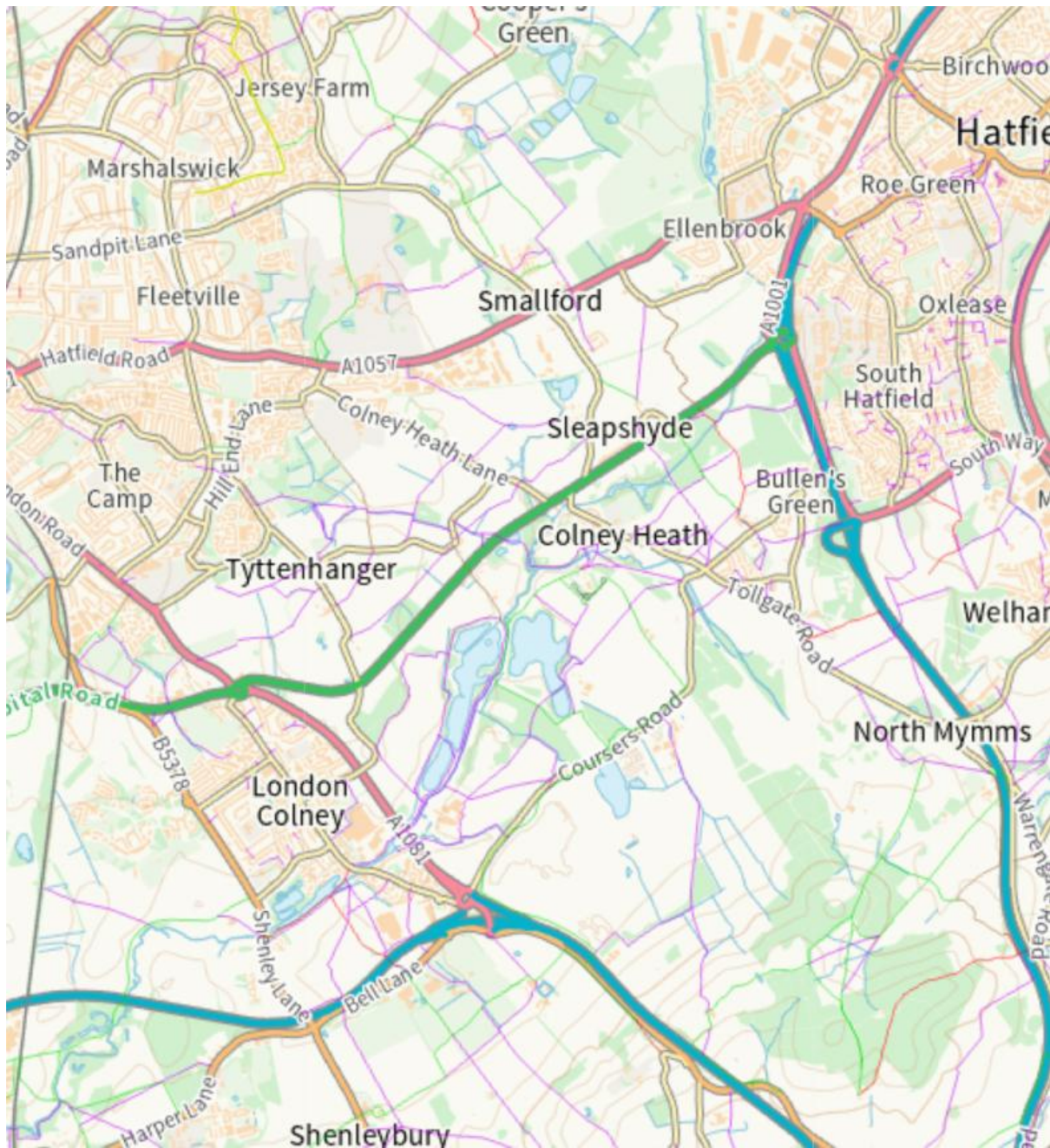
School and college playing fields unlike then SADC Open Space study have been assessed but in most cases at lower level due to access restrictions they also been recorded as private playing fields which reflects the restricted access. This approach would broadly align with SADC Open Spaces study which did not include school playing fields.

Appendix 3 - Sustainable transport

Sustainable mode of travel is a core theme within the NPPF, this section reviews the basic information relating to sustainable transport in and around Colney Heath Parish.

Walking

FIT use walking distances as the baseline for assessing accessibility, therefore the Hertfordshire footpath network has been chosen as the prime routes for inter community connectivity. The Hertfordshire definitive Rights of Way (POW) map for the area has been used to identify sustainable routes to access open spaces within and near each community.



The Hertfordshire definitive POW map for the area southeast of St. Albans.
(downloaded 13/07/2025)

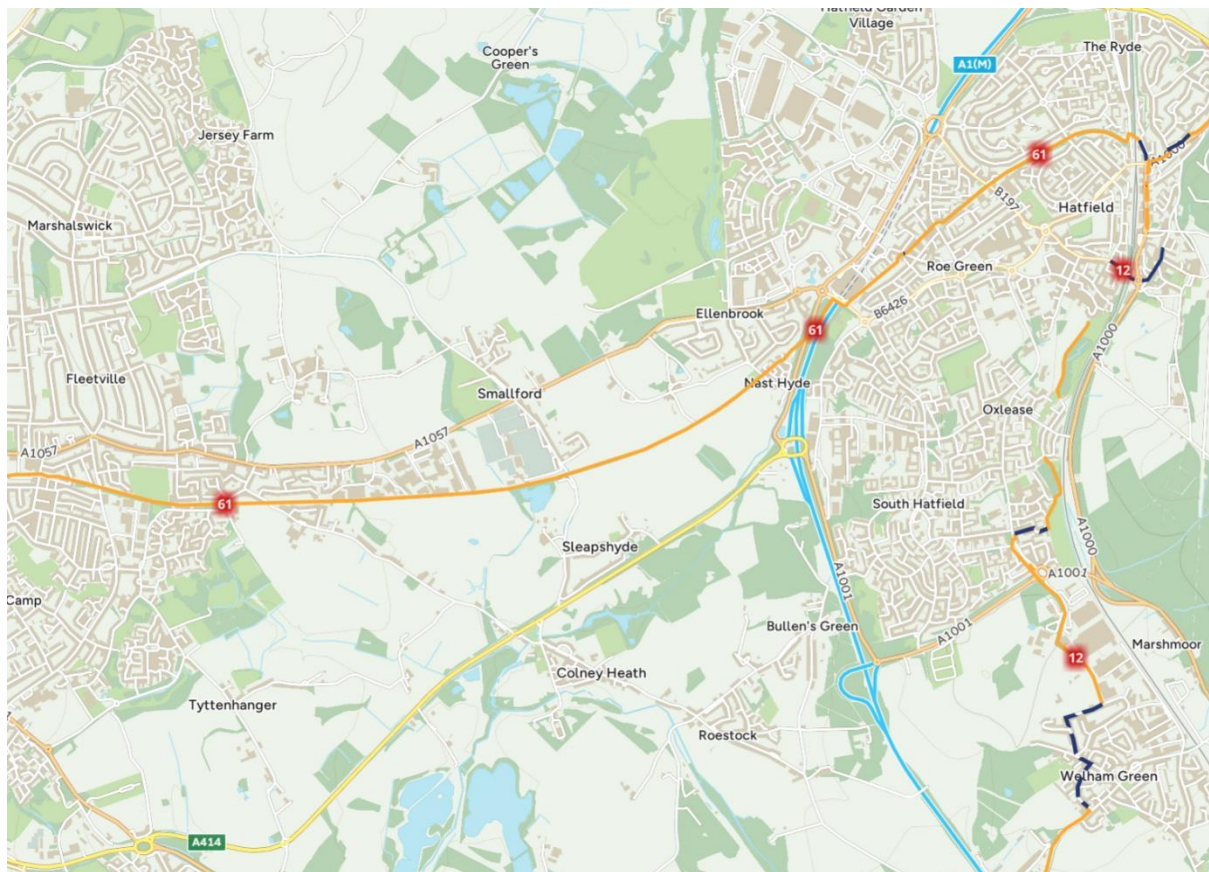
Open spaces within urban or villages the local pavement routes have been noted and an assessment has been made of any safety risks, e.g. dangerous road crossing or long diversions which would add more than 25% to the journey which reflects normal highways planning practice.

Away from the main residential areas the local public footpath network has been used and considered, any safety issues noted and any route which would 25% longer than the desired route.

CHPC have undertaken formal pavement assessments within the village and Colney Heath Lane use walking route assessment tool (WEAT) which has been prepared by the Welsh Active Travel Design Guidance to assist local authorities in auditing walking routes this also the preferred assessment tool by HCC when considering walking routes. These assessments have been previously given SADC in planning consultations and used in evidence at the Tollgate Road and land rear of High Street Colney Heath (Tarmac) appeals.

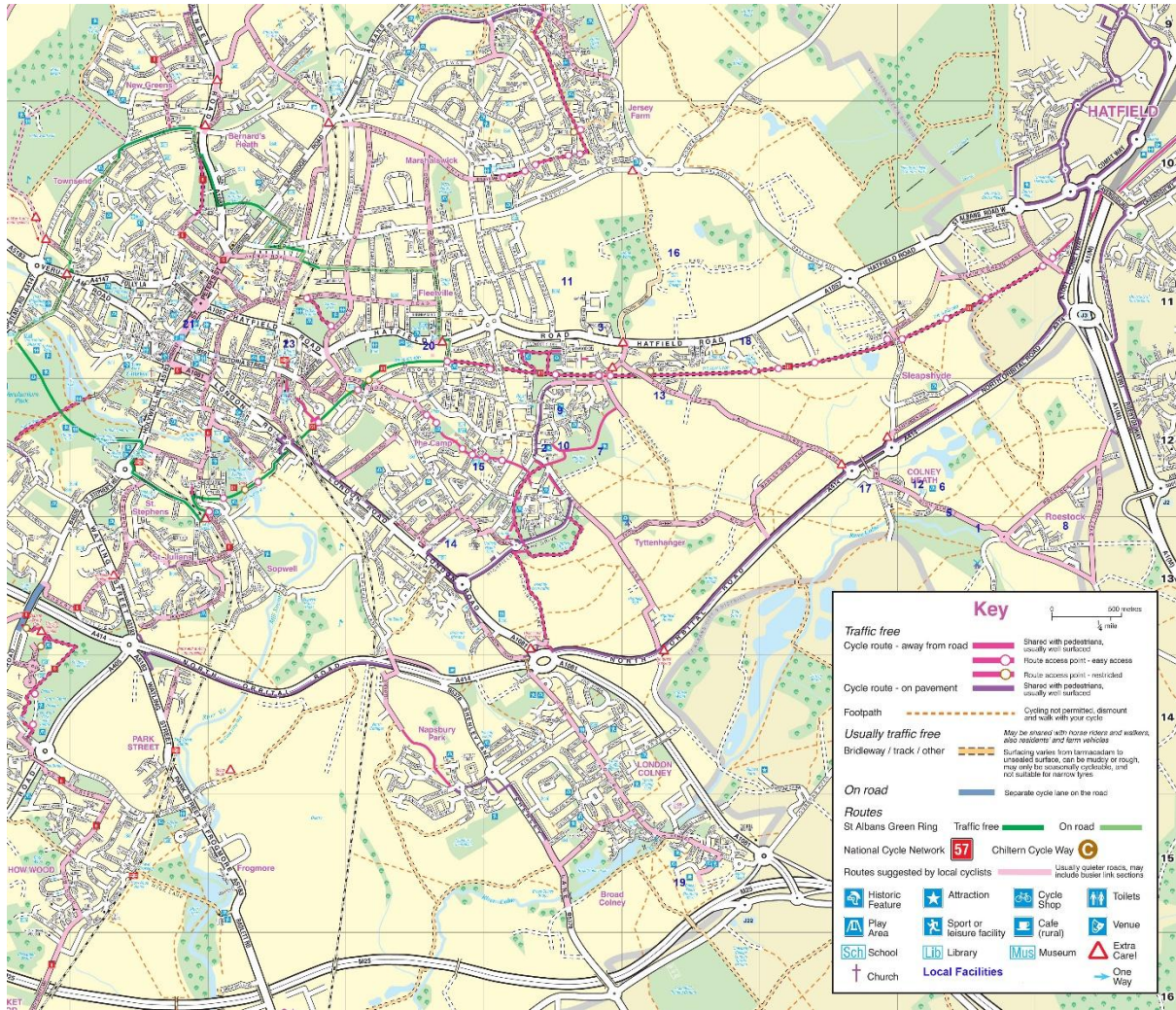
Cycling

Cycling the second alternative sustainable mode of travel, has been considered throughout this study. The provision of cycle storage has been recorded at each open space however the provision is patchy across the study area. Resulting in cycling to many locations would not offer a realistic alternative.



National cycle routes southeast of St. Albans.

National cycle route 61 or Alban Way as it's known locally offers an attractive cycle route running from St Albans to Hatfield, offering a possible route to access facilities adjoining or near to Alban Way.



St. Albans District LCWIP map for southeast St. Albans, but it must be noted that not all routes have been formerly assessed, many of the rural routes are those promoted by keen cyclists. The safety of these routes was considered at the Tollgate Road inquiry APP/B1930/W/23/3323099 and the inspector concluded that some of the routes within SADC LCWIP were unsafe for all but the most experienced users.

The St Albans LCWIP as the main basis of cycling route, however a resident of Colney Heath has assisted by undertaken cycle route assessment using his experience of senior police officer with traffic experience using Department of Transport LTN 1/20 assessment tool. Using his assessment some routes within SADC LCWIP are considered unsuitable for the majority of cyclists.

Ten minutes walking and cycling isochrones using traveltimes.com are included within each community assessment to demonstrate the accessibility to public open space. These reflect the use of sustainable modes of transportation and the desired time people are prepared to travel.

Public transport

PPG requires open spaces to be accessible by public transport, so each site has been assessed for its accessibility by public transport with minimum service level 1 journey per hour weekday and Saturdays daytime and a limited service on Sunday. HCC recommend a minimum service level of 2 hours per hour for weekdays, so the standard used is only 50% of that required by HCC to offer suitable level of service to offer a genuine alternative mode of travel.



St. Albans area bus route map (Intalink)

Bus timetables

Bus timetables published on Intalink website have been used when accessing the accessibility of each site using public transport.

Appendix 4 - Community Assessments

Disclaimer

The safety assessment is only in planning terms only and does relate to the safety status of the play equipment or the facilities being assessed.

Alban Way south

Nicholas Breakspear School

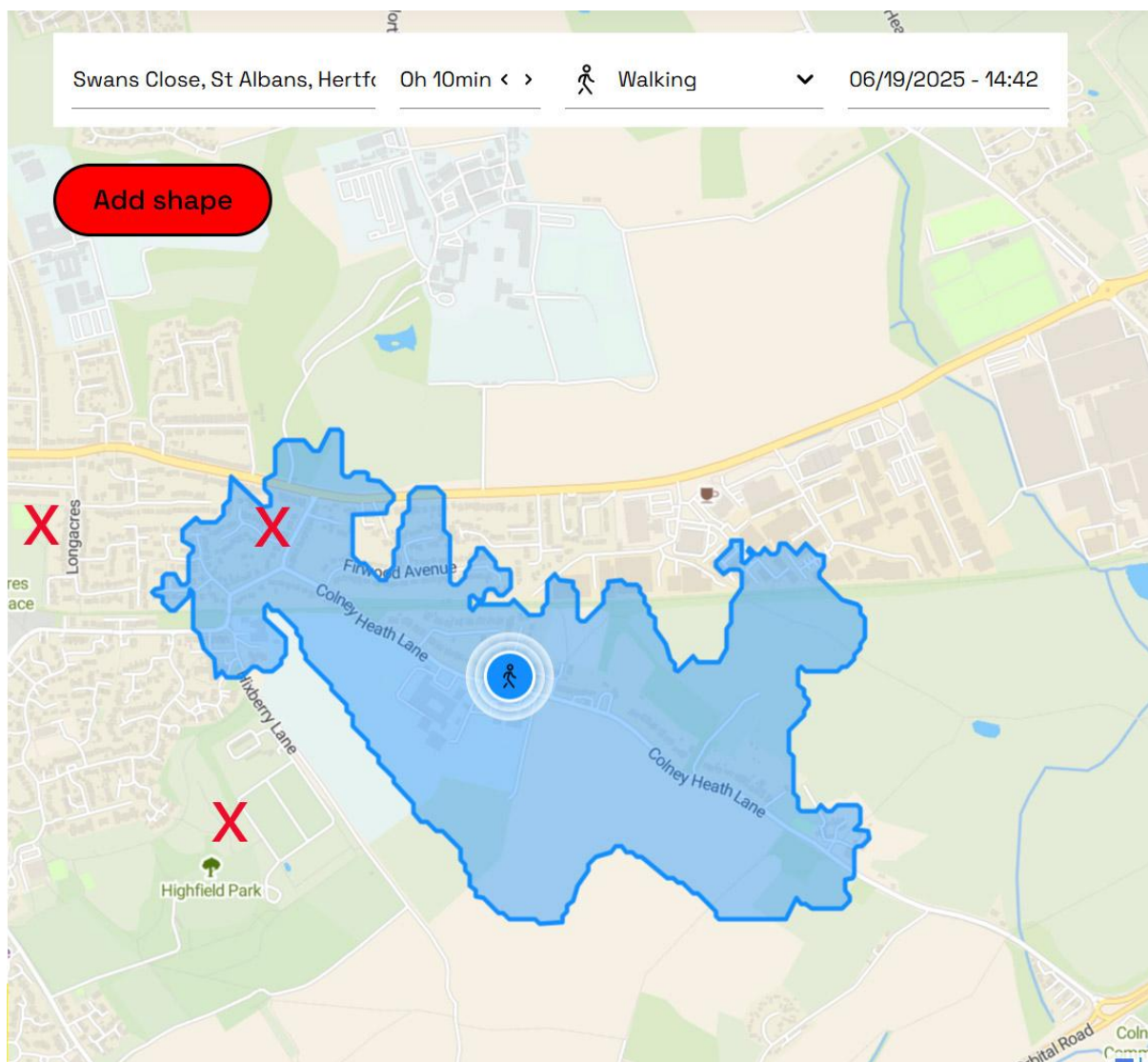
Assessment	Details
Classification	Private Sports field
Area	10.93ha.
Size approximate (max)	375x280m
Topography	Broadly level
Landscape	Mown grass field surrounded on 3 sides by mature hedges and trees. The remaining side has the school buildings and a section of mature hedgerow.
Public access	Fenced and gated which are locked when the school and or the field are not in use.
Walking access	The school or its sports field have no direct access routes to the pavement network all users would need to cross Colney Heath. Colney Heath Lane has not central refuge island or controlled crossing, crossing the road can be dangerous due to parked cars.
Cycle access	The site is in close proximity to Alban Way which offers reasonable cycling during daylight hours however there can be a conflict between cyclists and pedestrians. Care would be required on the link to the school field in Colney Heath Lane. Colney Heath Lane is identified on SADC LCWIP as cycle route however it has not been formerly assessed for LCWIP but does identify safety issues at the A414 junction. CHPC cycling assessment concluded Colney Heath Lane was unsafe for most cyclists.
Accessible by public transport	No - the bus service in Colney Heath Lane is below the required service level. The bus services on Hatfield Road which meet the required service level are at 500m are beyond the desirable walking distance.
Safety issues	Road safety as above.
Facilities	
Cycle racks	Unknown
Play equipment	Unknown
Sports	Some are visible from the road
Seating	Unknown
Other	The school held a consultation on the 25 th of September 2024 as they are considering demolishing and rebuilding the school; to fund the rebuilding the current proposal is to sell some of the land for housing. This proposal would reduce the current size of the sports field.
Conclusion	This a private school sports field which the general public do not have access to, it's considered likely that some groups may hire the facilities in the evening and at

Assessment	Details
weekends. Due to its restricted access and possible redevelopment it's impossible to guarantee any future community benefit.	

