

Strategic Housing Land Availability Assessment
SHLAA 2016 Update
(New sites, interim and 2016 call for sites)

Individual Assessment Forms

Note

Council Comments:

Yes – Shortlisted - states indicative development capacity

Yes – Potential * - denotes site included in the SKM Green Belt Review Purposes Assessment Report (2013). To be further assessed for potential residential development. Part site only.

Yes – Scale** - denotes site to be further assessed for potential residential development. Part site only.

No – Rejected - states reasons

Rejected (Not Suitable) Sites

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-BW-452												
Site address (or brief description of broad location)	Land at Lye Lane, Bricket Wood												
<p>Key:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Green Belt</td> <td style="width: 25%;">Local Wildlife Sites</td> <td style="width: 25%;">Conservation Area</td> <td style="width: 25%;">Listed Buildings</td> </tr> <tr> <td>Flood Zone 2</td> <td>Local Nature Reserves</td> <td>Landscape Conservation Area</td> <td>Locally Listed Buildings</td> </tr> <tr> <td>Flood Zone 3</td> <td>Ancient Woodland</td> <td>SSSI</td> <td>Tree Preservation Orders</td> </tr> </table> <p>© Crown copyright and database rights 2015 Ordnance Survey 100018953</p>		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
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										
Area of site or broad location (hectares)	25.80 Ha												
Ownership details:	Westfield Global Ventures Ltd												
Contact details - if different from above (agent, consultant etc)													
Category of site (e.g. agricultural)	Grassland												
Current use(s)	Grassland.												

Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History	<p><u>Ref.5/2016/0716</u> - Outline Application (means of access) - Remediation of land to create community forest and construction of 16 dwellings with associated parking and access. This application was refused on 26/08/2016. Refusal reasons: The site is within the Metropolitan Green Belt in the St Albans District Local Plan Review 1994. The proposed housing is an inappropriate development within the Green Belt which is unacceptable in terms of Policy 1 of the St. Albans District Local Plan Review 1994 and the National Planning Policy Framework.</p> <p><u>Ref.5/2013/0876</u> Outline planning permission (means of access, appearance, landscaping, layout and scale sought) to provide Affordable Flexicare Accommodation, Lifetime Homes, staff and respite care accommodation to include 103 one bedroom flats, 15 two bedroom flats and 24 three bedroom flats. This application was refused on 10/09/2013 Refusal reasons: The site is within the Metropolitan Green Belt in the St Albans District Local Plan Review 1994. The proposed housing is an inappropriate development within the Green Belt which is unacceptable in terms of Policy 1 of the St. Albans District Local Plan Review 1994 and the National Planning Policy Framework.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	Nearby	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom	None identified

		masts, underground pipelines, sewers etc	
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

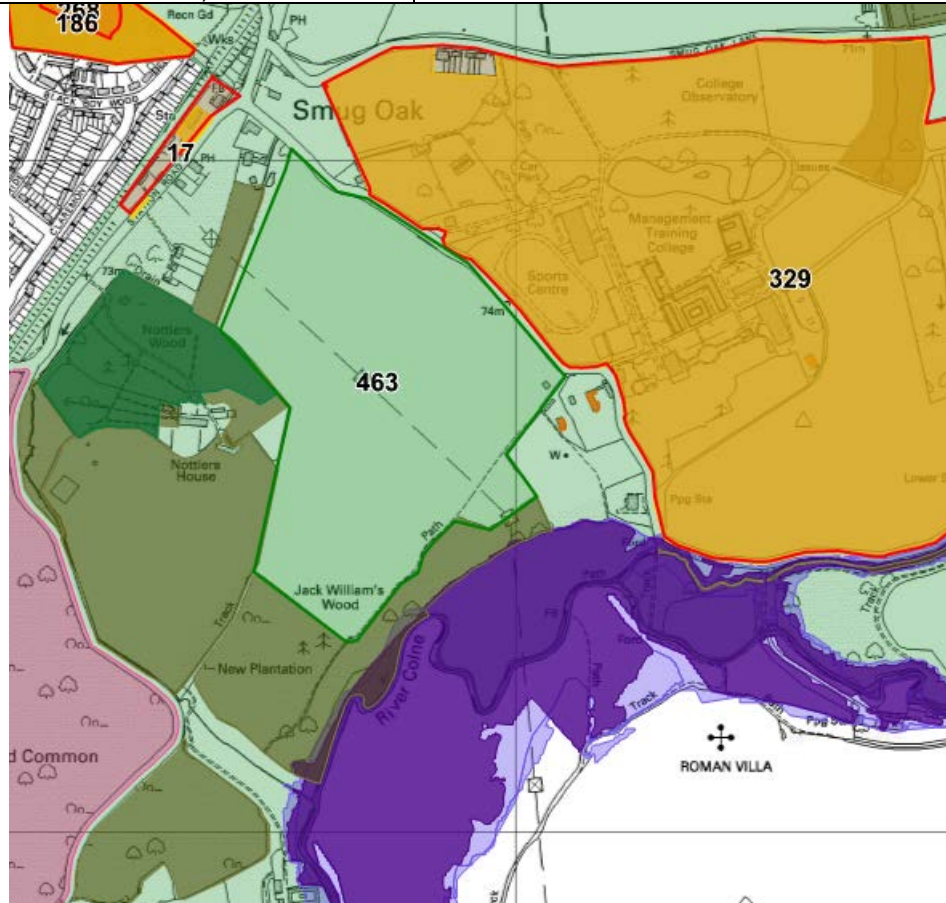
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

<p>Council Comments</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. Development would cause demonstrable harm to the character and amenity of the immediate area, including woodland to the north of Lye Lane. It would also create pressure for more intensified development on land to the north of Lye Lane and south of the M25.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-BW-463
Site address (or brief description of broad location)	Land to the south of Drop Lane, Bricket Wood



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)	21.04 Ha
Ownership details:	Munden Estate
Contact details - if different from above (agent, consultant etc)	Ms Kate Girling, Rural Solutions, Skipton, North Yorkshire
Category of site (e.g. agricultural)	Agriculture.
Current use(s)	Agriculture.

Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History	No relevant history.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

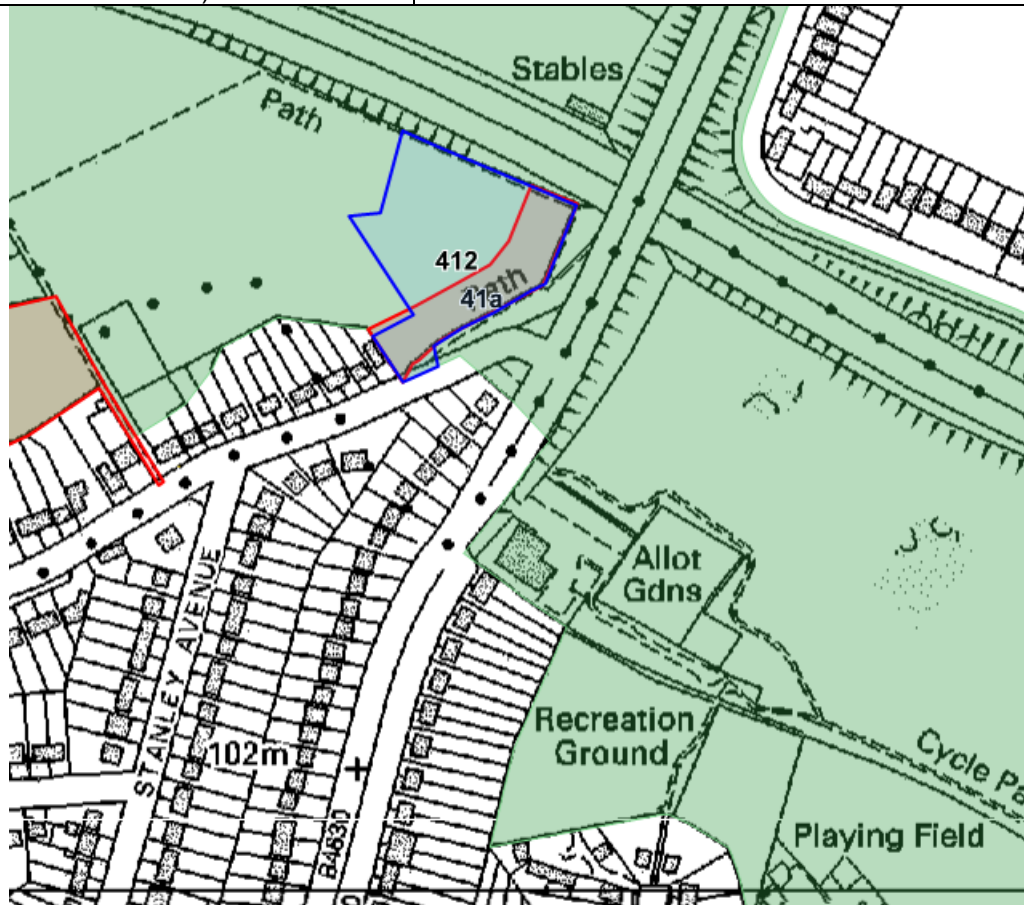
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-CG-412
Site address (or brief description of broad location)	Land at Watford Road, Chiswell Green



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)	0.83 ha
Ownership details:	Sir Martin Holderness
Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
Category of site (e.g. agricultural)	Grass and shrub land.
Current use(s)	Open land / fallow agricultural land.

Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History	No relevant history.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	Yes
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

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

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

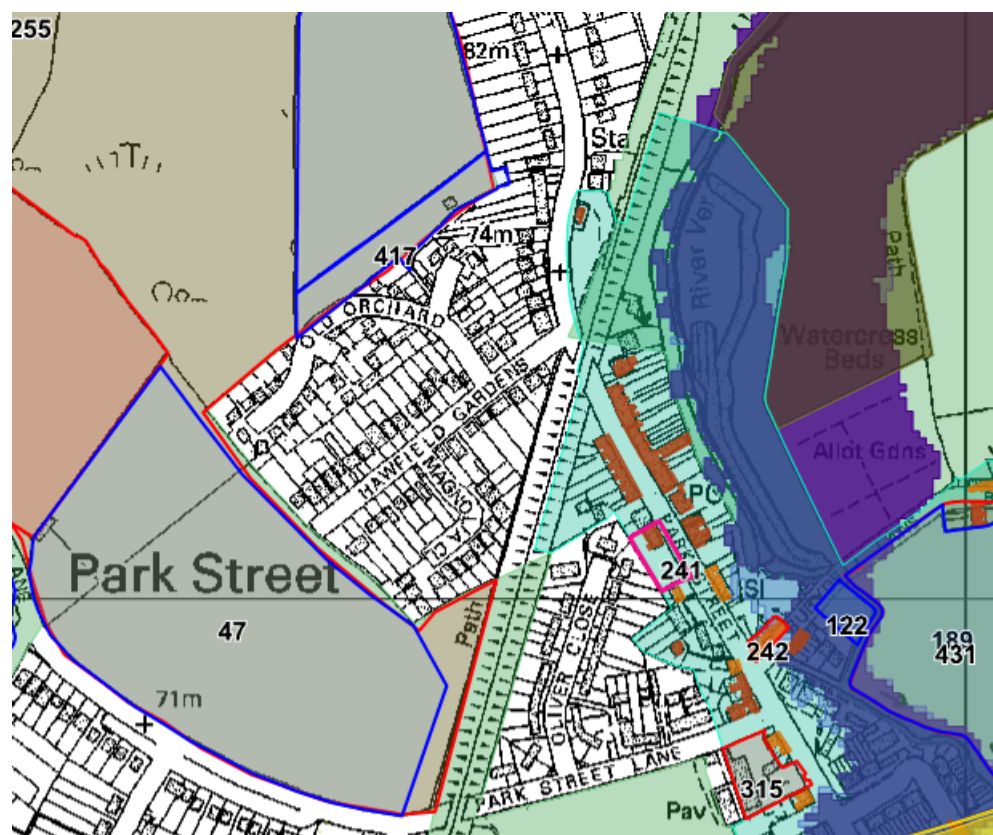
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>The site makes a crucial contribution to Green Belt purposes. The release of this site from the Green Belt would contribute towards coalescence of Chiswell Green and St Albans.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-PS-417
Site address (or brief description of broad location)	Land at Old Orchard Park Street



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)	0.466
Ownership details:	Mrs J Hyslop and Mrs L Currie
Contact details - if different from above (agent, consultant etc)	Mr Simon Andrews, DLA Town Planning Ltd, St Albans
Category of site (e.g. agricultural)	Scrubland/Woodland.

Current use(s)	Currently not in use but previously used as a market garden. Partly Watling Street to the east, with primarily residential areas beyond and partly residential part of Park Street. Largely open green space, to the north and west.
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History	None relevant

Yes

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Nearby	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in unrestricted sprawl of large built	Yes	Scale and nature of development would be large enough to	Perhaps

up areas.		significantly change size and character of the settlement.	
Development would result in neighbouring towns merging into one another.	Yes	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

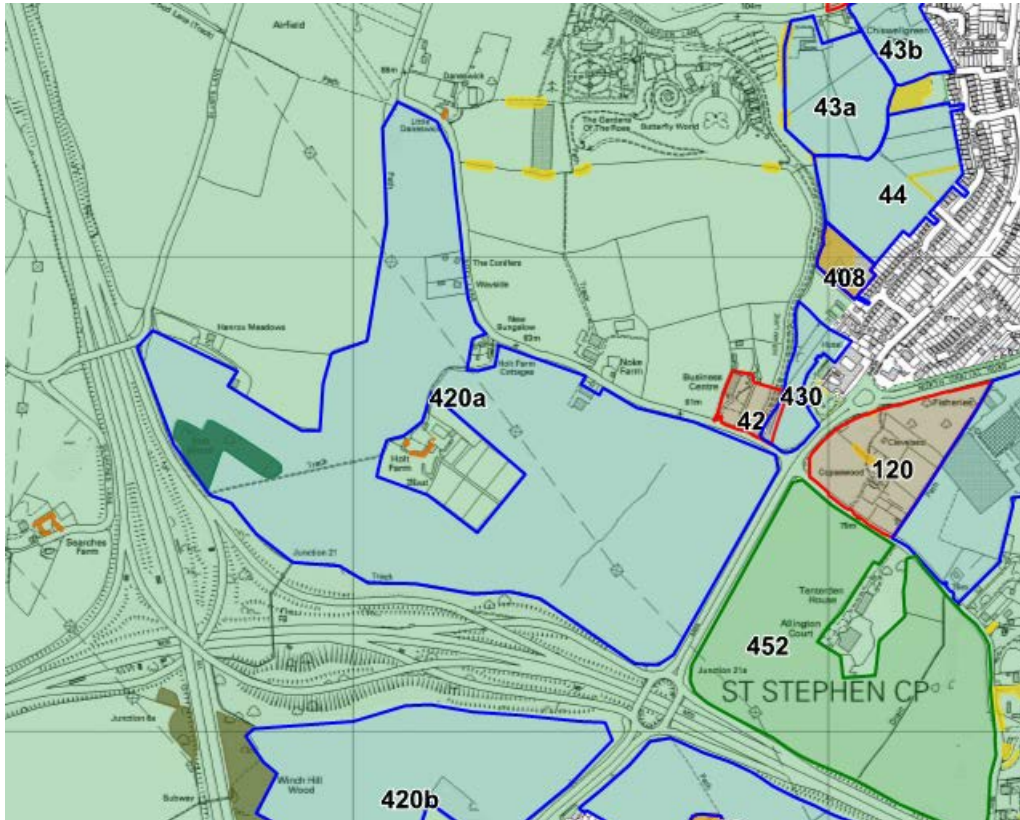
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-CG-420a
Site address (or brief description of broad location)	Land at Noke Lane, South of Chiswell Green, St Albans



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)	56.48 Ha
Ownership details:	Clowes Developments (UK) Ltd
Contact details - if different from above (agent, consultant etc)	
Category of site (e.g. agricultural)	Agriculture
Current use(s)	Pasture land and farm land.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

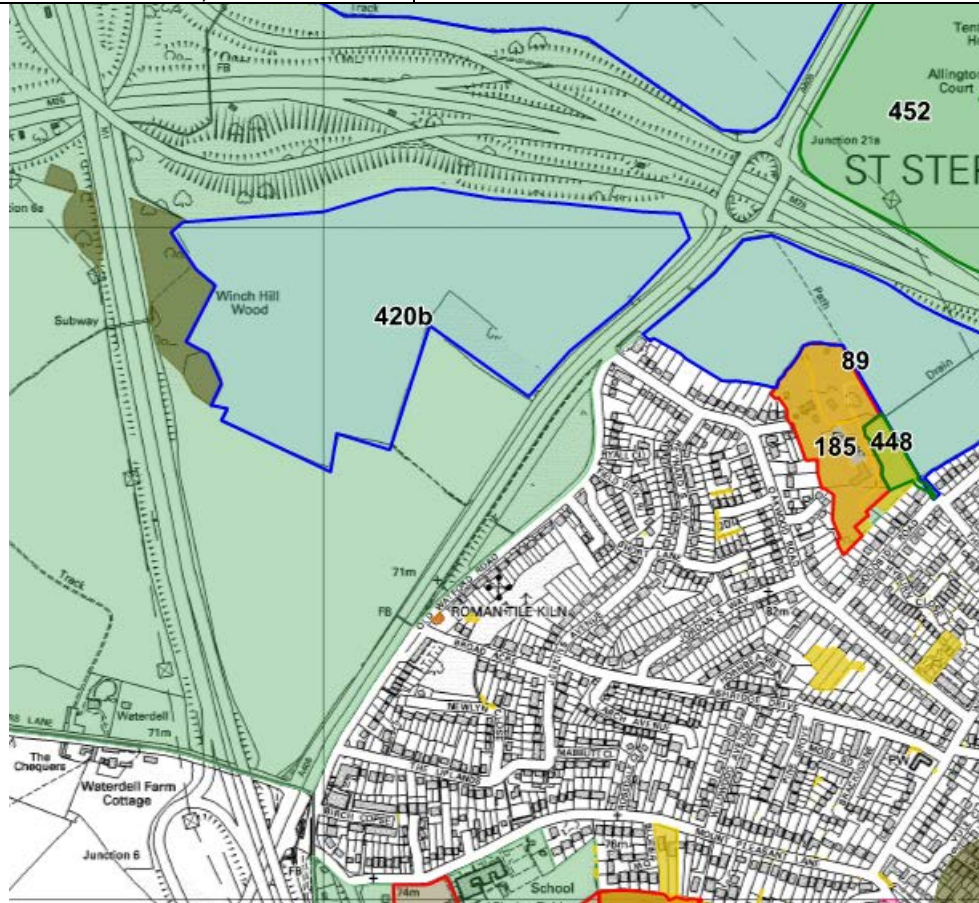
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-CG-420b
Site address (or brief description of broad location)	Land at Noke Lane, South of Chiswell Green, St Albans



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)	18.87 Ha
Ownership details:	Clowes Developments (UK) Ltd
Contact details - if different from above (agent, consultant etc)	
Category of site (e.g. agricultural)	Agriculture.
Current use(s)	Pasture land and farm land.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

