

SHLAA ASSESSMENT FORM – GREEN BELT SITES





SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference

Site address (or brief description of broad location)

(Site Location Plan)

Key:

- | | | | |
|--|---|---|--|
|  Green Belt |  Local Wildlife Sites |  Conservation Area |  Listed Buildings |
|  Flood Zone 2 |  Local Nature Reserves |  Landscape Conservation Area |  Locally Listed Buildings |
|  Flood Zone 3 |  Ancient Woodland |  SSSI |  Tree Preservation Orders |

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Area of site or broad location (hectares)

Ownership details:

Contact details - if different from above (agent, consultant etc)

Category of site (e.g. agricultural)

Current use(s)

Method of site identification (e.g. proposed by landowner etc)	
Planning History	

SITE SUITABILITY

Physical Constraints			
Area of flood risk		SSSI	
Ancient Woodland		Local Nature Reserve	
County Wildlife Site		Poor access	
Site of Geological Importance		Steep slopes/uneven terrain	
Scheduled Ancient Monument		Ground contamination	
Site for Local Preservation (archaeological)		Proximity of Locally Listed Building(s)	
Proximity of Listed Building(s)		Historic Park or Garden	
Air Quality Management Area		Conservation Area	
Tree and hedgerows		Other habitat/green space	
Proximity to Hazardous Installations (as per Policy 84b)		Public Right of Way	
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)		Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses		Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	
Development would result in unrestricted sprawl of large built up areas.		Scale and nature of development would be large enough to significantly change size and character of the settlement.	

Development would result in neighbouring towns merging into one another.		Development would result in encroachment into open countryside.	
Development of the site would affect land that is presently rural rather than urban in nature		Development would be visually intrusive from the surrounding countryside	

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.		Existing Green Belt boundary is well defined	
Removal of the site from the Green Belt would create additional development pressure on adjoining land		Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	
Development would affect the setting and special character of St Albans			

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)		Green spaces identified for protection in the Green Spaces Strategy	
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)		Site with social or community value (provide details)	
Tree Preservation Orders		Greenfield site	

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	
Council's estimated capacity	