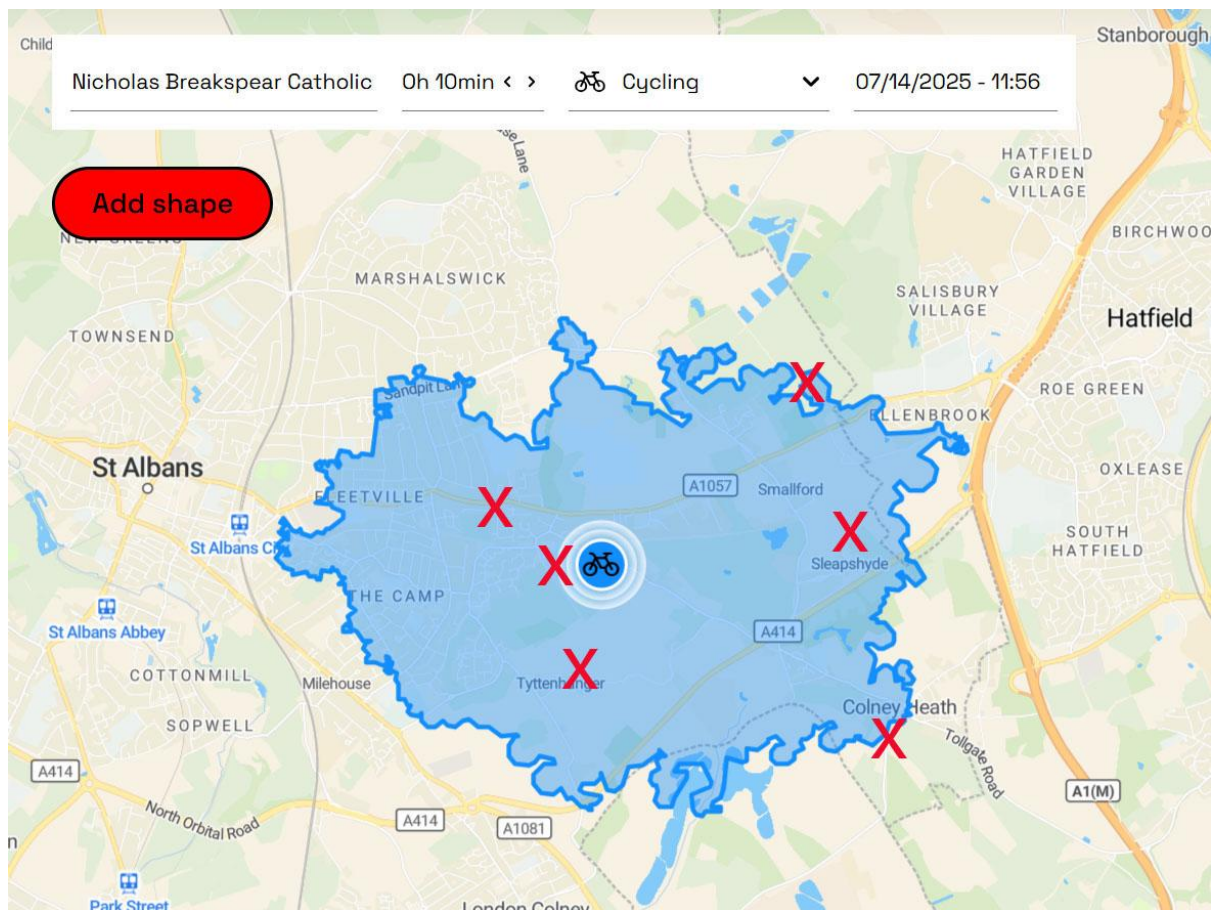


Google Earth image of the school grounds

Alban Way south area open space requirement			
Alban Way south population			C 259
	Requirement	Actual	Pass/fail
Outdoor sports	0.41ha.	0.00ha.	Fail
Equipped play area	0.06ha.	0.00ha.	Fail
Parks and Gardens	0.21ha.	0.00ha.	Fail
Amenity open space	0.15ha.	0.00ha.	Fail
Natural and semi natural open space	0.47ha.	0.00ha.	Fail
Notes			



10 min. walking isochrone showing (x) the principle open spaces.



10 min. cycling isochrone showing (X) the principal open spaces.

Alban Way North

Oaklands College

Assessment	Details
Classification	Private sports fields
Area	Unknown
Size approximate (max)	Unknown
Topography	Level
Landscape	Google maps indicate grass fields with varying levels of screening by trees and mature hedgerows. What appear to be surfaced pitch also have variable level of screening.
Public access	Unknown the access to the sports field is not visible from the PRoW.
Walking access	Good walking access within Oaklands Estate but see notes below, a controlled crossing on Hatfield Road, a central refuge on crossing of Sand Pit Lane north of the college, no refuge or controlled crossing of Oakland Lane east of the college.
Cycle access	Reasonable cycling within Oakland Estate, Hatfield Road, Sandpit and Oakland Lanes would be unsuitable for many cyclists due traffic volumes and or speeds. Alban Way would offer a safer alternative for some, but considerable care would be required from Alban Way to the collage grounds.
Accessible by public transport	Yes, good bus services on Hatfield Road an average 800m walk to centre of sports facilities.
Safety issues	unknown
Facilities	
Cycle racks	Unknown
Play equipment	Unknown
Sports	Unknown
Seating	Unknown
Notes	There was an incident on campus several years ago which resulted in the public bridleway through the site being closed and diverted for many months.
Conclusion	A private estate without public access to the sports facilities.



Oaklands College sports fields (Google Earth image)

Marconi Way

Assessment	Details
Classification	Children's Play (LAP)
Area	0.02ha. site fenced play area 90m ²
Size approximate (max)	16x14m site, fenced play area 10x9m
Topography	Level
Landscape	Enclose on two sides by shrubs and houses the other side open onto pavements. The site is grass with smaller fence enclosure which rubber surface with play equipment and the seating.
Public access	Enclose with fence and gate which is not locked, so unrestricted.
Walking access	The nearby homes have good pavement access, some crossing of roads may be required, the roads only serve the moderate sized development so traffic level low-moderate.
Cycle access	The site is in close proximity to Alban Way which offers reasonable cycling during daylight hours however there can be a conflict between cyclists and pedestrians. Cycling within the estate is also considered satisfactory.
Accessible by public transport	500m walk to the bus stop in Hatfield Road therefor beyond the desired distance.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	3 items on rubberised surface
Sports	Nil
Seating	1 bench
Conclusion A small-scale young children's play area serving the need of the local young children, it's considered unlikely anyone would travel any distance to use these facilities.	



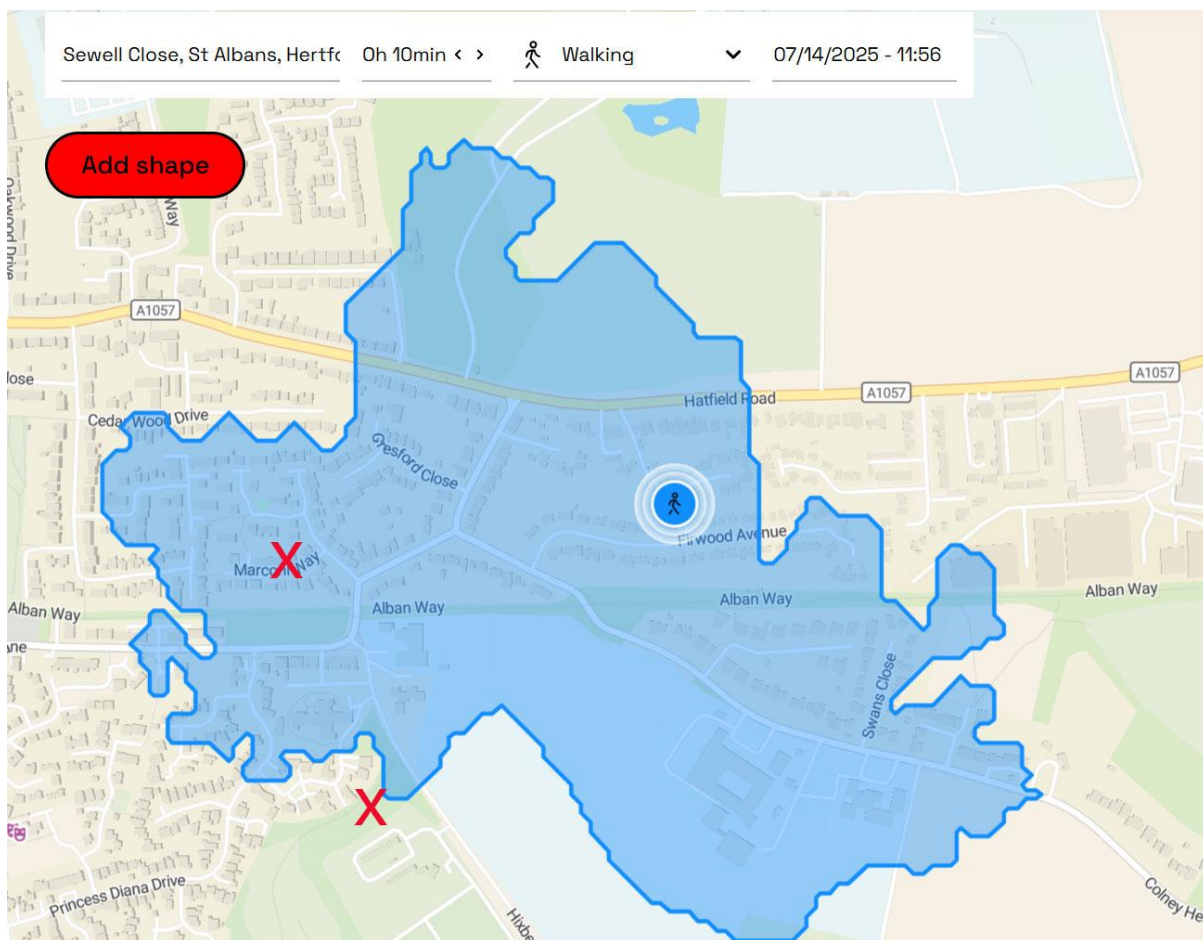
Ryecroft Court - Off Hatfield Road

This is unadopted road with open green area in the centre of the development.

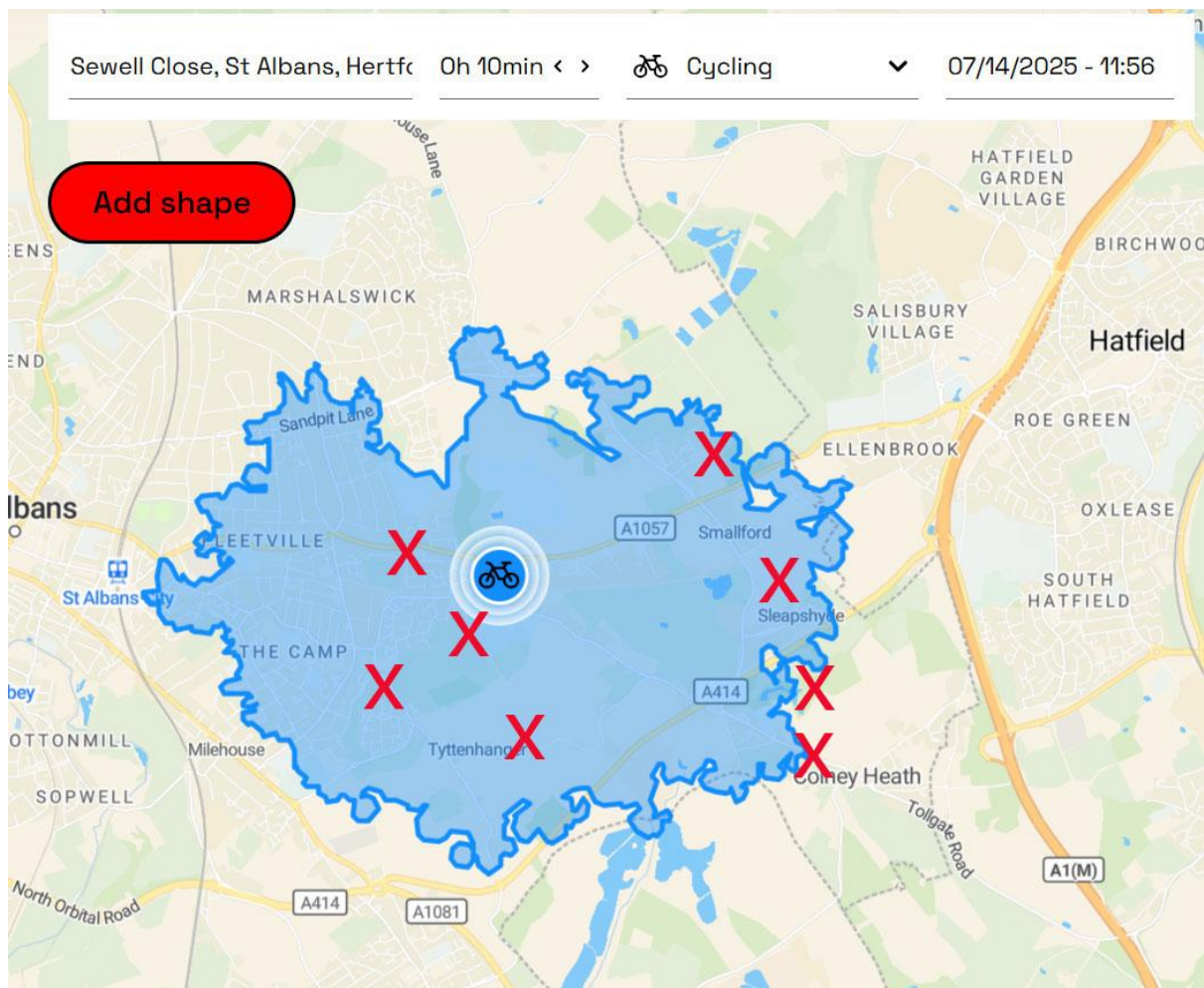
Assessment	Details
Classification	Private green space
Area	0.14ha.
Size approximate (max)	54x26m
Topography	level
Landscape	Mown grass with trees of differing maturity surrounded by road or pavement
Public access	Not fence or gated so unrestricted.
Walking access	About 20% of residents would need to cross the small service road traffic levels are considered to be very low, other residents are able to walk directly onto the open space.
Cycle access	There is no cycle link from Alban Way, cycling on Hatfield Road would be unsafe for all but the most competent cyclists.
Accessible by public transport	Yes – Hatfield Road services
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	Nil
Conclusion	Small green space which likely to be maintained by the residents, so no public access would be normally available.



Alban Way north area open space requirement			
Alban Way south population			C 611
	Requirement	Actual	Pass/fail
Outdoor sports	0.98ha.	0.00ha.	Fail
Equipped play area	0.15ha.	0.02ha.	Fail
Parks and Gardens	0.49ha.	0.00ha.	Fail
Amenity open space	0.37ha.	0.00ha.	Fail
Natural and semi natural open space	1.10ha.	0.00ha.	Fail
Notes			



Alban Way north 10min, walking isochrone showing (X) the principal open spaces.

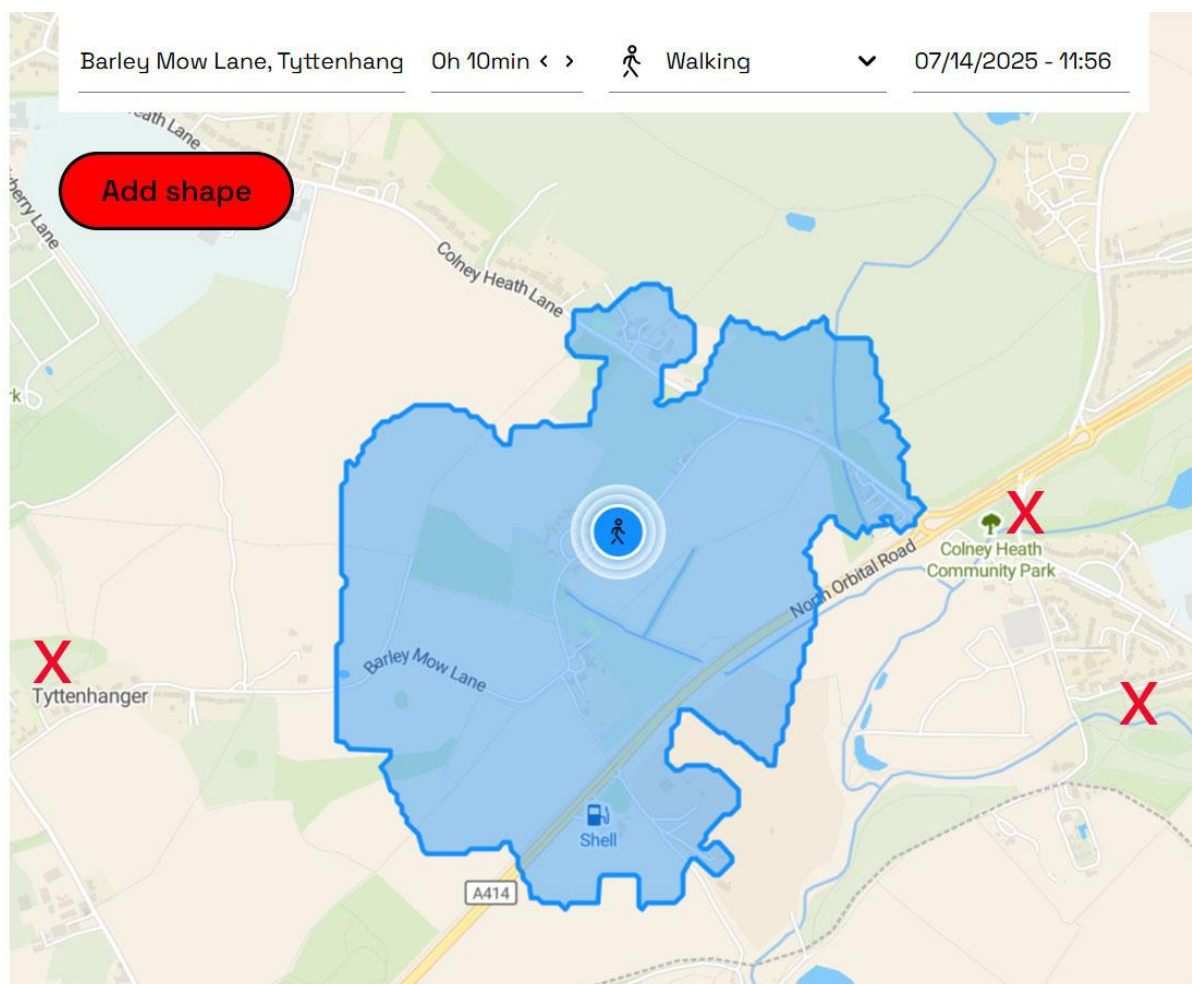


Alban Way north area 10 min. cycling isochrone showing (X) the principal open spaces.