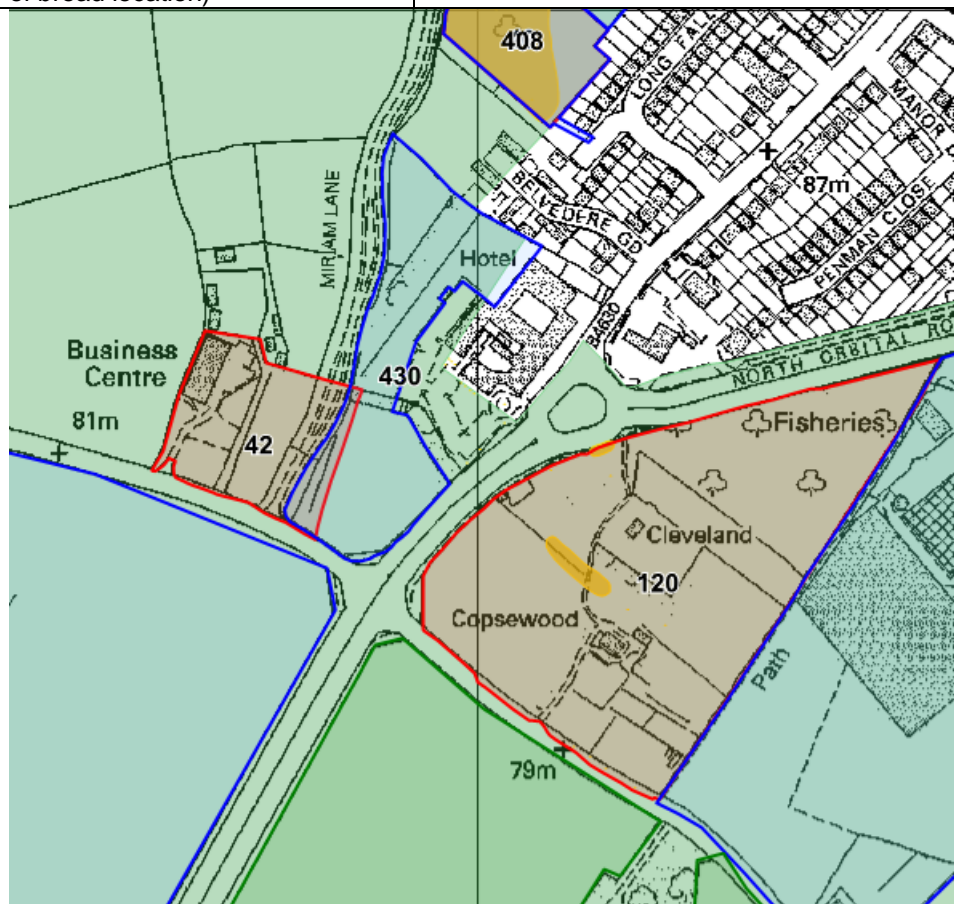
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-CG-430
Site address (or brief description of broad location)	Land adjacent to the Noke Hotel, Chiswell Green, St Albans



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)	2.11 Ha
Ownership details:	Curzon Nominees 1 Ltd and Curzon Nominees 11 Ltd
Contact details - if different from above (agent, consultant etc)	Mr Damien Holdstock, Turley, Birmingham
Category of site (e.g. agricultural)	Grassland
Current use(s)	Vacant

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

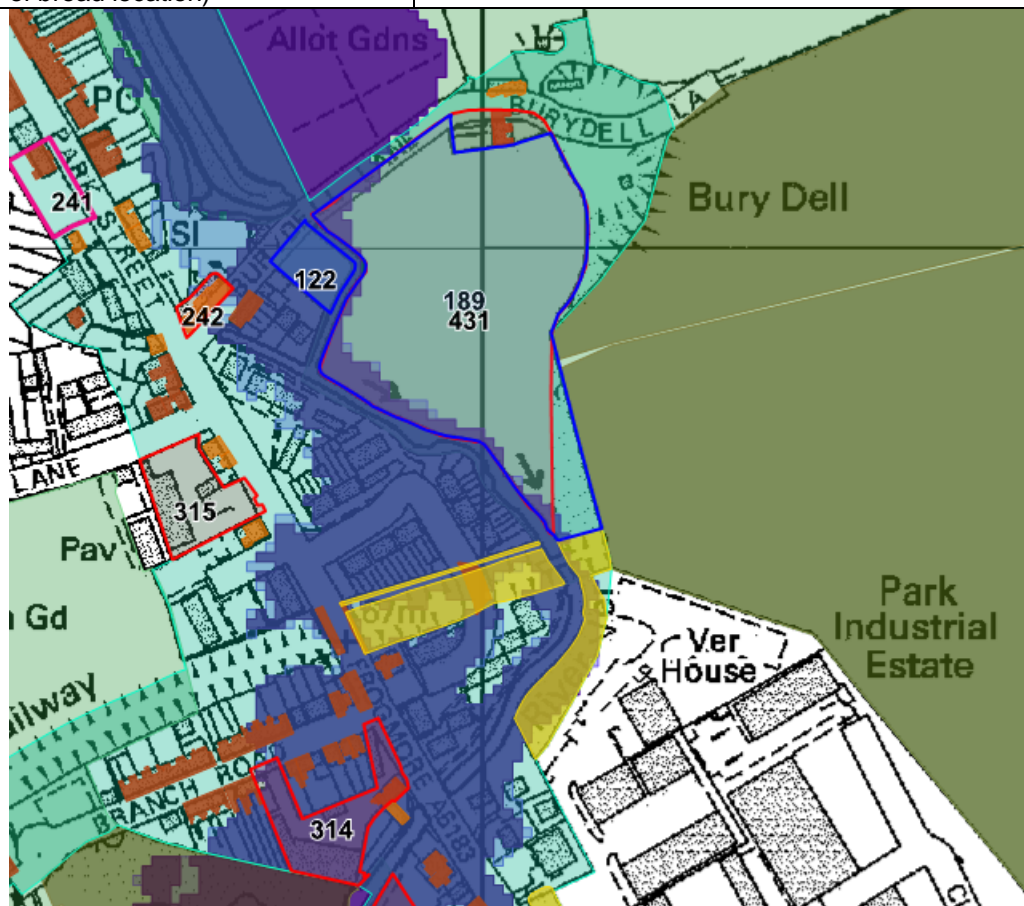
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-PS-431
Site address (or brief description of broad location)	South of Burydell Lane, east of the River Ver, Park Street



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)	2.0 Ha
Ownership details:	Jarvis Group Ltd
Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
Category of site (e.g. agricultural)	Grassland / Scrubland.
Current use(s)	Grassland / Scrubland.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

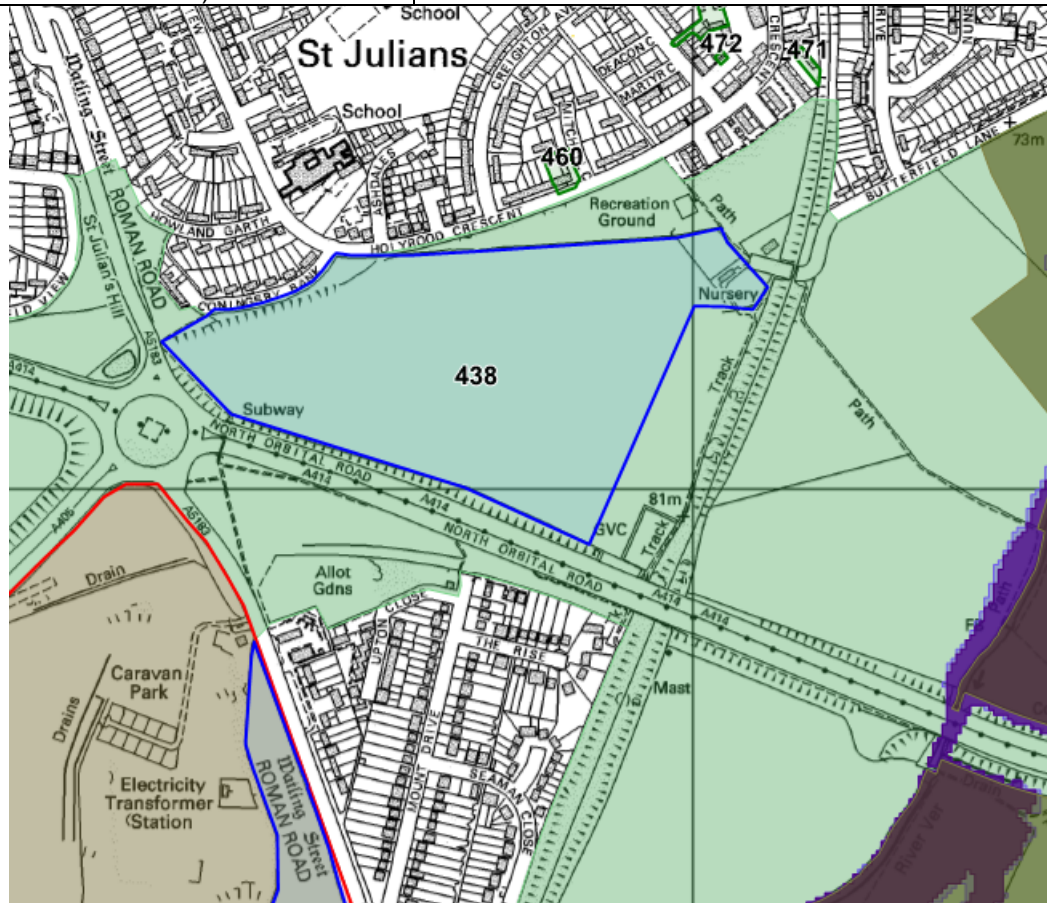
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>The site makes a crucial contribution to Green Belt purposes. The site lies within the Park Street and Frogmore Conservation Area and forms an important part of the open land to the east of the River Ver. Development would affect land that is rural in nature and would constitute encroachment into the surrounding countryside.</p> <p>Part of the site along the western side of the site lies within Flood Zone 3b Functional Flood Plain.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA-438
Site address (or brief description of broad location)	Land east of Watling Street, St Albans