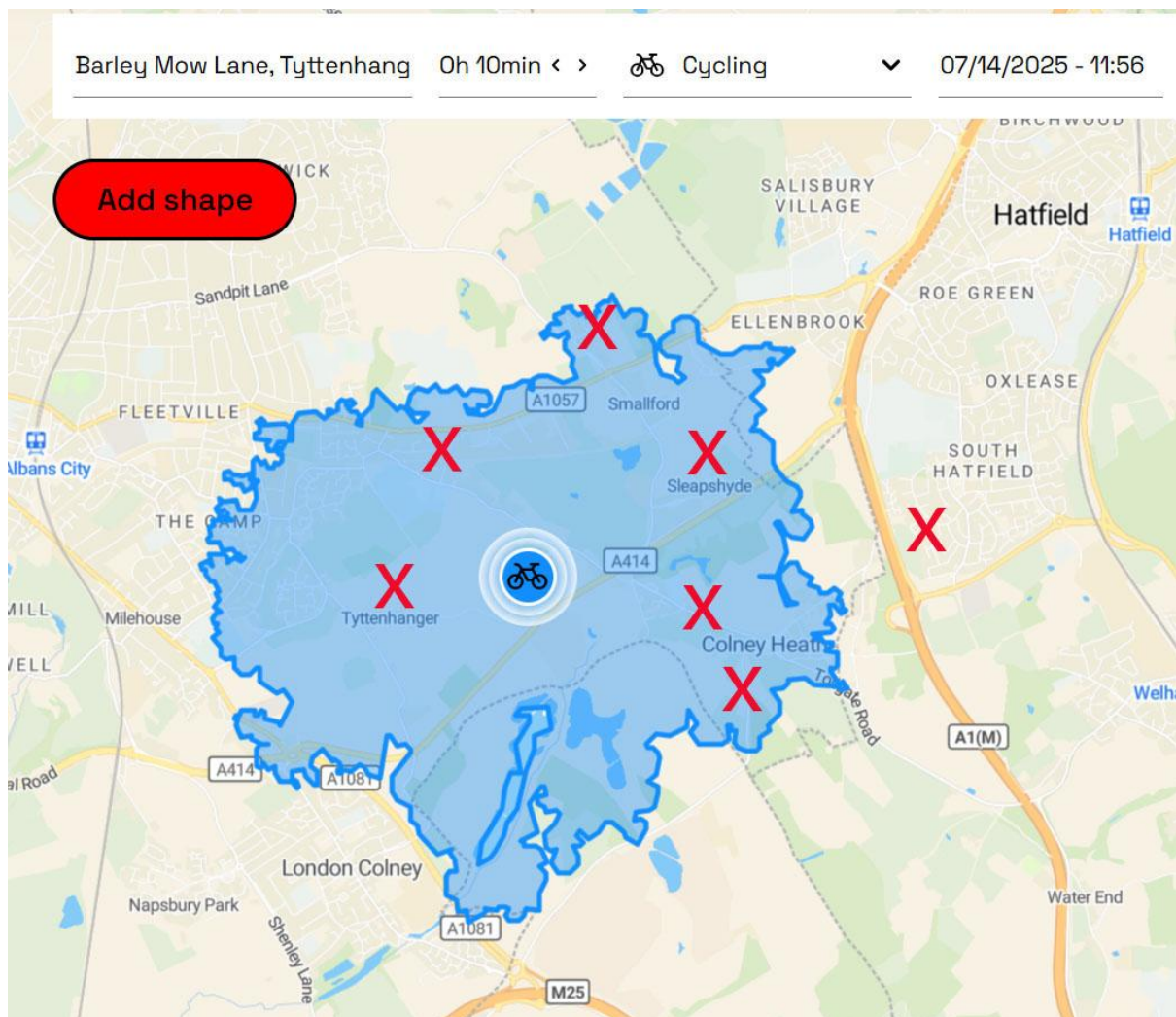
Barley Mow Lane

This community area contains no open space but has been assessed as separate community due its isolation from other communities and safety related issues both walking and cycling to access alternative open spaces.

Barley Mow Lane area open space requirement			
Alban Way south population			C 45
	Requirement	Actual	Pass/fail
Outdoor sports	0.07ha.	0.00ha.	Fail
Equipped play area	0.01ha.	0.00ha.	Fail
Parks and Gardens	0.04ha.	0.00ha.	Fail
Amenity open space	0.03ha.	0.00ha.	Fail
Natural and semi natural open space	0.08ha.	0.00ha.	Fail
Notes			



Barley Mow Lane area 10 minutes walking isochrone showing (X) the principal open spaces.



Barley Mow Lane 10 minutes cycling isochrone showing (x) the principal open spaces.

Colney Heath – High Street

Colney Football Club and Colney Heath children's play area

Assessment	Details
Classification	Play area (LAP) and sports field
Area	2.22ha. total 0.85ha. match pitch semi-enclosed. 1.15ha. training areas 0.07ha. play area (LAP) 0.17ha. car park
Size approximate (max)	165m x 140m
Topography	Level
Landscape	The site consists of 4 zones. Sports field leased to Colney Heath Football Club Car parking area Informal sports field. Children's play area enclosed by a fence and gate which is not locked. Other than the car parking area all the open space is mown grass surrounded by trees or mature hedgerows. A club house is situated on the southern boundary.
Public access	The main access is via driveway through the school and public parking area, the site is surrounded by fences or hedges but along the northeast boundary there are gaps in the fence. Access is unrestricted.
Walking access	The main access is via driveway through the school and public parking area from the High Street the parking area gets very congested at school drop off and collection times and during club football matches. Most residents of Colney Heath will need to cross the High Street via Zebra crossing but would be required a detour from the desired route for most people.
Cycle access	Challenging! The High Street Colney Heath is shown as a cycling route on SADC LCWIP map but is has not been formerly assessed for LCWIP. CHPC assessment identified several safety issues and concluded it was unsafe for most users.
Accessible by public transport	Currently no, the service level falls below the desired standard. If the S106 agreement for the land in Roestock is signed and enhanced 305 bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	Walking or cycling through the car park at busy times.
Facilities	
Cycle racks	Nil
Play equipment	4 items and a sand pit
Sports	2 football pitches one enclosed
Seating	1 wooden block seat, 1 rustic tree

Assessment	Details
Conclusion	The site offers small but well-designed children's play area (LAP) but offers limited facilities for older children and adults as the main playing area are leased to the football club.





Colney Heath School

Assessment	Details
Classification	Private playing field
Area	1.82ha. total 1.46ha. Playing/amenity field 0.36ha. Hard surface including courts
Size approximate (max)	175 x 122m including school
Topography	Level
Landscape	Surrounded by trees and or hedges on all boundaries to the south of the are the school surrounded by hard surfaces which include some courts, the open playing field is to the north of the school buildings.
Public access	Fenced and gated
Walking access	Moderate walking access but most people will need to cross the High Street via zebra crossing some of the paths on the High Street are narrow 900mm and in close proximity the traffic.
Cycle access	Challenging, the High Street fails LTN 1/20 standard test which all cyclists would need to use to access the school field.
Accessible by public transport	Currently no, the service level falls below the desired standard. If the S106 agreement for the land in Roestock is signed and enhanced 305 bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	School/football club car park at busy times
Facilities	
Cycle racks	Unknown
Play equipment	unknown
Sports	Yes, the Google Earth image indicates a pitch
Seating	Unknown
Conclusion	A school private playing field unavailable to most people.



Colney Heath JMI school (Google Earth)

Colney Heath Common

Assessment	Details
Classification	Natural green space
Area	c22.5ha
Size approximate (max)	730 x 260m
Topography	Broadly level
Landscape	Natural grassland with a river running through the centre most boundaries have some trees or mature hedges there are more gaps along the High Street boundary resulting in a moderate urbanising influence from houses along the High Street.
Public access	Unrestricted no fences or gates
Walking access	Most of the residents would need to cross the High Street to access the common, there are 2 zebra crossings which will assist many people. However, the largest part of the common is south of the river and can be only accessed via Church Lane which has a pavement or via Coursers Road which has no formal pavement, which is a safety risk.
Cycle access	Challenging! The High Street Colney Heath is shown as a cycling route on SADC LCWIP map but is has not been formerly assessed for LCWIP. CHPC assessment identified several safety issues and concluded it was unsafe for most users. At the Tollgate Road inquiry, it was concluded that Coursers and Tollgate Road were unsuitable for most cyclists. It is possible to cycle from London Colney using Ridge 002 bridleway.
Accessible by public transport	Currently no, the service level falls below the desired standard. If the S106 agreement for the land in Roestock is signed and enhanced bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	Water in river, which is deep in winter, the common is prone to flooding which carries risks if people accidentally enter deep water. Most people living in the village will need to cross one or more roads, by the zebra crossings which may result in longer than the desired route. And from the Roestock Tollgate Road areas crossing Tollgate Road, Coursers Road or Roestock Lane which all lack a zebra or controlled crossings.
Facilities	
Cycle racks	None
Play equipment	None
Sports	None
Seating	4 benches
Conclusion	

Assessment	Details
<p>A popular and used well natural open space the river divides the site into two parts the larger area being the far side of the river with only crossings at either end. The site having no safe cycle storage facilities means that most people either walk or travel by car many from beyond the village. There is only limited parking nearby.</p>	

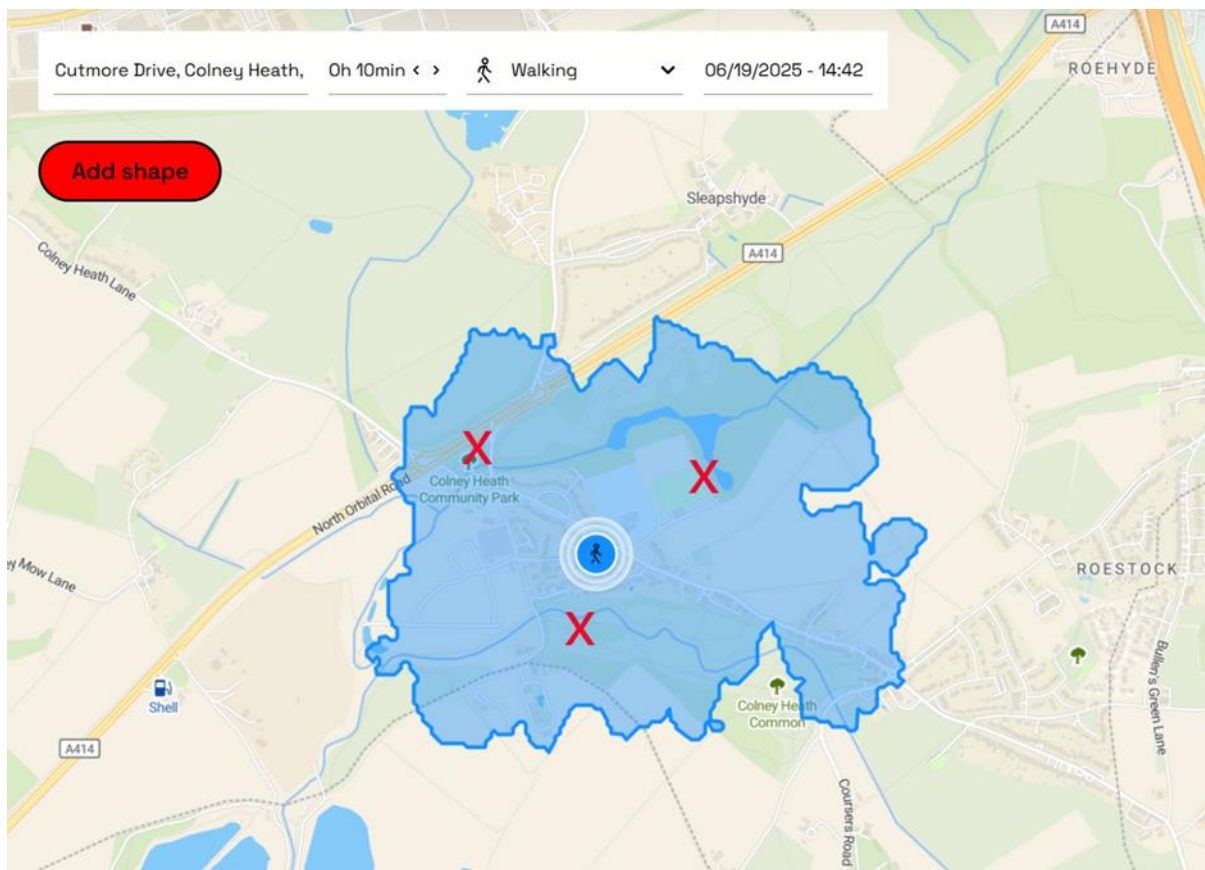


Colney Heath Community Park

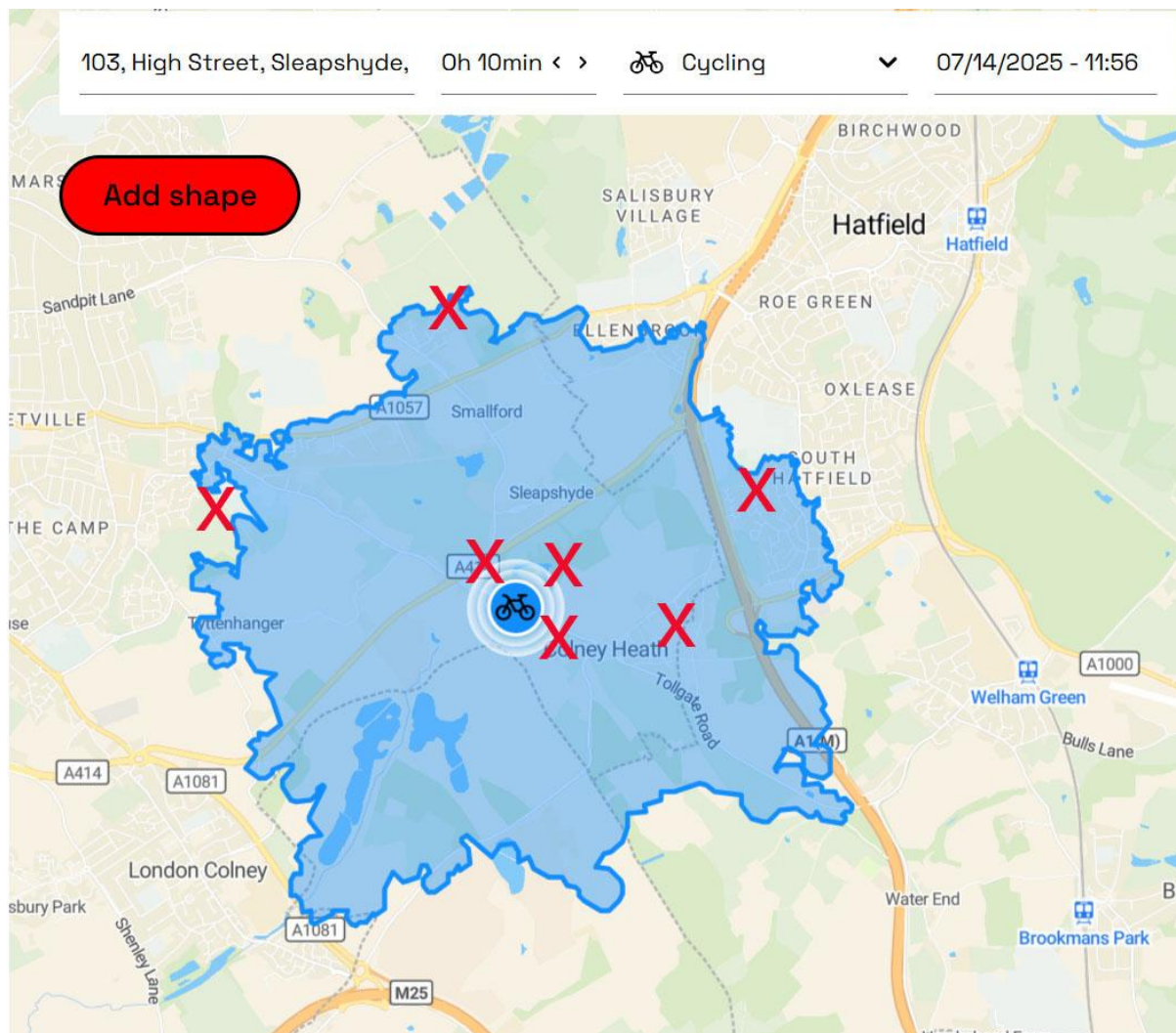
Assessment	Details
Classification	Semi-natural open space
Area	0.58ha.
Size approximate (max)	98 x 94m
Topography	Level with bund along the A414 boundary
Landscape	Undulating with bund beside the A414 and the Ellenbrook runs through the centre which is bridged. The entire site is surrounded by trees or mature hedges. The open area is grass with mown paths.
Public access	The is enclosed by fences and is gated one gate is not locked by A414, the other gates are locked but a narrow gap in the fence exists allowing access
Walking access	Would be within easy access to the High Street part of the village, the zebra crossing near the school could assist some people crossing the High Street. A footbridge on the A414 would assist people from Sleapshyde but would be required crossing Smallford Lane.
Cycle access	Challenging! The High Street Colney Heath is shown as a cycling route on SADC LCWIP map but is has not been formerly assessed for LCWIP. CHPC assessment identified several safety issues and concluded it was unsafe for most users. At the Tollgate Road inquiry, it was concluded that Coursers and Tollgate Road were unsuitable for most cyclists. A cycle route exists beside the A414 all of which is below LTN 1/20 standard and SADC LCWIP identifies issues crossing Colney Heath and Smallford Lanes.
Accessible by public transport	Currently no, the service level falls below the desired standard. If the S106 agreement for the land in Roestock is signed and enhanced bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	1 bench
Conclusion	A small open space, the location of the only bench in close proximity to the A414 is detrimental to the use of this space, the Colney Heath common is as accessible for most people and is quieter with more benches.



Colney Heath – High Street area open space requirement			
High Street area population			C 551
	Requirement	Actual	Pass/fail
Outdoor sports	0.88ha.	1.15ha.	Pass
Equipped play area	0.14ha.	0.07ha.	Fail
Parks and Gardens	0.44ha.	0.00ha.	Fail
Amenity open space	0.33ha.	0.00ha.	Fail
Natural and semi natural open space	0.99ha.	34.4ha.	Pass
Notes			



Colney Heath High Street area 10min. walking isochrone showing (X) the principal open spaces,



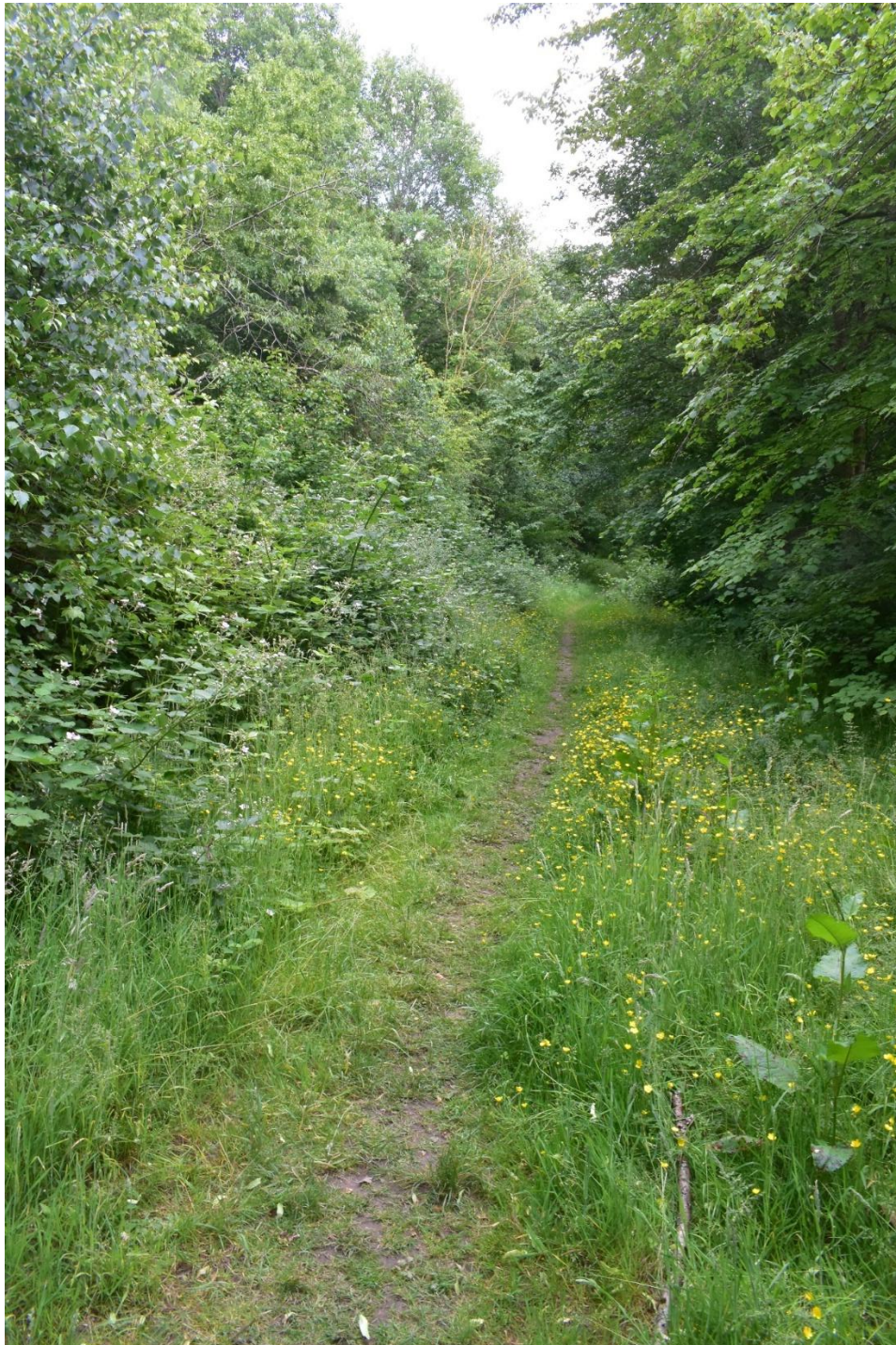
Colney Heath High Street 10 min. cycling isochrone showing (X) the principal open spaces.

Colney Heath – Roestock

Red Hall and Bullens Green Wood

Assessment	Details
Classification	Natural or semi natural green space
Area	11.29ha.
Size approximate (max)	860 x 295m
Topography	Slight slope down from south to north
Landscape	This is an area trees with some undergrowth, there is on site evidence of landscape planting this is considered likely to be following the construction of A1(M). A network of paths run through the site offering a good choice of routes, however due noise from A1(M) people may wish to use the paths nearer the village.
Public access	Unrestricted, there are several paths leading from Bullen Green Lane.
Walking access	Good access from Roestock area, accessing the southern end would involve walking in the road or lanes. Access from Hatfield may be unsuitable for some people due to the known ASB and drug use in the A1(M) subway.
Cycle access	Also has good access from the Roestock area, access from further afield via Coursers Road, High Street, and Tollgate Road would be unsuitable for many cyclists due to traffic hazards. Cycle routes from Hatfield only run on Roehyde Way from the University to the A1(M) subway, cycling is prohibited in Lane End. Due the higher traffic speeds and the high numbers of HGVs cycling along the southern part of Roehyde Way and South Way would only be suitable for the most confident cyclists.
Accessible by public transport	Roehyde Way a 450m walk with satisfactory service level. Colney Heath village Hall Gardens 1km walk the 305-bus service which is below the satisfactory service level. If the S106 agreement for the land in Roestock is signed and enhanced 305 bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	A1(M) subway, as above
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	1 bench
Notes	

Assessment	Details
	This site is within Welwyn Hatfield district, due to access issues the principal users are likely to live in Colney Heath of which the greater part of the village is in St. Albans district.
Conclusion	An area of semi natural woodland the adverse impacts of noise from the A1(M) could be determining factor for some people. Further away from the A1 the woodland is more enjoyable, and the choice of routes offer a chance to explore the woodland.



Roestock Park

Assessment	Details
Classification	Play area (LEAP) and amenity open space
Area	0.97ha. total 0.03ha. LAP 0.05ha. sports court. 0.89ha. amenity open space
Size approximate (max)	76x100m
Topography	Level
Landscape	The site contains 2 enclosed play areas, sports (basketball) court and other contains children's play equipment. The remainder of the site is mown grass surrounded on trees on 3 boundaries but overlooked by homes on the fourth boundary
Public access	The entire site is surrounded by fences or hedges access is via either gate or kissing gate these are not locked so access is unrestricted.
Walking access	Access via the kissing gate is via PRoW form Bullens Green Lane or Roestock Lane. Access via the gate is from Admirals Close, pavement run along both sides of Admirals Close and offer reasonable access to the Roestock area of the village but with some crossing of roads required.
Cycle access	Cycling within the Roestock area is considered safe, as would cycling from Hatfield via the A1(M) subway which due to safety concerns (ABS) may not be suitable for some people. It generally agreed that Tollgate and Coursers Road are unsafe for most cyclists (Tollgate Road Inquiry). There also well-founded concerns about cycling in Colney Heath High Street due high traffic volumes and on street parking which require cyclist to navigate around it was concluded it would be unsafe for many cyclists.
Accessible by public transport	Currently no, the service level falls below the desired standard. If the S106 agreement for the land in Roestock is signed and enhanced 305 bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	6 items
Sports	1 surfaced pitch basketball
Seating	3 benches
Conclusion	A moderate scale open space offering some but limited facilities for people of most ages.

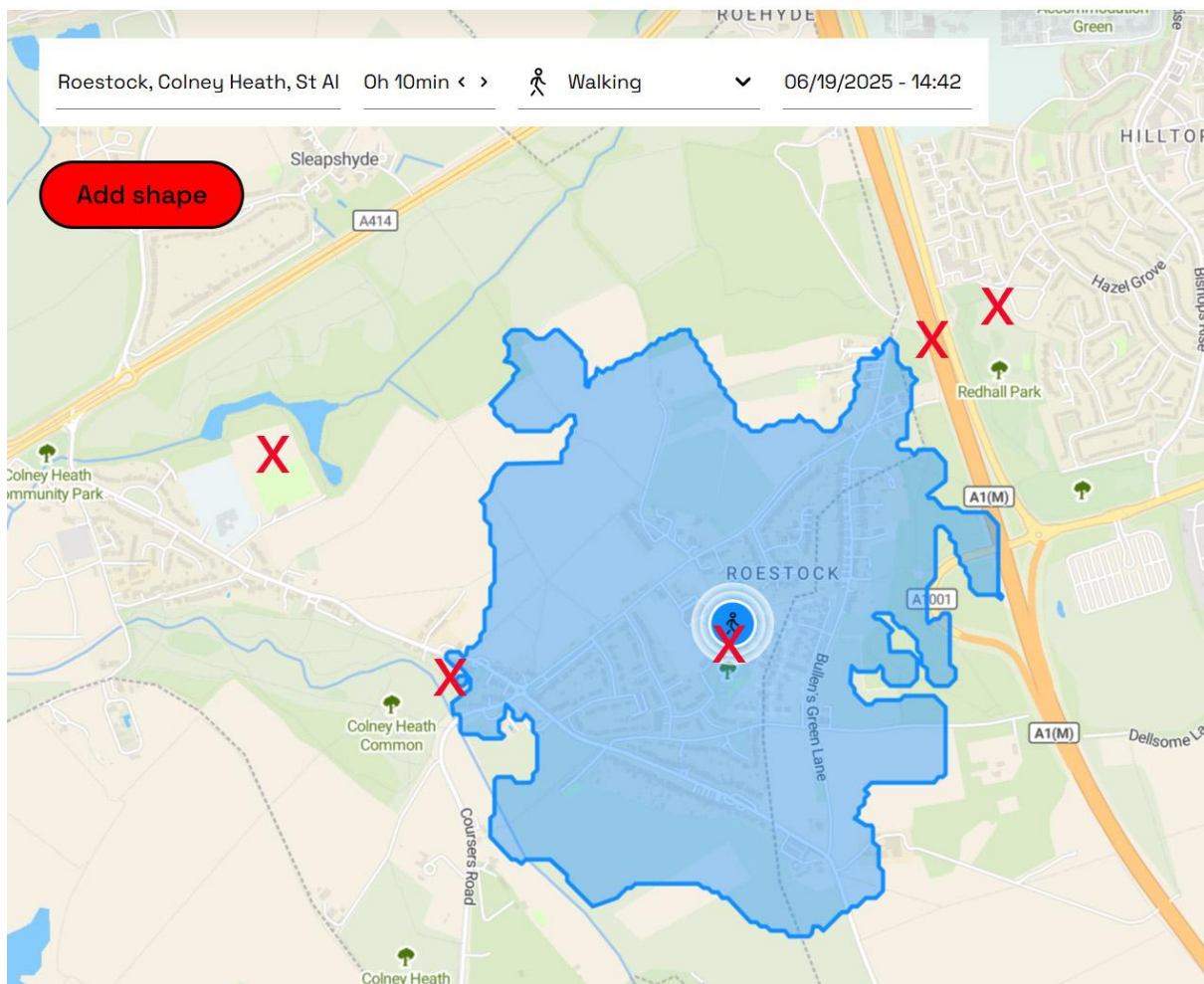


Fellows Lane

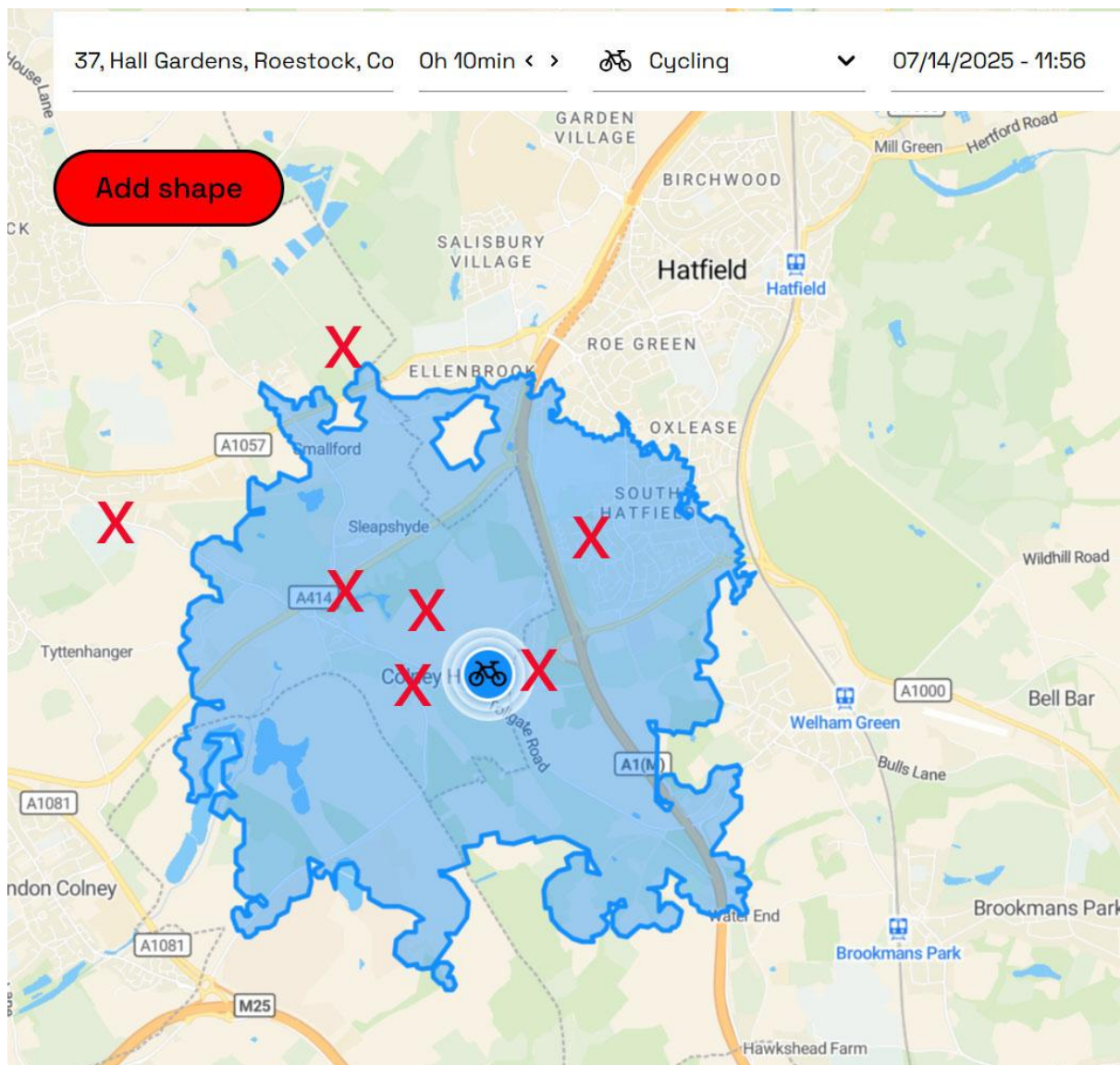
Assessment	Details
Classification	Unclassified
Area	0.15ha.
Size approximate (max)	54 x 50m
Topography	Level
Landscape	Mown grass with a few mature trees surrounded by roads on two side with homes beyond.
Public access	Unfenced
Walking access	Within easy walking distance of the Roestock community reasonable pavement access for many Fellows Lane need to be crossed.
Cycle access	Easy cycling within the Roestock community, cycling from other parts of the village could present safety issues for less confident cyclists.
Accessible by public transport	Currently no, the service level falls below the desired standard. If the S106 agreement for the land in Roestock is signed and enhanced 305 bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	Children running into Fellows Lane and the service road
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	Nil
Conclusion	Unclassified due to safety issues, small size of site and the lack of any facilities.



Colney Heath – Roestock area open space requirement			
Roestock area population			C 1139
	Requirement	Actual	Pass/fail
Outdoor sports	1.82ha.	0.05ha.	Fail
Equipped play area	0.25ha.	0.02ha.	Fail
Parks and Gardens	0.90ha.	0.00ha.	Fail
Amenity open space	0.68ha.	0.89ha.	Pass
Natural and semi natural open space	2.05ha.	11.2ha.	Pass
Notes The Taylor Wimpey site of 100 new homes currently under construction are not included. Two other sites have outline planning consent c160 new homes are also not included.			



Colney Heath - Roestock area 10min. walking isochrone showing (X) the principal open spaces.



Colne Heath Roestock area 10min. cycling isochrone showing (X) the principal open spaces.

Colney Heath Village summary

Colney Heath village area open space requirement			
Colney Heath village population			C 1690
	Requirement	Actual	Pass/fail
Outdoor sports	2.76ha	1.20ha.	Fail
Equipped play area	0.42ha	0.10ha.	Fail
Parks and Gardens	1.39ha	0.00ha.	Fail
Amenity open space	1.02ha	0.89ha.	Fail
Natural and semi natural open space	3.06ha	34.3ha.	Pass
Notes The Taylor Wimpey site of 100 new homes currently under construction are not included. Two other sites have outline planning consent c160 new homes are also not included.			

Highfield north (former Hill End Hospital area)

Most of the public open spaces in this area are maintained by the Highfield Park Trust.

Manston Way Play area

Assessment	Details
Classification	Young children's play area (LAP)
Area	0.02ha
Size approximate (max)	25 x 4.75m
Topography	level
Landscape	A small rather claustrophobic mown grass area surrounded by a fence and hedge.
Public Access	Fenced and a gate which is not locked, so unrestricted access.
Walking access	The development has a good network of pavements.
Cycling access	Within the development cycle access would be good, some care would be required due to the high number of vehicles parked in the road.
Accessible by public transport	The 305 service bus stop in Hill End Lane is 170m away but the service level is below the satisfactory level.
Safety issues	The site has limited external surveillance so parents would need to remain with their children.
Facilities	
Cycle racks	Nil
Play equipment	2 items
Sports	Nil
Seating	1 bench
Conclusion	A poor substandard play area with no visual evidence of recent use, removal or reduction in height of some of the hedges would be a considerable improvement.



Stanmore Chase

Assessment	Details
Classification	Young children's play area (LAP)
Area	c0.01ha.
Size approximate (max)	12 x 11m
Topography	Level - slight slope towards the road
Landscape	A grassed area surrounded by a fence and low hedges on the road- pavement sides. Two large trees shade the entire area making it feel rather gloomy.
Public access	Fenced and gated which is not locked so unrestricted.
Walking access	The development has a good network of pavements
Cycle access	Within the development cycle access would be good, some care would be required due to the high number of vehicles parked in the road.
Accessible by public transport	The 305 service bus stop in Hill End Lane is 400m away but the service level is below the satisfactory level.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	2 items
Sports	Nil
Seating	1 bench
Conclusion	A very small children's play feeling rather gloomy in summer due to the trees shading the site, it's considered unlikely that anyone would travel any distance to use the site.