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)	11.70 Ha
Ownership details:	The Gorehambury Estate Company Limited
Contact details - if different from above (agent, consultant etc)	Mr Robin Shepherd, Barton Willmore LLP, Reading, Berkshire
Category of site (e.g. agricultural)	Arable field
Current use(s)	Agricultural grazing fields

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Flood Zone 1	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Nearby
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			Yes

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SM-402
Site address (or brief description of broad location)	23 Station Road. Smallford



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)	0.96
Ownership details:	Mr and Mrs C J Musk
Contact details - if different from above (agent, consultant etc)	Mr and Mrs C J Musk
Category of site (e.g. agricultural)	Residential
Current use(s)	House and garden

Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

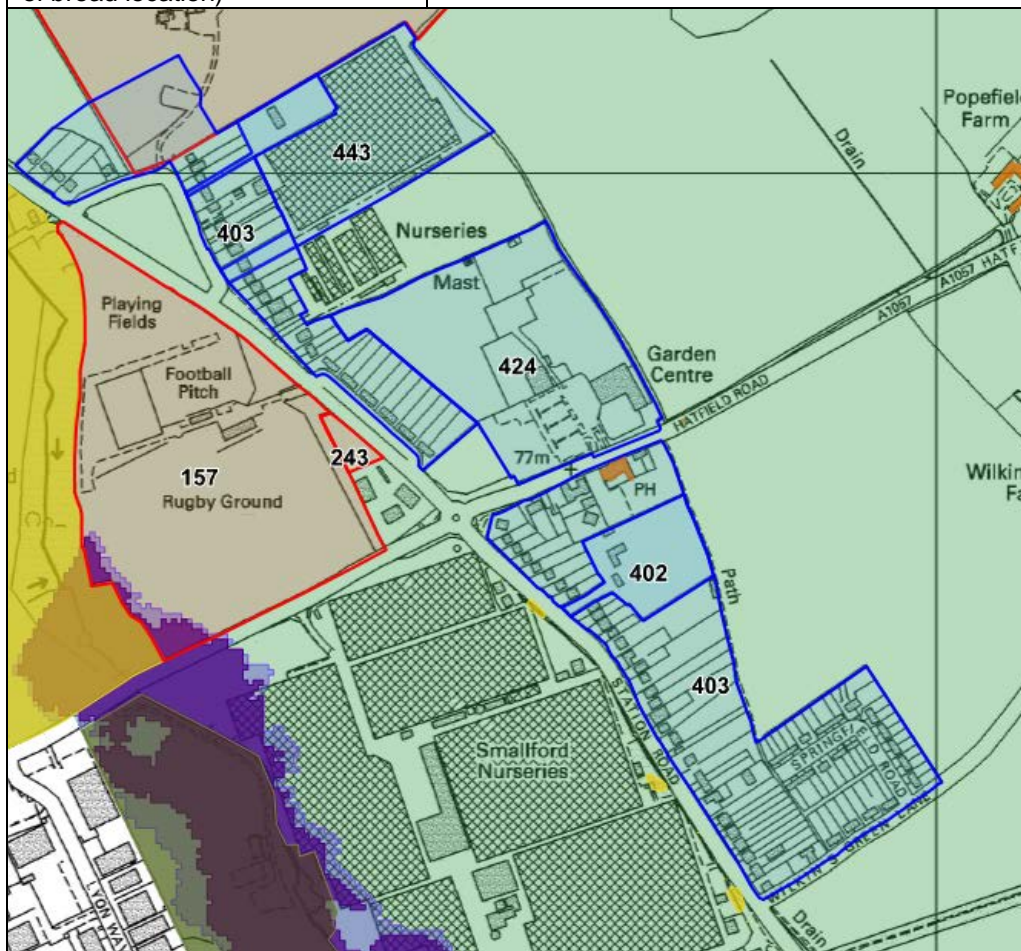
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. The site raises issues about inappropriate village infill development and the extent of the defined Green Belt settlement. It would cause adverse impact on the rural character of the local area.</p> <p><u>Note:</u> The site has been suggested for development in the context of Colney Heath Parish Council Neighbourhood Plan work and its availability for development may be considered further in that context.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SM-403
Site address (or brief description of broad location)	Station Road Smallford



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)	11.31
Ownership details:	Private
Contact details - if different from above (agent, consultant etc)	Smallford Residents' Association (c/o Mr Christopher Musk)
Category of site (e.g. agricultural)	Grassland
Current use(s)	Residential, homes and gardens.
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner

Planning History	None relevant
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	No
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. The site raises issues about inappropriate village infill development and the extent of the defined Green Belt settlement. It would cause adverse impact on the rural character of the local area.</p> <p><u>Note:</u> The site has been suggested for development in the context of Colney Heath Parish Council Neighbourhood Plan work and its availability for development may be considered further in that context.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-CH-409
Site address (or brief description of broad location)	Land at Former Barley Mow Public House, Barley Mow Lane



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)	0.66
Ownership details:	Private
Contact details - if different from above (agent, consultant etc)	Armstrong Rigg Planning, Sharnbrook, Bedford
Category of site (e.g. agricultural)	
Current use(s)	Residential dwelling & builders/scaffold yard.
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner

Planning History	<p>Ref.5/2016/0037 - Construction of eight new residential dwellings with garages following demolition of existing property. Construction of associated car parking, open space, landscaping and new access arrangements onto Barley Mow Lane. This application was approved on 05/09/2016.</p> <p>Ref.5/2013/0675 - Demolition of existing property and associated structures and construction of twenty dwellings comprising five, two bedroom and fifteen, three bedroom houses (including 7 affordable houses) with associated access, parking, landscaping. This application was refused on 14/08/2013. Refusal reasons: The site is within the Metropolitan Green Belt in the St Albans District Local Plan Review 1994 wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation.</p>
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause	Yes	Development would involve land	No

demonstrable harm to the character and amenity of surrounding areas/land uses		that could otherwise help to meet the objectives of Watling Chase Community Forest	
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

<p>Council Comments</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. Development of the site would intensify development in an area that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.</p> <p><u>Note</u>: Planning permission has now been granted for a small scale development based on the element of previously development land on the site.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SM-424
Site address (or brief description of broad location)	Notcutts Garden Centre, Hatfield Road



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)	4.11
Ownership details:	Notcutts Limited
Contact details - if different from above (agent, consultant etc)	DHA Planning, Maidstone, Kent
Category of site (e.g. agricultural)	Retail Garden Centre
Current use(s)	Retail Garden Centre (Notcutts Garden Centre)
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner

Planning History	None relevant
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			Yes

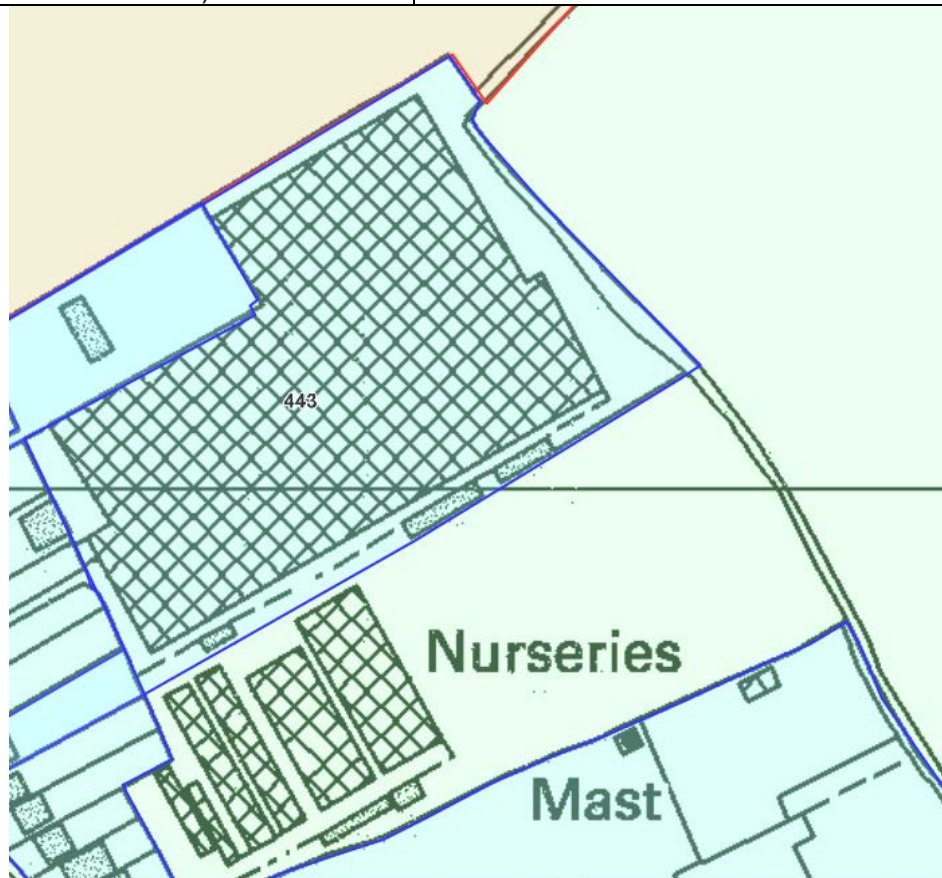
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. The site is surrounding an active garden centre (Notcutts Garden Centre). Residential development would intensify development and cause adverse impact on the visual amenity of the area detrimental to its rural character.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SM-443
Site address (or brief description of broad location)	Radio Nursery and 54 Oakland Lane, Smallford



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)	2.91
Ownership details:	Private
Contact details - if different from above (agent, consultant etc)	Bidwells. St Albans
Category of site (e.g. agricultural)	As below
Current use(s)	Mixed – residential, warehouse, workshop and builders yard together with horticulture.
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner

Planning History	Application Reference: 5/2015/0644 - outline application for construction of 28 dwellings following demolition of existing buildings. Permission refused on 23/6/2015. Subsequent appeal lodged to Secretary of State against the Council's reasons for refusal. A public hearing was held on 6 April and 25 May 2016, the appeal was dismissed on 5 August 2016. The Inspector concluded that the proposal would be inappropriate development in the Green Belt.
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built	No	Scale and nature of development would be large enough to	Yes

up areas.		significantly change size and character of the settlement.	
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

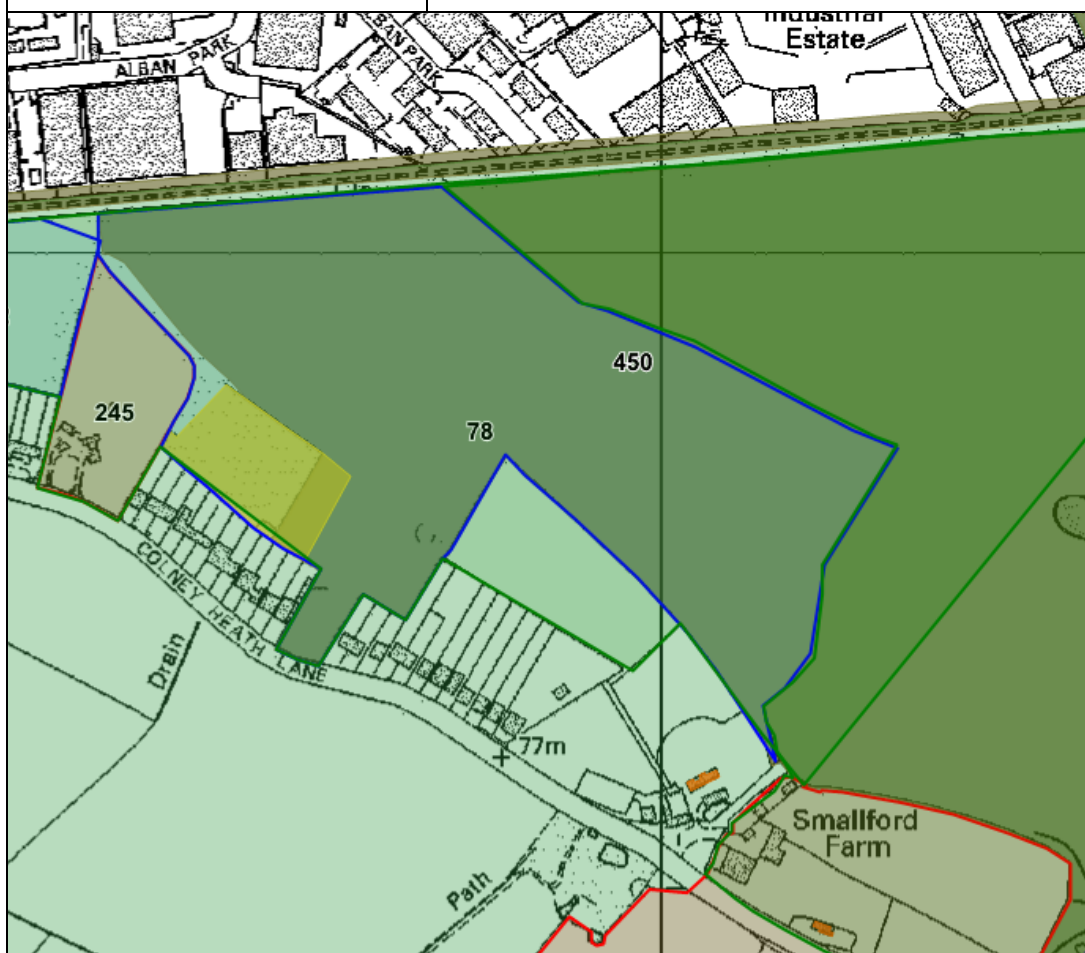
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Residential development of the site would cause adverse impact on the visual amenity of the area and would be detrimental to its rural character.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA-450
Site address (or brief description of broad location)	Land south of Alban Park, Colney Heath



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)	26.45
Ownership details:	Colney Smallford Ltd
Contact details - if different from above (agent, consultant etc)	Mr Alastair Crowdy, GL Hearn Limited, Holborn, London
Category of site (e.g. agricultural)	Woodland/grassland
Current use(s)	Mix of woodland and grassland.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	Yes	Local Nature Reserve	Yes
County Wildlife Site	Nearby	Poor access	Yes
Site of Geological Importance	Yes	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Yes	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. The site includes ancient woodland, local nature reserve and a county wildlife site.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-CH-451												
Site address (or brief description of broad location)	Roehyde site Adjacent to Hatfield												
<p>Key:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Green Belt</td> <td style="width: 25%;">Local Wildlife Sites</td> <td style="width: 25%;">Conservation Area</td> <td style="width: 25%;">Listed Buildings</td> </tr> <tr> <td>Flood Zone 2</td> <td>Local Nature Reserves</td> <td>Landscape Conservation Area</td> <td>Locally Listed Buildings</td> </tr> <tr> <td>Flood Zone 3</td> <td>Ancient Woodland</td> <td>SSSI</td> <td>Tree Preservation Orders</td> </tr> </table> <p style="text-align: center; font-size: small;">© Crown copyright and database rights 2015 Ordnance Survey 100018953</p>		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
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										
Area of site or broad location (hectares)	24.55												
Ownership details:	Roehyde Consortium												
Contact details - if different from above (agent, consultant etc)													
Category of site (e.g. agricultural)	Grassland												
Current use(s)	Grassland												
Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner												

Planning History	None relevant
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	Nearby	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	No
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

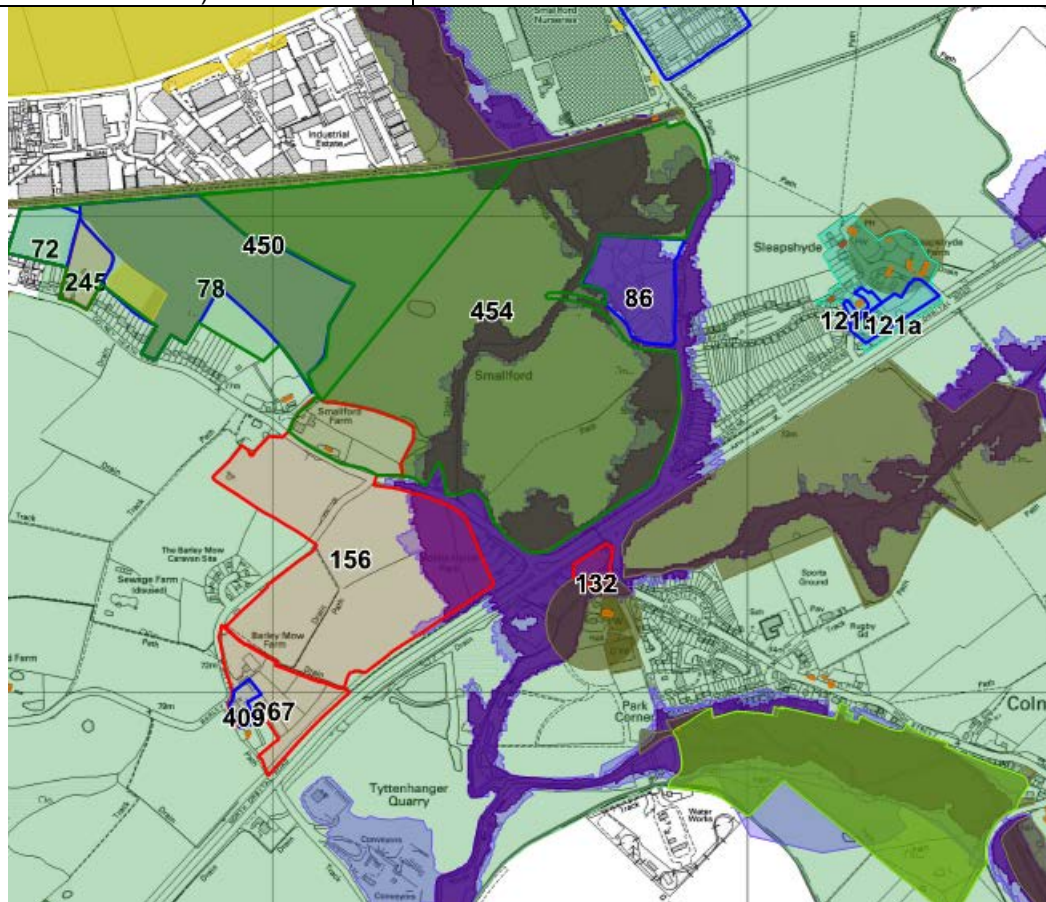
Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would cause demonstrable harm to the character and amenity of surrounding areas and land uses.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-LC-454
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Site address (or brief description of broad location)	Smallford Pit
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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)	53.19 Ha
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Ownership details:	Private
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Contact details - if different from above (agent, consultant etc)	Duncan Murdoch, Moulton Walker
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Category of site (e.g. agricultural)	Grassland
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Current use(s)	Grassland
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Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
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Planning History	None relevant
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	Nearby	SSSI	No
Ancient Woodland	Nearby	Local Nature Reserve	No
County Wildlife Site	Nearby	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