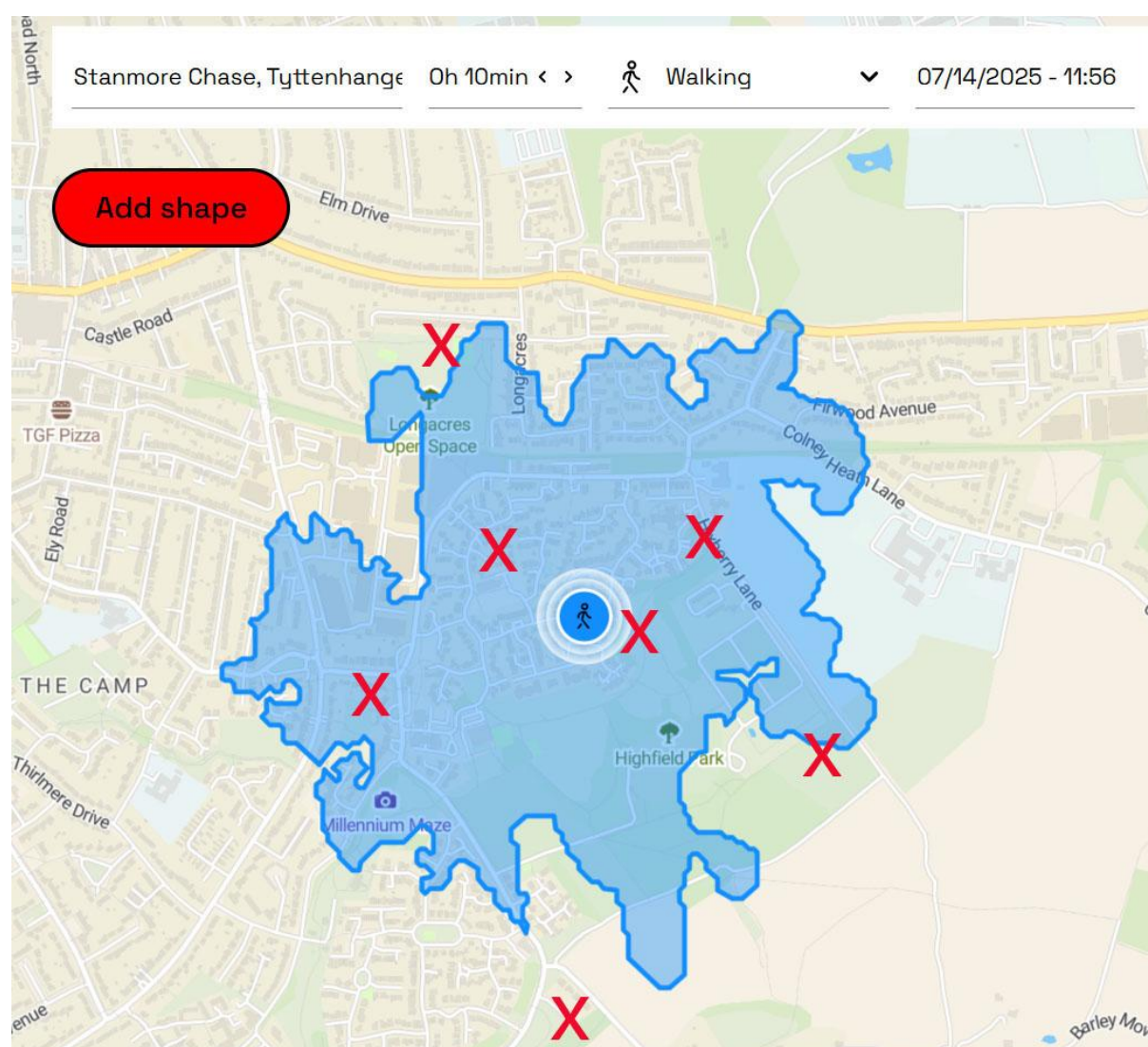
Trestle Theatre

Assessment	Details
Classification	Children's play area
Area	0.03ha. Children's play area (LEAP) The landscape area is larger but has not been included due other non-open space uses.
Size approximate (max)	Not accessed due to differing uses of the site.
Topography	Level
Landscape	Mown grass with mature trees surrounded by homes and building including the theatre
Public access	The site is not fully enclosed by fences or gates therefore unrestricted.
Walking access	The development has a good network of pavements
Cycle access	Within the development cycle access would be good, some care would be required due to the high number of vehicles parked in the road.
Accessible by public transport	The 305 service bus stop in Hill End Lane is 280m away but the service level is below the satisfactory level.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	1 climbing frame
Sports	Nil
Seating	Nil
Conclusion	A small area of play for older children.

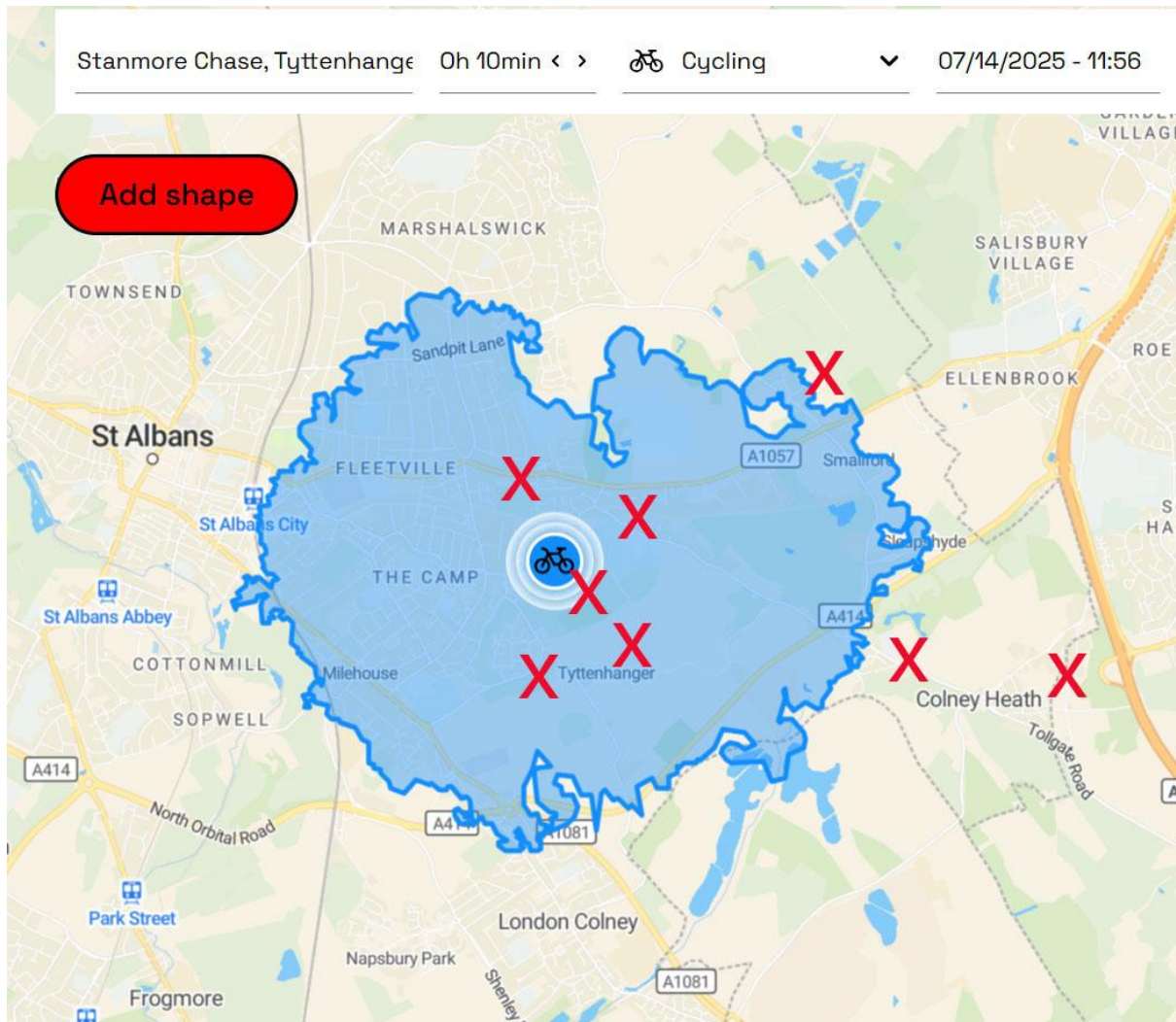


See also Highfield Park assessment on page 74 as part of Highfield Park is within Highfield north area.

Highfield north open space requirement			
Highfield north Area population			C 1317
	Requirement	Actual	Pass/fail
Outdoor sports	2.10ha.	5.34ha.	Pass
Equipped play area	0.33ha.	0.37ha.	Pass
Parks and Gardens	1.05ha.	2.36ha.	Pass
Amenity open space	0.78ha.	6.20ha.	Pass
Natural and semi natural open space	2.37ha.	11.67ha.	Pass
Notes Hill End shares much of Highfield Park with the Highfield area it has not been possible to separate the areas of the park to each community as both communities are within walking/cycling distance for users other than the play areas. See also the provision in both areas on page 86.			



Highfield north area 10min. walking isochrone showing (X) the principle open spaces.



Highfield north area 10min. cycling isochrone showing (X) the principle open spaces.

Highfield south (former Cell Barns Hospital area)

Includes Highfield & area between Hill End Lane and Drakes Drive from Camp Road to Samuel Ryder school.

Gloucester Park

Assessment	Details
Classification	Amenity open space
Area	0.44ha
Size approximate (max)	100 x 45m
Topography	Gentle slope down to the west
Landscape	About 50% of site managed grass the reminder of site is rough grass with several small shrubs growing in it. The site is surrounded by homes and mature hedgerows, The homes are visible for approximately 50% of boundary.
Public Access	Unrestricted, via 3 routes, no gates.
Walking access	Reasonable walking access, people from further away may need to cross busier roads these have crossing but the route may be longer than the desired route.
Cycling access	Reasonable within the local area, Drakes Drive will be unsuitable for any but the most experienced cyclists.
Accessible by public transport	The 305 service runs along Hill End Lane about 270m walk to the park, currently this service is below a satisfactory standard, see also page 48. The S1 service also offers unsatisfactory service level and is 350m walk from the bus stop to the nearest park area. the 305 an S1 operate different on routes so are not interchangeable.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	3 benches
Notes	A notice on site indicates an improvement plan is under consideration with SADC and Countryside Management Service.
Conclusion	A small-scale open space offering limited facilities.



Highfield Park

This is a complex site with many open space facilities, but in many instances, they merge from classification to another without any clear boundary.

Assessment	Details
Classification	Multipurpose open space
Area	<p>C25.79ha. total</p> <p>5.34ha. Sports fields</p> <p>0.02ha. children's play area (LAP)</p> <p>Highfield children's play 0.15ha.</p> <p>Play area on Village Green 0.07ha.</p> <p>2.36ha. parks and gardens</p> <p>6.20ha. amenity open space</p> <p>11.57ha. natural open space</p> <p>Assessors note - it's very difficult to define boundaries between different typologies of open space, so there is a margin of error.</p>
Size approximate (max)	500 x 470m larger site
Topography	Mostly level
Landscape	<p>Much of the site is linked by surfaced paths throughout the site the tarmac paths are generally of reasonable standard.</p> <p>Orchard - Rose Garden area – Enclosed with mature hedges or trees with grass mown in places becoming formal with rose garden as you travel east.</p> <p>Car Park – Highfield Lane - semi formal gardens including the Mediterranean Garden and maze enclosed by trees and mature hedges.</p> <p>Playing field – mown grass with mature hedges on north and east boundaries and hedges on the remaining boundaries.</p> <p>Village Green – surrounded by mature hedges and trees with small play area and basketball pitch on west side. To the north of the village green are the Hill End community and woodland gardens, this is a semi formal area with many benches.</p> <p>Area west of Hixberry Lane – a narrow corridor surrounded by mature hedgerows with good selection of mature trees with old orchard near Hixberry Lane.</p> <p>Cricket Ground – mown grass surrounded by mature trees and hedges a pavilion is in southwest corner, no seating in this area this was marked out with football pitches at the of the assessment. This area is also used by Elswood Bowman.</p> <p>Hither Wood – a more recent planting of native trees with numerous paths crossing the area, no seating in this area.</p> <p>Playing field south – mown grass surrounded by mature hedges no seating in this area.</p>

Assessment	Details
	<p>Land south of Tillage Close – a small area of mown grass beside Tillage Close hedges on three side and Tillage Close houses on the other boundary.</p> <p>Main sports field – a low hedge separates this from Highfield Lane the other boundaries have mature hedges and trees several benches overlook the sports field.</p> <p>Highfield play area adjoins Tillage Close a small grass area containing a smaller enclosed area with 4 children play items and 2 benches.</p> <p>The remainder of the site is area of woodland mostly mature with paths leading through them providing access to other parts of the park.</p>
Public access	Unrestricted
Walking access	Walking access is generally considered good, but three issues Highfield Lane separates the two main areas but there is a controlled crossing. Most people approaching from Colney Heath Lane end will need to cross Colney Heath Lane and or Hill End Lane neither of which have a central refuge or a controlled crossing.
Cycle access	Good within the Highfield Hill - End areas, the area has some shared cycle pedestrian routes which in places are overgrown. Access via Alban Way is also good, but care will be required crossing Hill End Lane. Cycling from other areas will require greater care as many of the roads have high volumes of HGV traffic these roads are not included on SADC LCWIP map.
Accessible by public transport	<p>The 305 service runs along Hill End Lane about 300m walk to the park, currently this service is below a satisfactory standard, see also page 48.</p> <p>The S1 service also offers unsatisfactory service level and is 350m walk from the bus stop to the nearest park area. the 305 an S1 operate different on routes so are not interchangeable.</p> <p>Bus route 84 this has satisfactory service level with 750m walk from the London Road stop to southwest end of the orchard or 650m from Drakes Drive to rose garden the nearest accessible point, both beyond the desirable walking distance.</p>
Safety issues	Care is required for young children at Highfield Lane crossing no other issues have been identified.
Facilities	
Cycle racks	2 near car park/office area
Play equipment	<p>Two areas – village green area rustic wooden 2 items</p> <ul style="list-style-type: none"> - Tillage Close/High Field Play area 4 play items and bench.
Sports	<p>1 grass basketball pitch</p> <p>1 cricket pitch, however at time of the site visit in early summer it was marked out with football pitches.</p>

Assessment	Details
	11 football pitches these are the home pitches of St Albans City Youth Football Club, and they have priority on their use. Informal use by small family groups is tolerated but priority is given to the youth football club.
Seating	28 benches
<p>Conclusion</p> <p>A large open space offering a wide range of experiences the northern area was more heavily used on the day the assessment. From the information provided the onsite sports facilities are mainly prebooked by existing users so offer little to other residents in way of facilities.</p>	





Highfield Park Gardens west of Highfield Lane



Highfield play area near Tillage Close

Puddingstone Drive play area

Assessment	Details
Classification	Children's play area (LAP)
Area	0.22ha. total 0.19ha. Amenity open space 0.03ha. Play area (LAP)
Size approximate (max)	78 x 30m
Topography	Level
Landscape	Oval island of mown grass with tree and shrub plantings containing a smaller fenced area with children's play items and benches.
Public access	The fenced area has gate which is unlocked so unrestricted.
Walking access	The development has a good pavement network, but this area is on a large traffic island so to gain access a road must be crossed.
Cycle access	The traffic level within the development appears to be low, Highfield Lane and Highfield Drive have shared cycle paths.
Accessible by public transport	Bus route 84 this has satisfactory service level with 1100m walk from the London Road stop or 800m from Drakes Drive both beyond the desirable walking distance.
Safety issues	Only accessible by crossing a road, but the volumes of traffic are considered to be low.
Facilities	
Cycle racks	Nil
Play equipment	5 items
Sports	Nil
Seating	2 benches
Conclusion	A small amenity open space incorporating a children's play suitable for the local community, young children would need to be accompanied due to the need to cross the roads.



Puddingstone Drive open space and play area

Maslen Road Play Area

Assessment	Details
Classification	Garden
Area	c. 0.01ha.
Size approximate (max)	10 x 10m
Topography	Level
Landscape	Mown grass surround by hedges mature to the rear and sides but lower about 1m high near the road.
Public access	Enclosed by a fence and gate which is not locked so unrestricted.
Walking access	The development has a good pavement network
Cycle access	The traffic level within the development appears to be low, Highfield Lane and Highfield Drive have shared cycle paths.
Accessible by public transport	Bus route 84 this has satisfactory service level with 1000m walk from the London Road stop or 800m from Drakes Drive so both are beyond the desirable walking distance.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	1 bench
Conclusion	A very small open space with bench, due its small size which is broadly similar to many adjoining gardens it's unclear why anyone would use it.

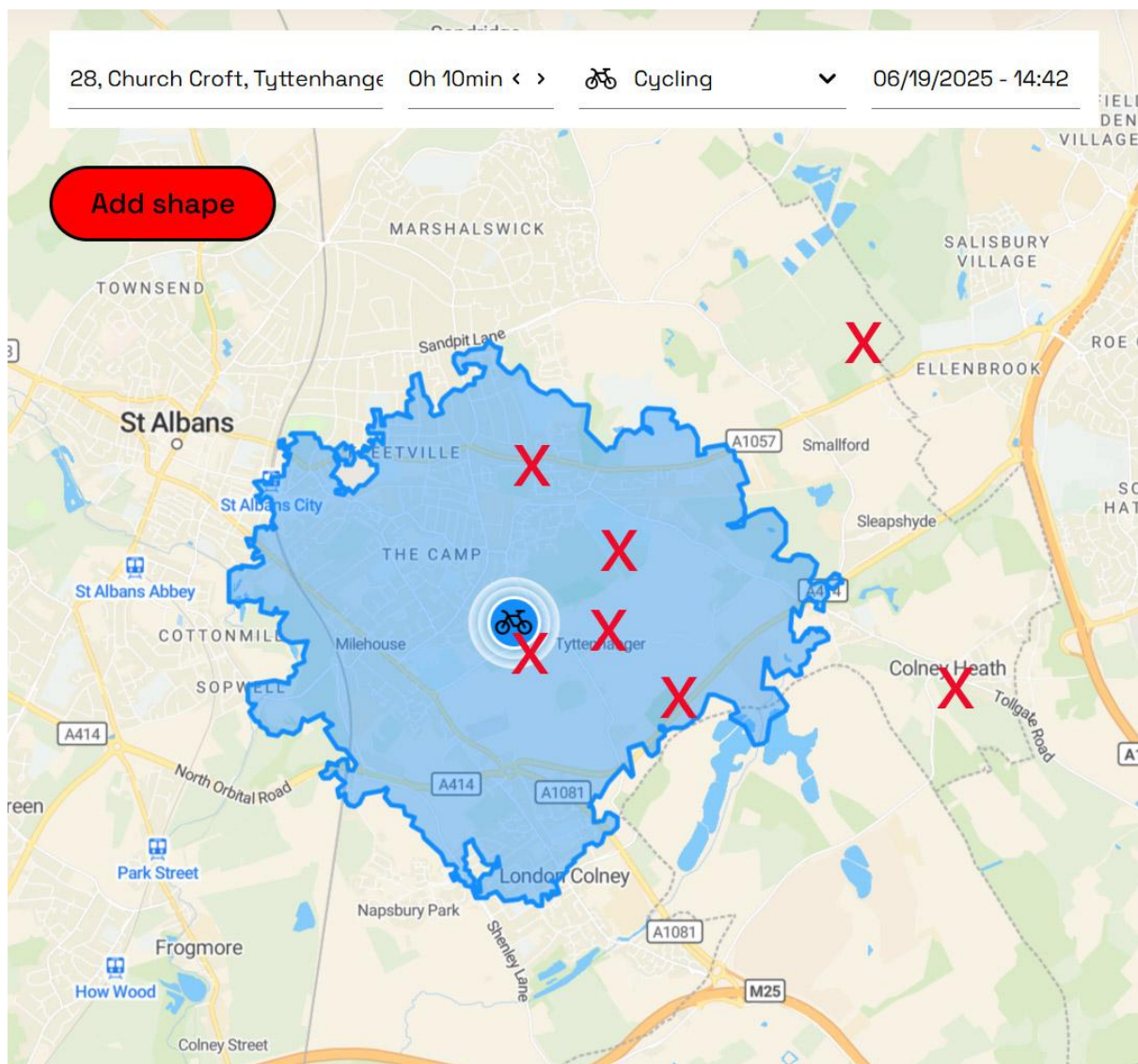
Winchfield Wood

This is under the management of Highfield Park Trust but due to its separation from the other part it's been assessed as separate site.

Assessment	Details
Classification	Natural open space
Area	6.48ha.
Size approximate (max)	575 x 140m
Topography	Broadly level
Landscape	An area of woodland of differing maturities with several paths running along most of its length, these paths are well screened from the traffic on Highfield Drive. In places the paths widen slightly to give more open feel.
Public access	Not enclosed so unrestricted.
Walking access	Most people will need to cross Highfield Drive which has central refuges near both ends of the main paths through the wood.
Cycle access	Good within the Highfield, Hill End and Tyttenhanger areas, beyond these areas the high levels of traffic including HGVs would make cycling challenging most of these routes, they are not shown on SADC LCWIP map.
Accessible by public transport	Bus route 84 this has satisfactory service level with 600m walk from the London Road stop so is beyond the desirable walking distance.
Safety issues	None identified
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	1 bench
Conclusion	An area of natural or semi-natural woodland offering pleasant walking, the traffic noise from the road is suitably screened being used by runners and dogwalkers at the time of the assessment.



Highfield south area 10min. walking isochrone showing (X) principal open spaces.



Highfield south area 10min. cycling isochrone showing (X) principal open spaces.

Highfield Combined areas summary

Two communities share much of Highfield Park due to its location along the southern boundary of Highfield north and the park area divides Highfield south. This open space requirement calculation combines both communities.

Highfield north and Highfield south open space requirement			
Highfield north and Highfield south area population			C 3234
	Requirement	Actual	Pass/fail
Outdoor sports	4.20ha.	5.34ha.	Pass
Equipped play area	0.66ha.	0.42ha.	Fail
Parks and Gardens	2.10ha.	2.37ha.	Pass
Amenity open space	1.56ha.	6.83ha.	Pass
Natural and semi natural open space	4.73ha.	18.18ha.	Pass
Notes			

SADC Hill End Ward northern area

South of Hatfield Road but north of Alban Way from Longacres to Ashley Road, and Wynches Farm, Austen Way, Oakwood Drive etc. to Central Drive

Hill End Garden of Rest

Assessment	Details
Classification	A former hospital burial site but now closed, so now no burials can now take place. Semi natural open with small garden area
Area	0.71ha. total 0.09ha. Garden 0.62ha. semi natural open space
Size approximate (max)	120 x 200m
Topography	Flat with a gentle slope to the southwest.
Landscape	A small, enclosed area containing a small rose garden, an area of mown grass, an area of rough grass surrounded by woodland containing trees and shrubs.
Public access	Not restricted, the entrance onto Hill End Lane has pedestrian barrier to prevent people walking into traffic.
Walking access	Good access from Alban Way, access from Hill End Lane is good but will require care crossing the road due to the moderate traffic speeds despite being in 30mph zone.
Cycle access	Good access from Alban Way and Hill End Lane. Hill End Lane has cycle route from Highfield Lane to the Garden of Rest, but not along the rest of Hill End Lane.
Accessible by public transport	The 305 service bus stop in Hill End Lane is 250m away but the service level is below the satisfactory level.
Safety issues	Crossing Hill End Lane as above.
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	2 benches
Notes	A notice board indicates that this area is also maintained by Highfield Park Trust. A former hospital burial site but now closed, so now no burials can now take place, the last burial in in 1963, but it's possible that some ashes were scattered on site following cremation. Records form May 1899 to February 1948 show 1019 burials. Most of the graves are unmarked. The burial ground was not consecrated.
Conclusion	A former hospital burial site but now closed as it has been for many years, now a small area of mostly semi-natural open space with small garden area containing a few rose bushes. At the time of the site visit most users appeared to be using the site as a short cut from Alban Way to Hill End Lane.

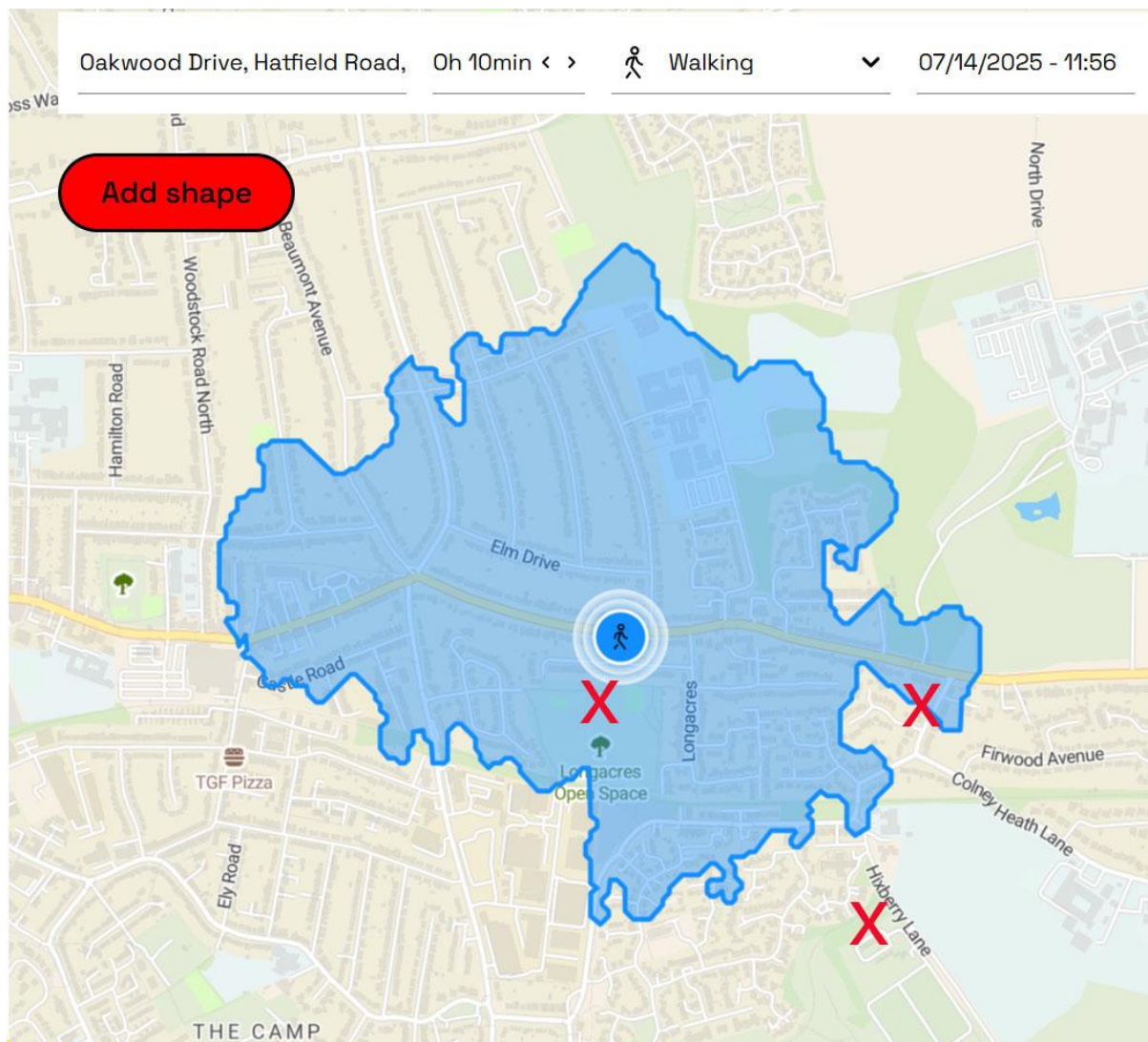


Longacres Park

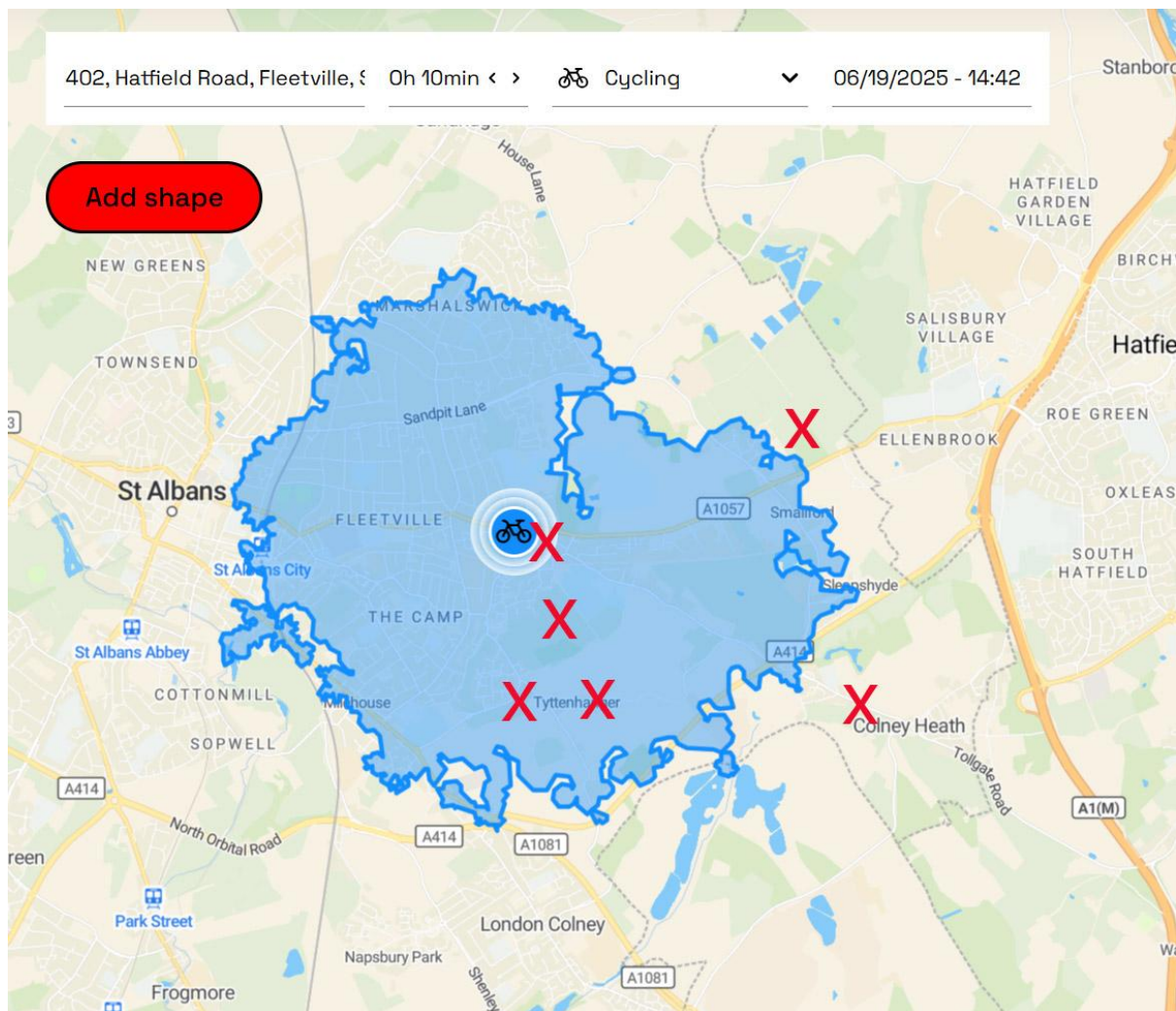
Assessment	Details
Classification	Play areas (LAP, NEAP) and amenity green space
Area	5.0ha. total 0.15ha. play area (LEAP) 0.05ha. play area (LAP) 0.05ha. Surfaced pitch (basket/net ball) 4.75ha. amenity open space
Size approximate (max)	235 x 195m
Topography	Slightly undulating with more noticeable slope along the southern boundary near Alban Way
Landscape	Approximately 2/3 of the area is mown grass the reminder is semi natural uncut grass. The southern boundary is mature hedgerow and trees, the other boundaries are mixed homes and intermittent mature shrubs
Public access	Unrestricted
Walking access	Good walking access from Alban Way and the surrounding houses. Residents from the Oakwood Drive area would need to cross Hatfield Road via zebra crossing the diversion from the desired route is considered acceptable. Residents walking from the Hill End area would need to take care crossing Hill End Lane. Residents from the west of Ashley Road would require taking additional care due to the traffic volumes as there is no controlled crossing. The walking distances would be acceptable.
Cycle access	Good along Alban Way, but Hatfield and Ashley Roads would be only suitable for the more confident cyclist and then only at quieter times. The safe storage of cycle would be an issue.
Accessible by public transport	Yes, using the bus services on Hatfield Road a 300m walk.
Safety issues	The zip line is unfenced. Access onto Alban Way, the sight lines are poor at some points, so care is required due the high-speed cyclists using Alban Way
Facilities	
Cycle racks	Nil
Play equipment	1 basketball style pitch 6 play items for older children not enclosed. 8 play items for younger children within an enclosed area, the area which also contained some benches.
Sports	Nil
Seating	9 benches
Conclusion	A good well used play and amenity area offering a good range of facilities for most age groups for the surrounding area.



Hill End Ward northern area open space requirement			
Population			C 3356
	Requirement	Actual	Pass/fail
Outdoor sports	5.37ha.	0.05ha.	Fail
Equipped play area	0.84ha.	0.12ha.	Fail
Parks and Gardens	2.68ha.	0.09ha.	Fail
Amenity open space	2.01ha.	4.75ha.	Pass
Natural and semi natural open space	6.04ha.	0.62ha.	Fail
Notes			



Hill End Ward north area 10min. walking isochrone showing (X) the principal open spaces.



Hill End Ward north area 10min. cycling isochrone showing (X) the principal open spaces.

Sleapshyde

Sleapshyde recreation area (CHPC)

Assessment	Details
Classification	Play area
Area	0.3ha. total 0.07ha Children's play area 0.23ha. amenity open space
Size approximate (max)	65x48m.
Topography	Level
Landscape	Mown grass rounded by mature hedgerows with garden fencing along part of the south side.
Public access	Unrestricted also the children's play is not enclosed.
Walking access	Via pavement from the north side of the hamlet, or by crossing Sleapshyde Lane. The traffic volumes are considered to be low, it's within a 30mph speed limit.
Cycle access	Alban Way is 700m away with link via Colney Heath 002 bridleway, Alban Way would offer satisfactory cycling access. There is shared cycle route beside the A414 however the LCWIP identifies several safety issues on the route, but it has not been formerly assessed for LCWIP. CHPC formal assessment of the route beside the A414 identified a number of safety issues.
Accessible by public transport	300m walk from the bus stop in Smallford Lane. Currently no, the current bus service is below the satisfactory level. If the S106 agreement for the land in Roestock is signed and enhanced 305 bus service is provided, then this site would be accessible by public transport for 3 years the duration of the additional S106 funding.
Safety issues	On leaving the play area crossing Sleapshyde Lane could be dangerous due to poor sight line from the hedge, however traffic volumes are quite low and it's within a 30mph speed limit.
Facilities	Details
Cycle racks	Nil
Play equipment	4 items
Sports	Nil
Seating	1 bench, 1 sitting hub
Conclusion A small play offering some play facilities for the local community, it's considered unlikely that anyone would travel any distance to use this play area.	