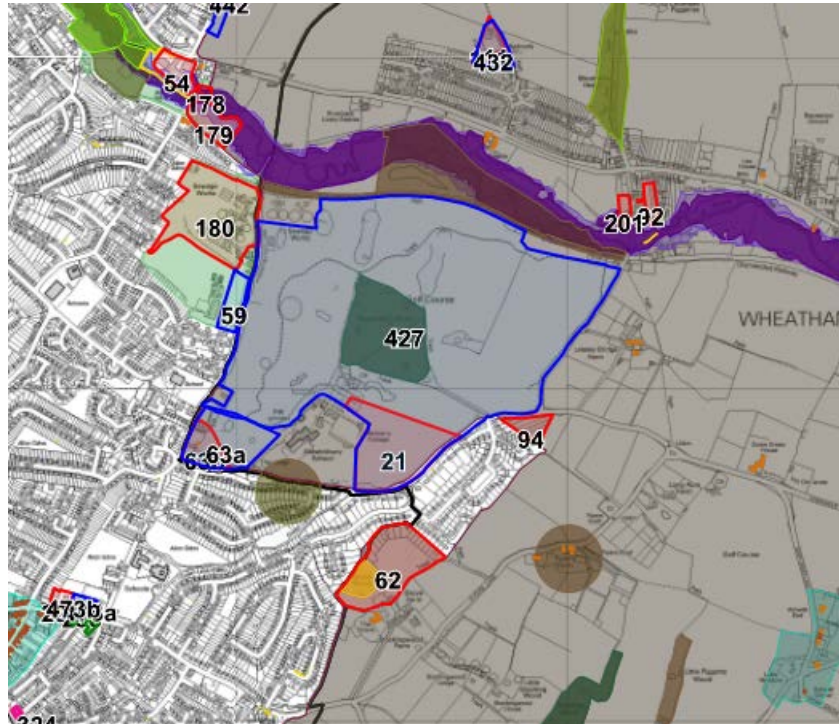
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.</p> <p>Part of the site is in Flood Zone 3b Functional Flood Plain.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-H-427
Site address (or brief description of broad location)	Aldwickbury Park Golf Club, Piggottshill Lane, Harpenden



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)	65.80 Ha
Ownership details:	Burhill Developments Ltd
Contact details - if different from above (agent, consultant etc)	Mr Kieron Gregson, Carter Jonas, London.
Category of site (e.g. agricultural)	Golf club.
Current use(s)	Golf club with ancillary facilities.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

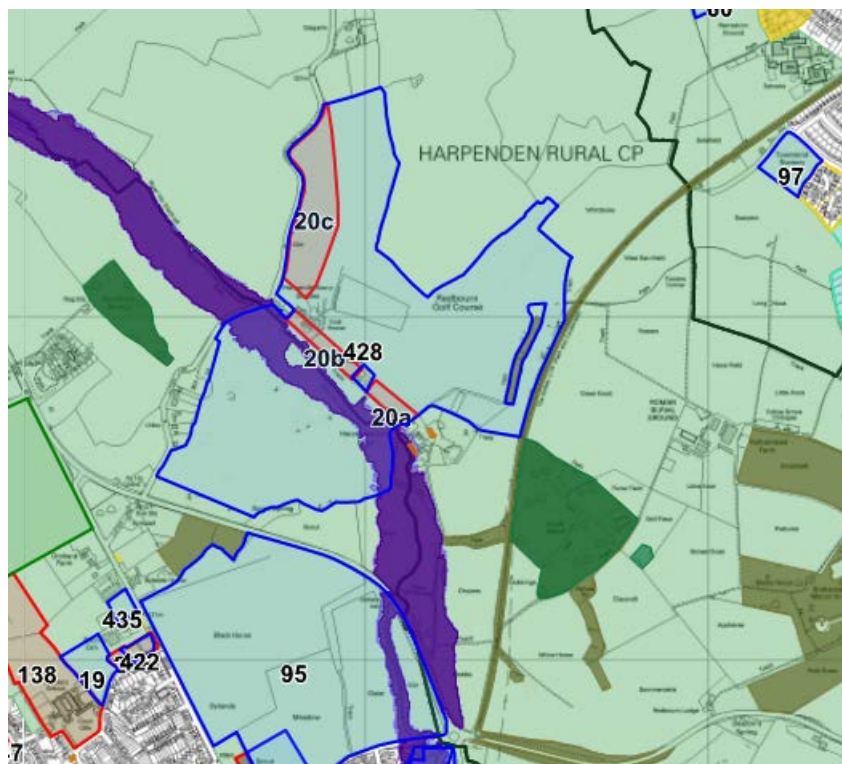
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	Yes
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-R-428
Site address (or brief description of broad location)	Redbourn Golf Club, Kinsbourne Green Lane



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)	70.46
Ownership details:	Burhill Developments Ltd
Contact details - if different from above (agent, consultant etc)	Mr Kieron Gregson, Carter Jonas, London
Category of site (e.g. agricultural)	Grassland
Current use(s)	Golf club with ancillary facilities.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Close proximity	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would	Yes	Development would be visually	Yes

affect land that is presently rural rather than urban in nature		intrusive from the surrounding countryside	
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

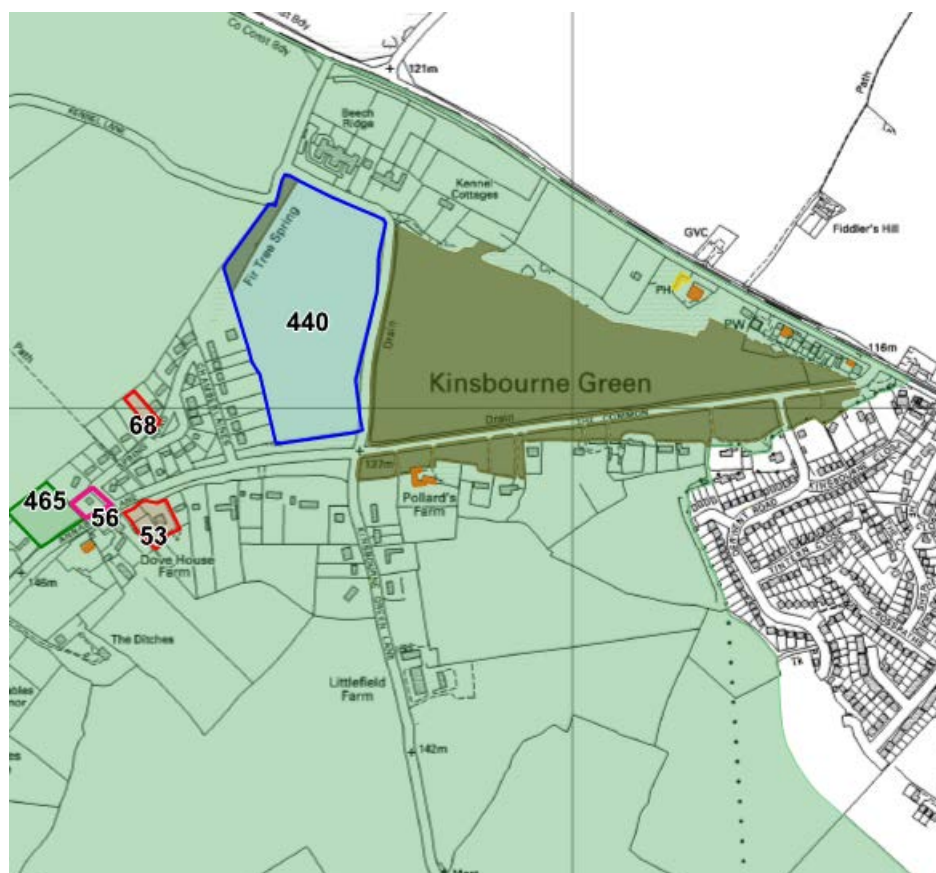
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-H-440
Site address (or brief description of broad location)	Land at Kinsbourne Green, Harpenden



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)	6.64
Ownership details:	Mr G Speirs
Contact details - if different from above (agent, consultant etc)	Mr G Speirs
Category of site (e.g. agricultural)	Farmland.
Current use(s)	Arable farmland.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.

Planning History	None relevant
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

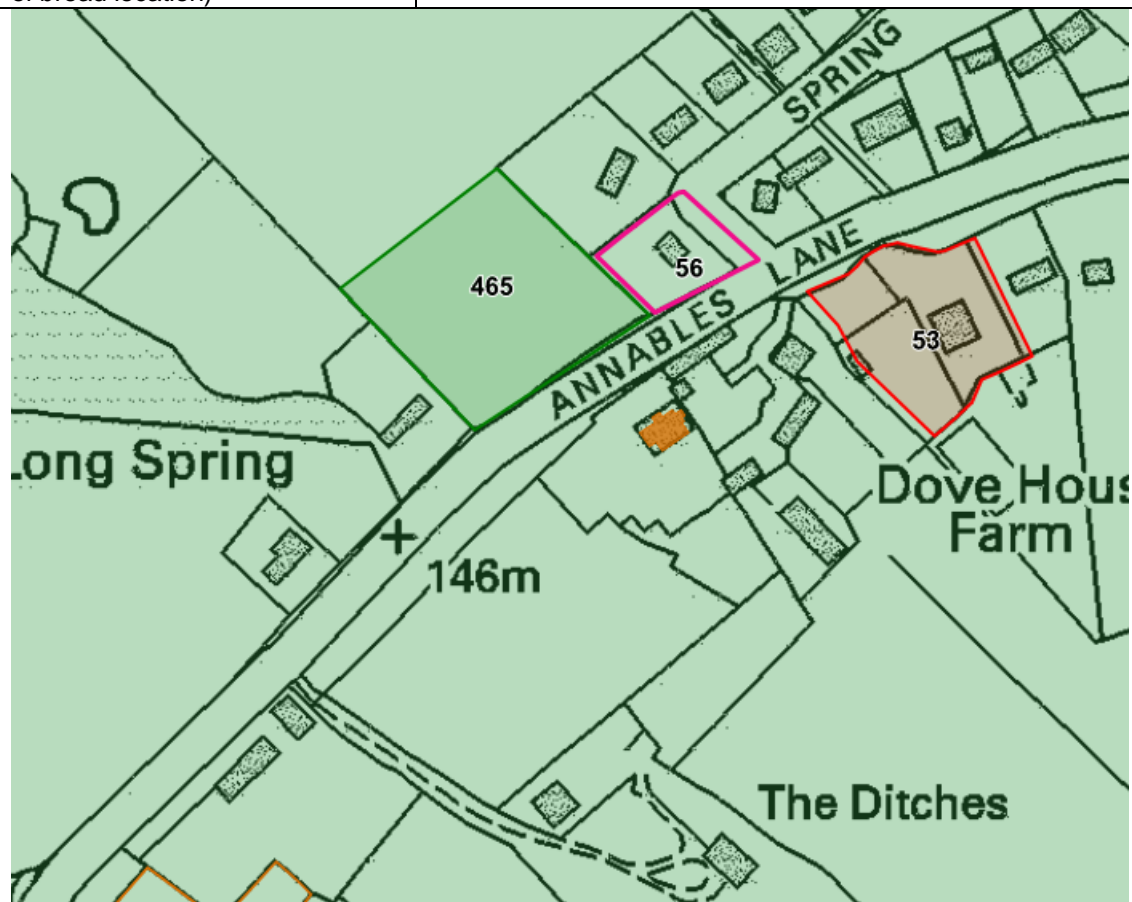
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Yes	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-H-465
Site address (or brief description of broad location)	Land between Garden Cottage and Rosalia Cottage, Harpenden



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)	0.58
Ownership details:	Mr & Mrs M Pattison
Contact details - if different from above (agent, consultant etc)	Mr Brian Parker, MRP Planning, St Albans
Category of site (e.g. agricultural)	Agriculture.
Current use(s)	Agriculture.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent

Planning History	None relevant
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SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	Nearby	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes

Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes
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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

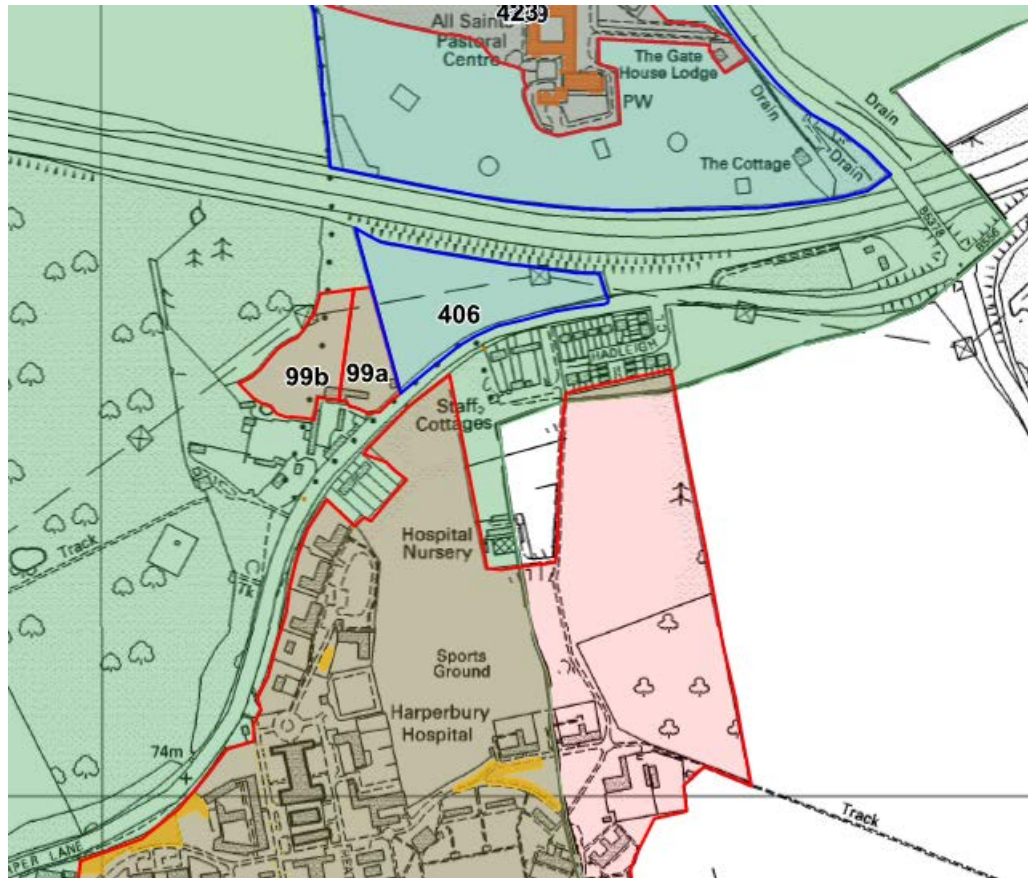
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Yes	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural rather than urban in nature. It would constitute encroachment into and be visually intrusive from the surrounding countryside and would also create development pressure on land to the north.</p> <p>Ancient Woodland to the north of the site would be a further constraint.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-LC-406
Site address (or brief description of broad location)	Land adjacent to Harper Lane London Colney



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)	2.03
Ownership details:	Mr L H Jaffa
Contact details - if different from above (agent, consultant etc)	Mr James Holmes, BBA Planning Consultants, Berkhamsted
Category of site (e.g. agricultural)	Grassland
Current use(s)	None

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	Nearby
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-R-422
Site address (or brief description of broad location)	Hillbury, Dunstable Road, Redbourn



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)	0.42 Ha
Ownership details:	Bloomsbury Homes
Contact details - if different from above (agent, consultant etc)	Mr Simon Andrews, DLA Town Planning Ltd, St Albans.
Category of site (e.g. agricultural)	Residential.
Current use(s)	Residential houses in large gardens.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	<p>1992 Public Inquiry into the District Local Plan</p> <p>The Council considered that the site was suitable for a new recreation centre as it was well served by the Dunstable Road, would be located by playing fields and would benefit the current appearance of the locality by replacing dilapidated farm buildings. It was suggested that there were no suitable sites within the village limits and consequently no alternative to a Green Belt location for the new centre.</p> <p>The Inspector was more sceptical about the appropriateness of the site for leisure uses on this scale. He said that the sports hall site was quite prominent and would represent an intrusion into the countryside, an erosion of the Green Belt and a precedent for future extension of the settlement limits. He went on to say that the fact that the land contained derelict buildings was not a reason to allow development in the Green Belt and that there were more suitable ways of improving the appearance of the site, e.g. tree planting.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified

Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

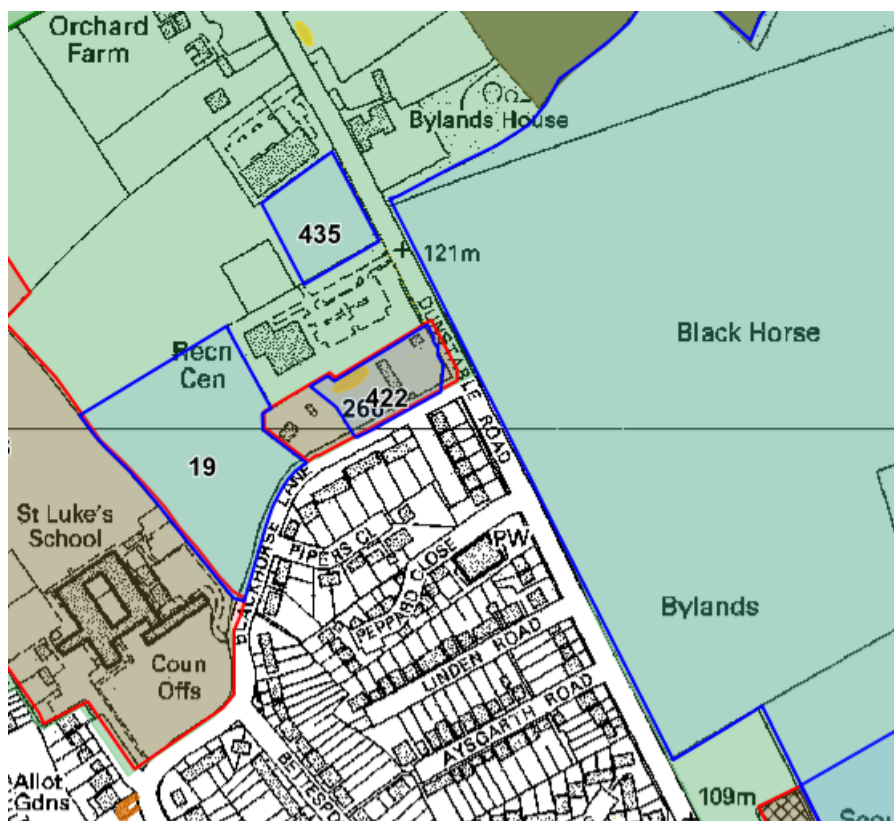
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes	Greenfield site	No

<p>Council Comments</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No - Rejected</p> <p>The site makes a contribution to Green Belt purposes as noted in the 1992 Local Plan Inquiry consideration. The site is located in a prominent location. Development would be visually intrusive from the surrounding area and would also create additional development pressure on adjoining land.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-R-435
Site address (or brief description of broad location)	Land at Dunstable Road, Redbourn