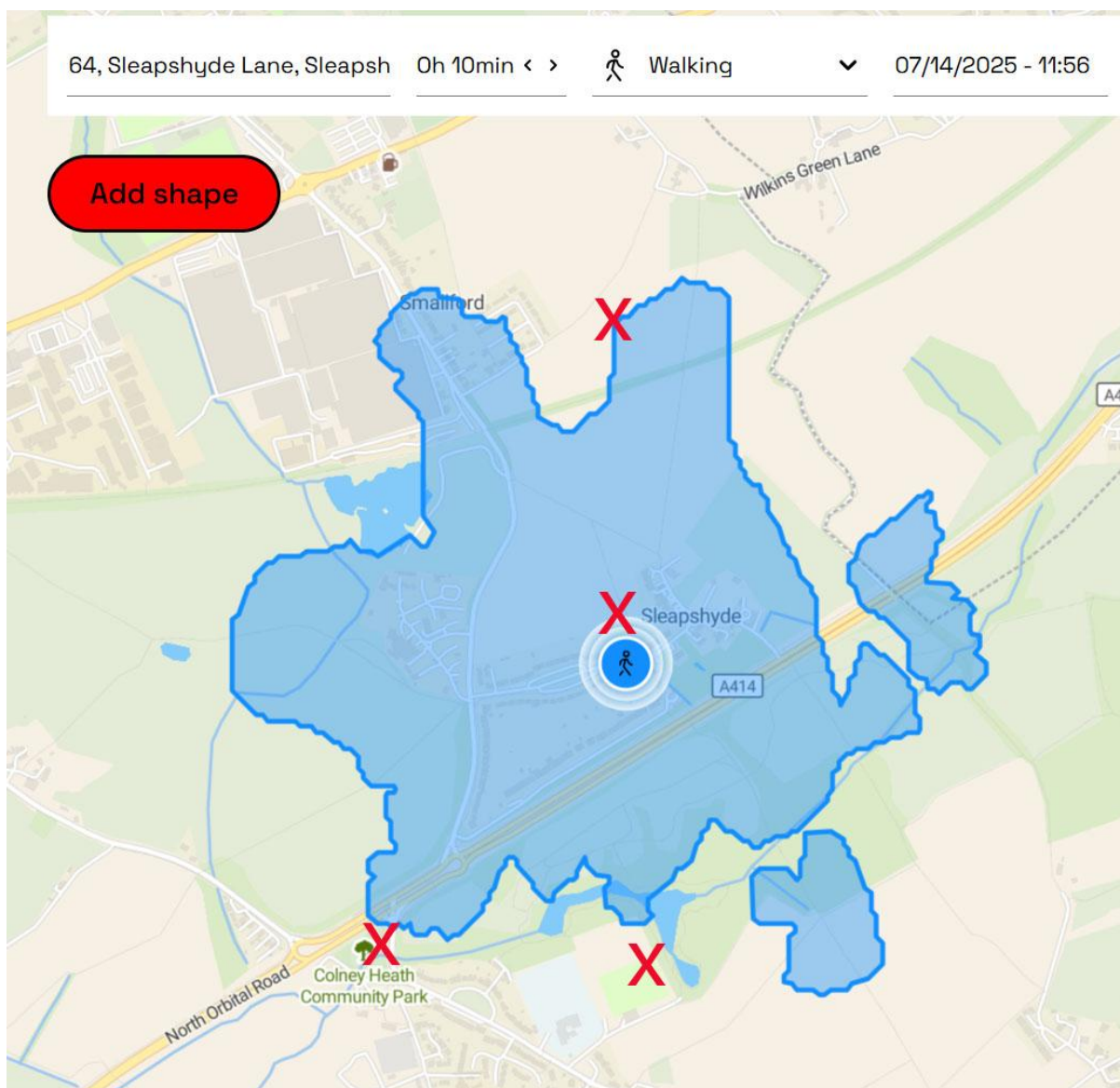


Sleapshyde Green

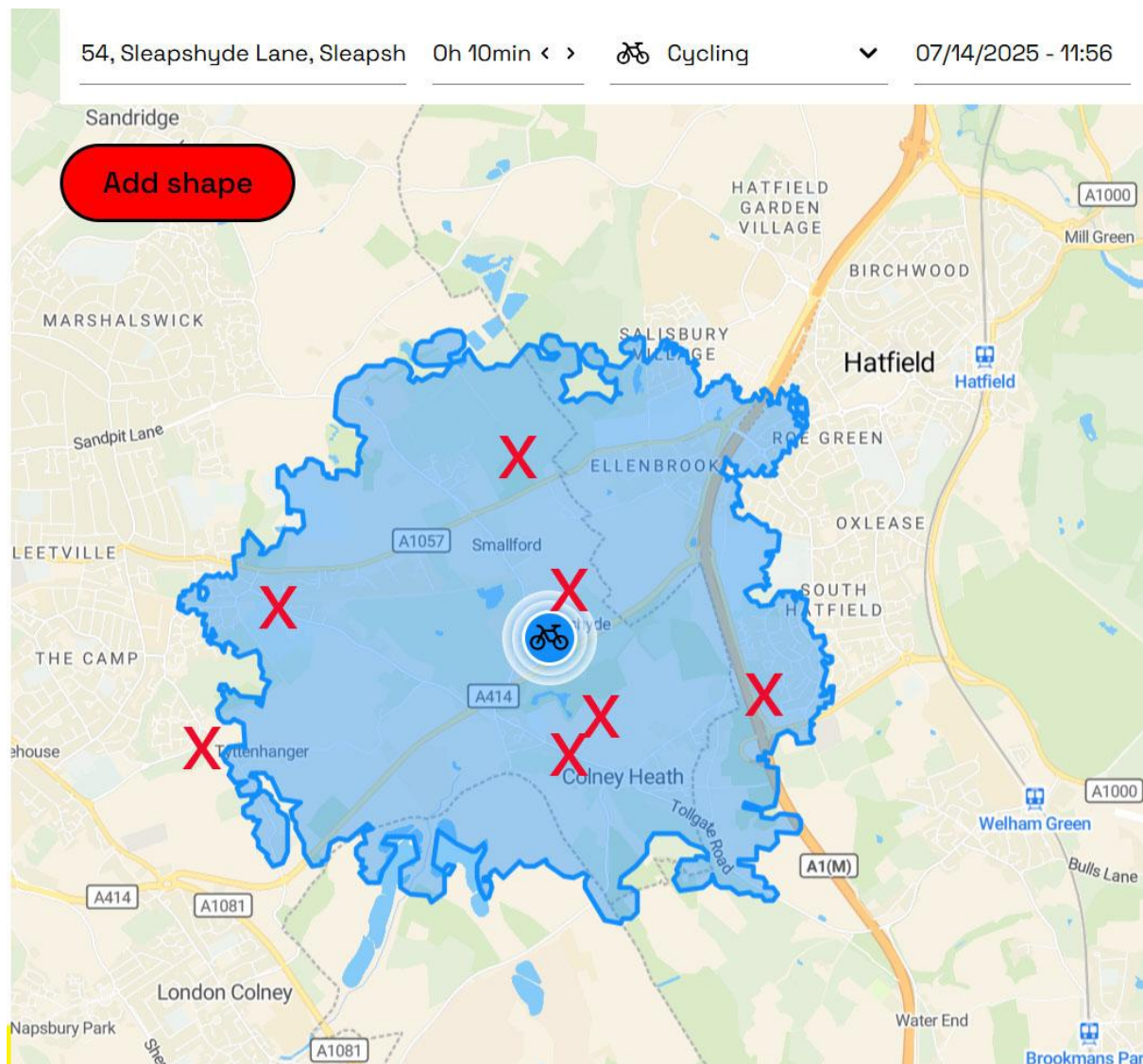
Assessment	Details
Classification	Unclassified
Area	Area 1 0.09ha. (northern side) Area 2 0.11ha. (southern side) Total 0.2ha.
Size approximate (max)	Area 1 11x100m Area 2 12x102m
Topography	level
Landscape	Mown grass with trees
Public access	No fences or hedges, unrestricted access
Walking access	Both areas have roads passing on both sides the main hamlet road through the centre, with service roads on the outside.
Cycle access	There is shared cycle route beside the A414 however the LCWIP identifies several safety issues on the route, but it has not been formerly assessed for LCWIP. CHPC formal assessment of the route beside the A414 identified a number of safety issues.
Accessible by public transport	N/a see conclusion below
Safety issues	Both areas are very narrow with roads passing in close proximity.
Facilities	Details
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	Nil
Conclusion These are not suitable for play for children of most age groups due to the narrow width of areas and the close proximity to roads. Considered to be a wide verge rather than amenity open space so not included in the Sleapshyde amenity space total.	



Sleepshyde area open space requirement			
Sleepshyde population			C377
	Requirement	Actual	Pass/fail
Outdoor sports	0.60ha.	0.00ha.	Fail
Equipped play area	0.09ha.	0.07ha.	Fail
Parks and Gardens	0.30ha	0.00ha.	Fail
Amenity open space	0.25ha.	0.23ha.	Fail
Natural and semi natural open space	0.68ha.	0.00ha.	Fail
Notes This community has no natural open space, the Ellenbrook Country Park is 1.5km and Colney Heath Common is 1.1km from the centre of this community.			



Sleepshyde 10minute walking isochrone (x) showing principal open spaces.



Sleepshyde 10minute cycling isochrone (x) showing principal open spaces.

Smallford

St Albans Rugby Football Club Oaklands Lane

This site is owned by HCC historically contained a play area maintained by CHPC, but this area was transferred to the clubs in 2021/2002 and is no longer available to the public. This site is listed in SADC Open Space Study 2024 but has not existed since 2021-2022.

Assessment	Details
Classification	Private sports field
Area	6.82ha.
Size approximate (max)	252x420m
Topography	Level
Landscape	Level mown grass sports pitches surrounded with hedges some mature.
Public access	Access via gated driveway – maintained by the clubs
Walking access	All users would need to cross the busy Oaklands Lane unless travelling by car.
Cycle access	
Accessible by public transport	
Safety issues	None identified
Facilities	Details
Cycle racks	Unknown
Play equipment	Nil
Sports	10 pitches of different sizes
Seating	Unknown
Conclusion	Not a public open space, the site is owned by HCC and leased to Harvester's FC.



Horseshoe Field Smallford

Assessment	Details
Classification	Natural open space
Area	0.42ha
Size approximate (max)	70x62m
Topography	Level
Landscape	Natural unmanaged grass land surrounded by gardens, fencing and semi open hedgerow.
Public access	Fenced and gated with no public access.
Walking access	Via pavements which are linked well to the community via Zebra crossing.
Accessible by public transport	Yes, the site is in close proximity to the bus stops on Hatfield-St. Albans Road services.
Cycle access	
Safety issues	None identified
Facilities	Details
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	Nil
Conclusion	A semi natural open space owned by CHPC with no public access.



Jove Gardens open space area

Assessment	Details
Classification	Private open space
Area	1.00ha.
Size approximate (max)	132x86m
Topography	Level
Landscape	Wildflower meadow with some trees surrounded on 2 ½ sides by mature hedges. The remainder of the third side is a fence and the fourth side are the houses of the development. A wide gravel path runs down one side of the site.
Public access	Unrestricted no gates or fences – maintained by the residents however a signposted public footpath runs along the gravel path.
Walking access	Via roadway through the development or via footpath from Ellenbrook Country Park.
Cycle access	The safest routes are via Alban Way, Station Road Oaklands Lane or from Ellenbrook Country Park. All other routes suffer from high traffic speed and or volumes so would be unsuitable for many cyclists.
Accessible by public transport	250m from the bus stop in Oaklands Lane
Safety issues	None identified
Facilities	Details
Cycle racks	Nil
Play equipment	3 rustic wooden items
Sports	Nil
Seating	1 bench
Conclusion	Not a public open space



Lawrence Close open area

Assessment	Details
Classification	Private open space
Area	0.94ha.
Size approximate (max)	136x113m
Topography	Mostly level with bund along most of the northeast boundary. Large sustainable drainage lagoon in the centre of the area.
Landscape	Grass mostly mown with tress planted within this area, three boundaries have mature hedges
Public access	Unrestricted no gates or fences maintained by the residents however a signposted public footpath runs through this small estate.
Walking access	Via roadway through the development or via footpath from Ellenbrook Country Park.
Cycle access	The safest routes are via Alban Way, Station Road Oakland Lane or from Ellenbrook Country Park. All other routes suffer from high traffic speed or volumes so would be unsuitable for many cyclists.
Accessible by public transport	350m from the bus stop on Oaklands Lane
Safety issues	Risks related to the sustainable drainage lagoon on the centre of the site.
Facilities	Details
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	1 tree seat
Conclusion	Not a public open space still under development the grass is poorly established.



Ellenbrook Country Park

Ellenbrook Country Park and the Linear Park have assessed together however in technical terms they are different areas.

Assessment	Details
Classification	Natural open space
Area	C180ha. Of which 43.47ha. is within Colney Heath parish and St. Albans District.
Size approximate (max)	2400x1250m
Topography	Broadly level
Landscape	<p>3 zones</p> <ul style="list-style-type: none"> a) Southwest, the central area is open grassland surrounded by trees and shrubs with central hedgerow dividing the site with a northern area of grass and shrubs. To the north between the area of grass and shrub and northern zone is an area of mature woodland. These areas have a large network of paths giving access to the Country Park. b) Central (cattle grazing) all enclosed by fencing, an area of grass with some shrubs. The former taxiway runs to the south of this area offering good access to the other main areas. c) Northern, a wide area of open grass surrounded by mature hedgerows and trees. The only paths in this area go round the edge of the area.
Public Access	<p>Currently permitted access under S106 planning agreement, the area should, be transferred to a Country Park trust under the S106 agreement.</p> <p>Access is via 10 access points of which 4 have kissing gates which could prevent access for those people with mobility issues. None these access points are closed or locked at night. The vehicle gate by the service yard is normally open during working hours.</p>
Walking access	<p>Access is good from Salisbury village community via paths or pavements. Access from Ellenbrook community is via main road zebra crossing and pavements.</p> <p>Access from other communities involve crossing a main road.</p> <p>Access at the northern end from Cooper Green Lane is considered dangerous as the road narrow, lacks any pavement and is beyond the Hatfield 30mph speed limit zones.</p>
Cycling Accessibility	Good access from Alban Way either via Smallford or Ellenbrook, the A1057 is considered unsafe for most cyclist.
Accessibility by public transport	There is a good bus service along A1057 St Albans – Harfield Road with bus stops near Notcutts Garden

Assessment	Details
	Centre and Ellenbrook Lane providing access to both ends of park.
Safety issues	None identified currently however this could change in the event of quarrying.
Facilities	Details
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	7 concrete bench seats
Special features	The park contains 6 sets of story boards which detail the historic aerodrome which developed many important aircraft including the Comet Racer, Mosquito, Comet and Trident.
Conclusion A well-used large scale natural open space offering a wide range of experiences related to a natural open space. The taxiway and southwest area are the most heavily used due to the ease of access compared with access from other locations. This is currently awaiting an appeal decision from the Secretary of State if the appeal is allowed the access, area available and attractiveness of the park is likely to change significantly.	

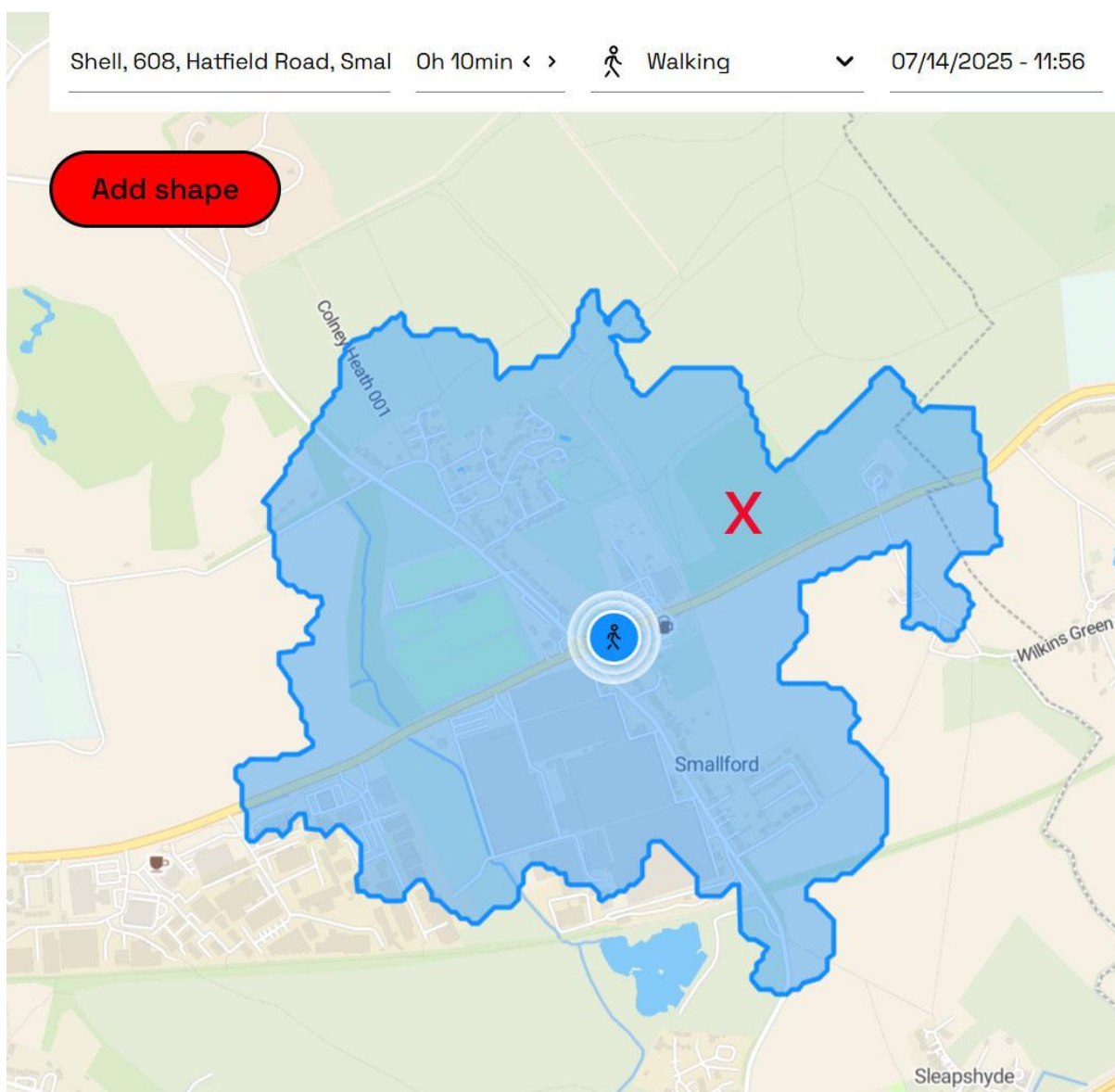


Southern zone looking towards Smallford.

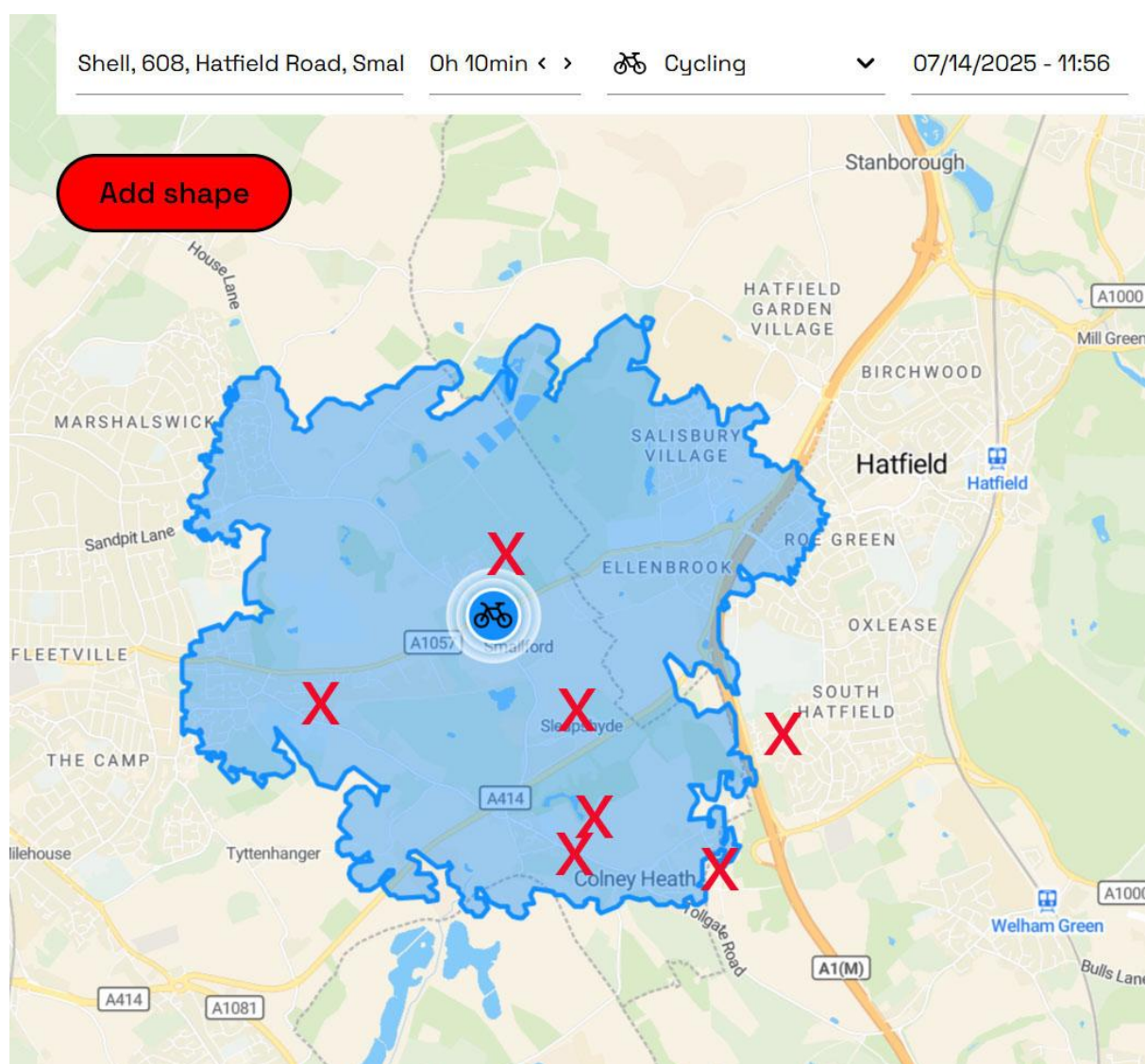


Central zone - grazing area

Smallford area open space requirement			
Smallford population			C 508
	Requirement	Actual	Pass/fail
Outdoor sports	0.82ha.	0.00ha.	Fail
Equipped play area	0.13ha.	0.00ha.	Fail
Parks and Gardens	0.40ha.	0.00ha.	Fail
Amenity open space	0.30ha.	0.00ha.	Fail
Natural and semi natural open space	0.91ha.	C180ha.	Pass
Notes Smallford is within walking distance of Ellenbrook Country Park therefore passes the natural open requirement. However, Ellenbrook Country Park is currently subject to a planning appeal for use of quarry this would result in some areas of the park being inaccessible for long periods. Only 43.47ha. of Ellenbrook CP is with SADC the bulk of the park being within Welwyn Hatfield.			



Smallford 10minute walking isochrone (x) showing principal open spaces.



Smallford 10minute cycling isochrone (x) showing principal open spaces.

Tyttenhanger Green

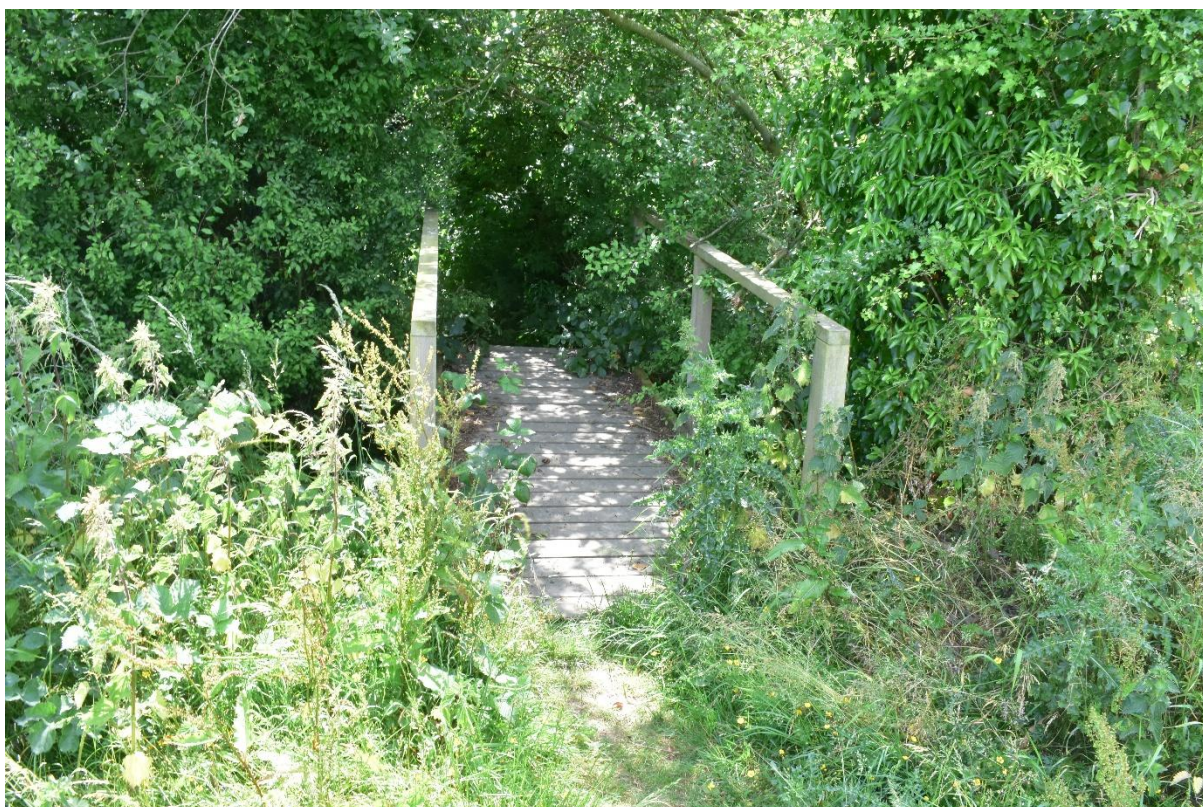
Charles Morris Hall

Assessment	Details
Classification	Children's Play Area (LAP) and Amenity Green Space
Area	1.05ha. total area 0.07ha. children's play area 0.98ha. amenity green space.
Size approximate (max)	140 x 95m
Topography	The children's play area is level, the amenity area has gentle slope to the east and is uneven throughout.
Landscape	The children's play is open with hedge and house along one longer boundary and the car park along the other long boundary. About 80% of the amenity area is surrounded by mature hedges and trees
Public access	The site is enclosed by hedges and fences, the PRow gates are not locked so access is unrestricted.
Walking access	Tyttenhanger has a reasonable pavement throughout the hamlet the road will require crossing as the pavement is only on one side and changes in the middle of the community.
Cycle access	Cycling within Tyttenhanger is considered satisfactory, but cycling from Highfield and Hill End will require care the shared path is partly blocked in places and in places the cycle and pedestrian zones are poorly defined, crossing from the cycle route into Highfield Lane is on a fast bend so additional care would be required.
Accessible by public transport	No, this branch of the 305 route has a service level is below the satisfactory standard.
Safety issues	No fence between the play area and car park
Facilities	
Cycle racks	Nil
Play equipment	5 items
Sports	Football pitch (goal only)
Seating	5 benches 2 in play area 3 in amenity area
Conclusion	Due to the topography of the land it is considered that football pitch which only has one goal can only be classed as amenity space rather than a sports field as its sub-standard. Overall, it is considered that this area would meet most of the communities needs for a play and amenity open space.



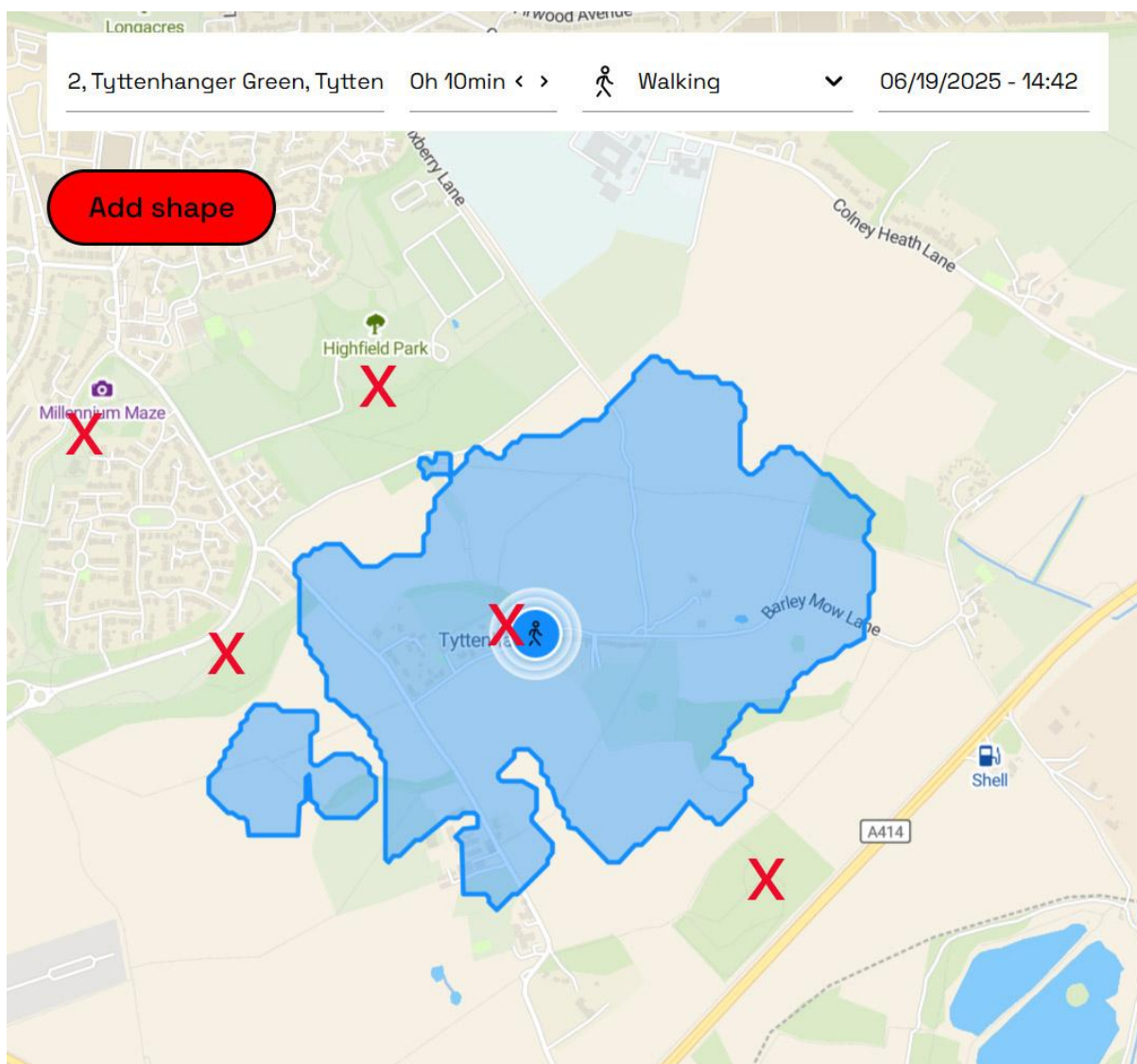
Knights Wood

Assessment	Details
Classification	Unclassified woodland
Area	3.3ha
Size approximate (max)	280 x 175m
Topography	Undulating with gentle slope to the southwest, towards A414.
Landscape	Dense woodland of differing ages up to about 100 years with an average maturity of about 30years there is some evidence of landscape planting.
Public Access	Ungated, a limited number of narrow overgrown paths run through the wood.
Walking access	The wood adjoins PRoW Colney Heath 027 from Highfield Lane to Barley Mow Lane. Most of Highfield Lane as a pavement so would offer safe access from Highfield 1.35km and Tyttenhanger 1.15km.
Cycling access	Reasonable cycle access from Highfield & Tyttenhanger to the gate in Highfield Lane but it's impossible to cycle along CH 027 and there is no cycle storage in Highfield Lane.
Accessible by public transport	No public transport operates near the site.
Safety issues	None identified.
Facilities	
Cycle racks	Nil
Play equipment	Nil
Sports	Nil
Seating	Nil
Conclusion An area of woodland offering few recreational features other than for walking. The public access status is unclear however it's on the Woodland Trust website indicating some public access. Due the limited access and limited facilities it's been recorded as unclassified woodland. This also follows the approach taken in SADC Open Space study 2024 which did not include Knights Wood.	

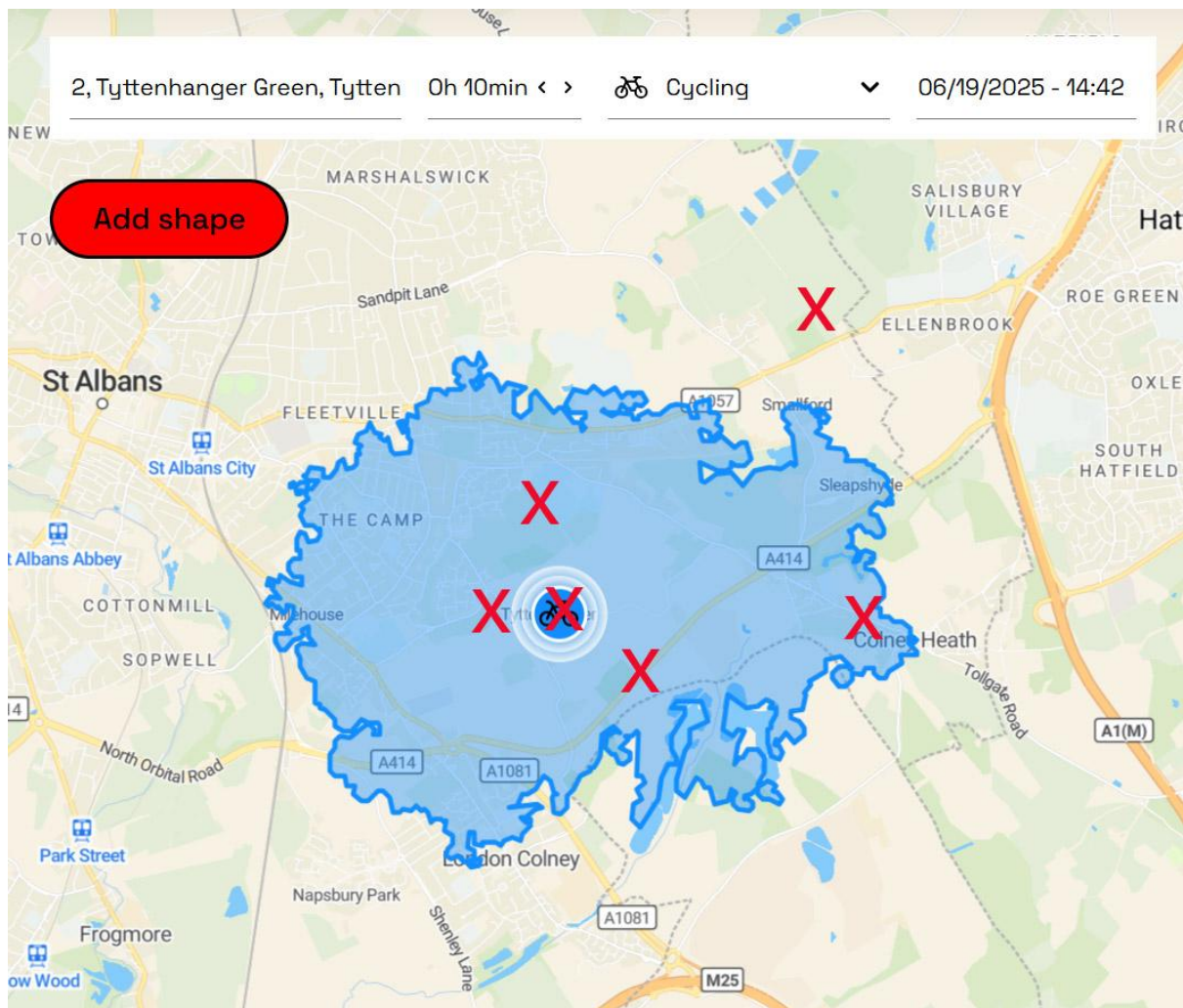


The bridge from PRow Colney Heath 027 entering Knights Wood

Tyttenhanger Green open space requirement			
Tyttenhanger Green population			C 115
	Requirement	Actual	Pass/fail
Outdoor sports	0.18ha.	0.00ha.	Fail
Equipped play area	0.03ha.	0.07ha.	Pass
Parks and Gardens	0.09ha.	0.00ha.	Fail
Amenity open space	0.07ha.	0.98ha.	Pass
Natural and semi natural open space	0.20ha.	6.48ha.	Pass
Notes Natural and semi natural open space passed due to the close proximity of Winchfield Wood in Highfield Park area. Knights Wood has not been included due to the limited recreational facilities offered.			



Tyttenhanger Green 10min. walking isochrone showing (X) principal open spaces.



Tyttenhanger Green 10min. cycling isochrone showing (X) principal open spaces.

Hatfield

Only the larger sites in Hatfield have been included in this document, they have been included as they within walking and or cycling distance of one or more communities within the Colney Heath parish.

However, most of the community areas in Hatfield are in deficit of public open space.

Ellenbrook - in deficit all typologies other than play areas and natural open space (Ellenbrook Country Park) of which much of it is within Colney Heath parish and shares the Country Park with Smallford.

South Hatfield - in deficit in all typologies other than amenity open space.

Roe Green - in deficit in all typologies of open space.

Big Park Hatfield

Assessment	Details
Classification	Combined play area, amenity and natural open space
Area	c8.4ha. total c4.2ha amenity c4.2ha. natural open space. 0.06ha. children's play area
Size approximate (max)	540x165m
Topography	Undulating, but predominantly sloping to the south.
Landscape	Undulating landscape of woodland and open glades Surrounded by mature hedges and or trees. Most of grassland and glades receives some maintenance. Most of the woodland areas have informal paths running through them it's likely that some of the woodland has been planted due the wide range of species found. Significant noise from the A1(M) and Roehyde Way.
Public Access	Unrestricted, there is no access from South Way and only one access point from Roehyde Way near the subway in total 5 access points were identified.
Walking access	All access routes were via pavements or pathways.
Cycle access	Cycle access is good from Hatfield, it is possible to access form Colney Heath via the A1(M) subway, but cyclist need walk with their cycle as cycling is prohibited in Lane End and on Roehyde south of the underpass, and due ASB incidents in the underpass it would be unsuitable for all people. Currently the fence is broken just north of the underpass which allows access via step bank. The are no safe cycle racks on site.
Accessible by public transport	350m from bus stops in Roehyde Way or Bishops Rise, but no direct routes from Colney or St Albans.

Assessment	Details
Safety issues	None on site however the subway under the A1(M) is known to suffer from drug use and antisocial behaviour, this might extend into Lane End as well.
Facilities	Details
Cycle racks	Nil
Play equipment	9 items
Sports	1 football pitch of low standard due uneven ground and long grass.
Seating	4 benches
Conclusion This best described as natural open space however it does have good children's play near the centre of the area. The noise from the A1(M) and Roehyde Way are detrimental to the enjoyment of this open space.	



Ellenbrook Recreation Area

Assessment	Details
Classification	Play area and sports area
Area	0.47ha. total 0.15ha. sport (football pitch). 0.02ha. hard surfaced court 0.06ha. children's play area (LAP) 0.24ha. amenity open space
Size approximate (max)	86x46m
Topography	Broadly level
Landscape	Open mown grass with boundary fence or hedge. The children's play area is also fenced off within the site.
Public access	The site is surrounded by fences or hedges with two access points neither of which is gated or lockable, so the area can be accessed at any time. The main entrance is from Ellenbrook Lane.
Walking access	Easy access from Alban Way however some people may not wish to walk on Alban Way due to the high cycle speeds. Generally reasonable walking within Ellenbrook community area due the good network of pavements but some care is required see below.
Cycling access	Good cycling access from Alban Way, which provides access to and from St. Albans and Hatfield. Cycling within the Ellenbrook community is considered only to be fair due the high number of vehicles parked on the road. Cycling on A1057 will be unsuitable for most cyclists due to the high traffic speeds and volumes. The site has no secure cycle racks.
Safety issues	Users of the main entrance will need to cross the road the sight lines are considered suitable. However, people travelling from the northern end of Ellenbrook have to problems the crossing of Selwyn Avenue which has no dropped kerbs or tactile paving and sight line from Ellenbrook Lane travelling from the A1057 is poor. Ellenbrook Lane only has a pavement on one side along most of its length this results in users having to cross Ellenbrook Lane, the junction with Wilkins Green Lane is considered unsafe due to the elongated route pedestrians must use as they must cross both Ellenbrook Lane and Wilkins Green Lane at the same.
Facilities	Details
Cycle racks	Nil
Play equipment	6 items, in a fenced off area suitable for younger children.
Outdoor Gym equipment	8 items
Sports	Football pitch ½ Basket/net ball court
Seating	Several benches and two table-benches

Assessment	Details
Conclusion	A medium scale public open space with facilities for some sports, including football and basketball or netball. A good range of children's play equipment. Its considered likely to only serve the Ellenbrook community area, due to other locations being beyond the desirable walking distance.



Roe Green

Roe Hill, Briars Lane, Hatfield

Assessment	Details
Classification	Outdoor sport and children's play area
Area	4.51ha. Children's play area 0.24ha. Sports 4.27ha.
Size approximate (max)	310x220m
Topography	Broad level
Landscape	Mown grass surrounded by mature trees on most sides, the children's play area is enclosed by a low fence with gates which not unlocked. The site has some car parking and several halls.
Public Access	4 entrances were identified all unrestricted.
Walking access	The local pavement network appears satisfactory and local roads are narrow which should reduce traffic speeds.
Cycle access	Cycle access is good from Hatfield, it is possible to access form Colney Heath via the A1(M) subway, but cyclist need walk with their cycle as cycling is prohibited in Lane End and Roehyde Way south of the underpass, and due ASB incidents in the underpass it would be unsuitable for all people. The are no secure cycle racks on site.
Accessible by public transport	From Bishops Rise 240m walk or Hillcrest with a200m walk, but no direct service from Colney Heath or St. Albans.
Safety issues	None identified.
Facilities	Details
Cycle racks	Nil
Play equipment	10 items
Outdoor gym equipment	8 items
Sports	3 pitches (google earth image)
Seating	5 benches
Conclusion A mixed sports and children's area, the grass area is used by people for walking and relaxing, the area suits the needs of the local area for these categories of open space.	



West of Drakes Drive/Ashley Road

These sites are noted but have not been accessed as they are well beyond the parish area.

Drakes Drive open space.

Camp play area.

Cunningham Hill Green Space

Foxcroft Play Area

Fleetwood Pleasure Grounds

Clarence Park