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)	0.42
Ownership details:	Jarvis Group Ltd
Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
Category of site (e.g. agricultural)	Recreational/grassland
Current use(s)	Recreational activities associated with the neighbouring Redbourn Recreation Centre

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	No

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

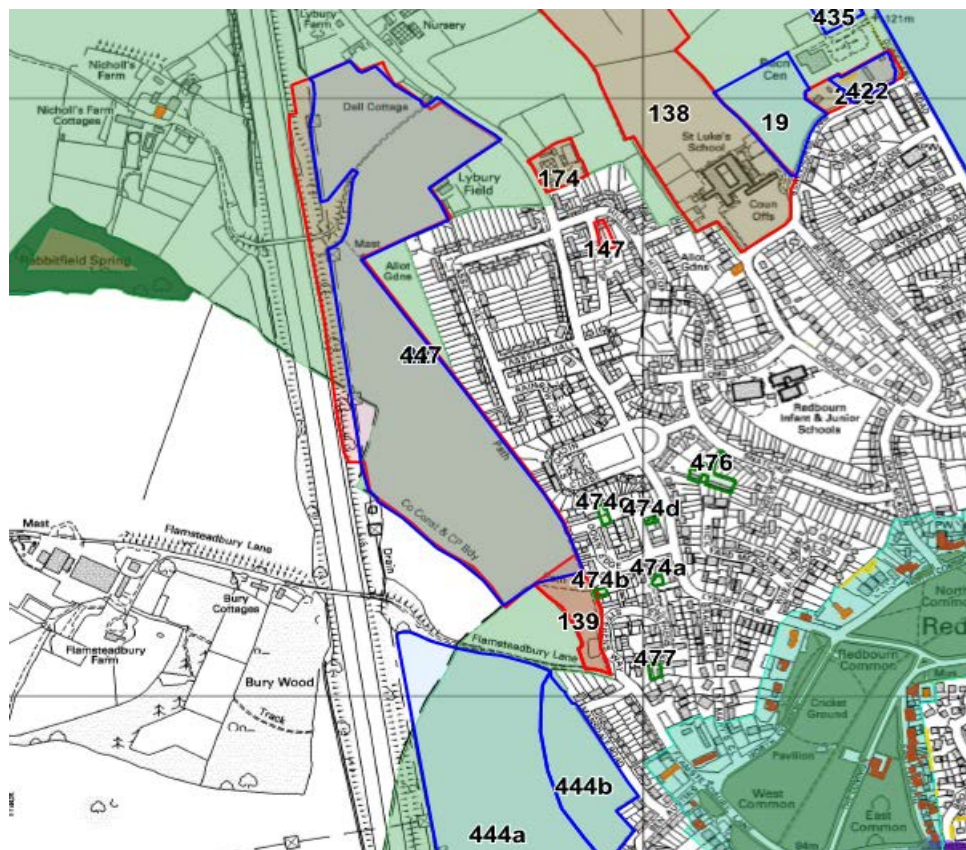
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. The site represents a gap between the office building to the north and the recreation centre to the south.</p> <p>Development of the site would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-R-447
Site address (or brief description of broad location)	West of Redbourn, adjacent to Stephens Way, Redbourn



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)	14.85 Ha
Ownership details:	Pennard Holdings Limited
Contact details - if different from above (agent, consultant etc)	Mr Renshaw Watts, Revera Ltd, St Albans
Category of site (e.g. agricultural)	Agriculture
Current use(s)	Agriculture - Arable

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Nearby	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	Yes
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

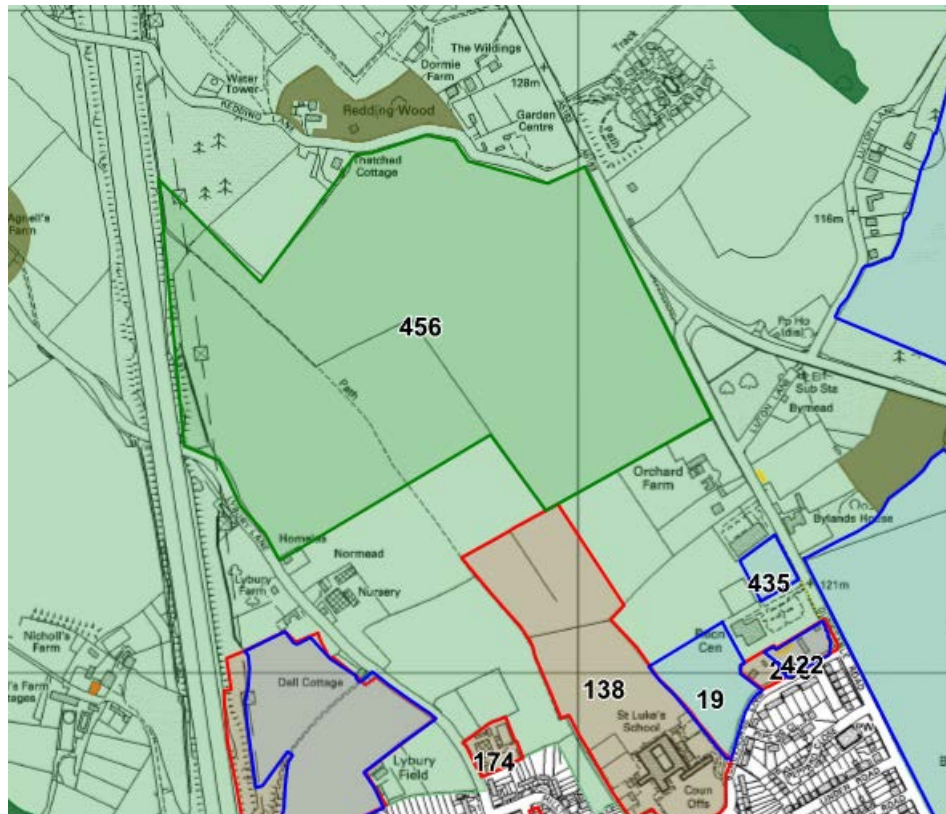
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. Presence of overhead cables and underground gas main both parallel to M1 on western boundary.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-R-456
Site address (or brief description of broad location)	Land to North of Redbourn



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)	33.04 Ha
Ownership details:	Private
Contact details - if different from above (agent, consultant etc)	Mr Michael Fearn, Rumball Sedgwick, St Albans
Category of site (e.g. agricultural)	Agriculture
Current use(s)	Agriculture

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

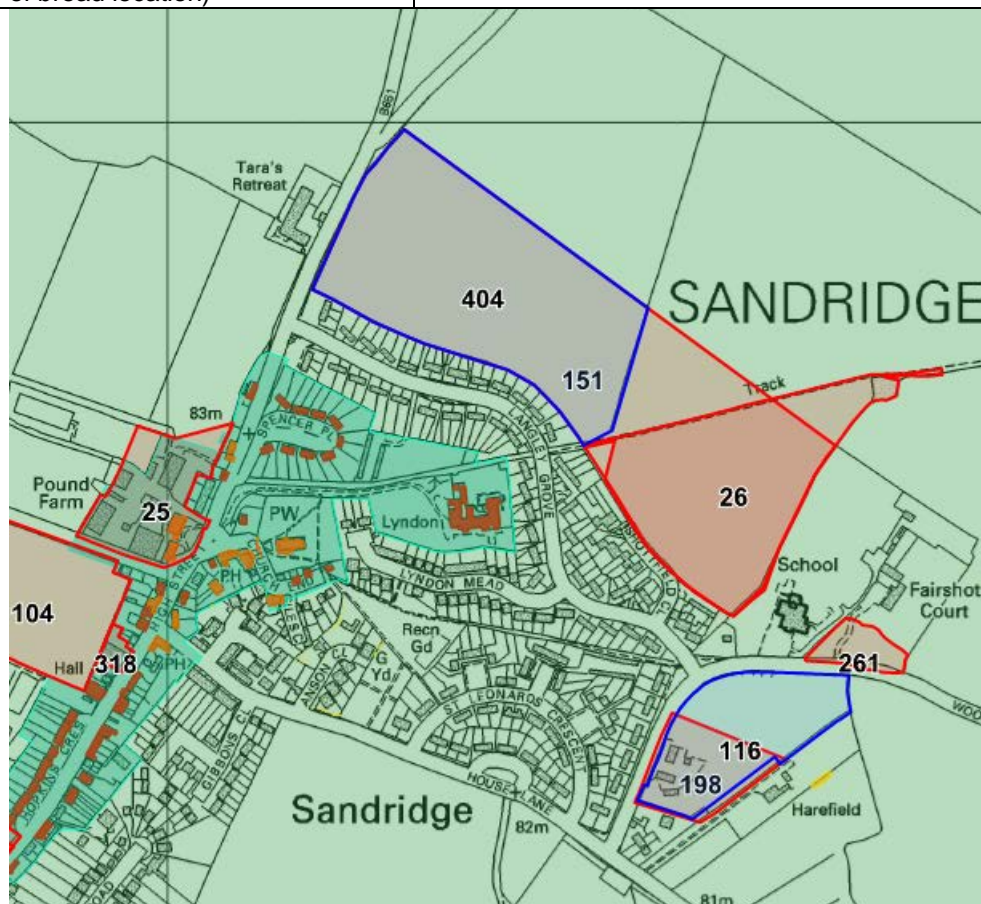
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-S-404
Site address (or brief description of broad location)	Land to north of Sandridge, east of B651



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)	5.54 Ha
Ownership details:	Longbourn Estates
Contact details - if different from above (agent, consultant etc)	Mr Peter Atkin, Pegasus Group, London
Category of site (e.g. agricultural)	Agriculture
Current use(s)	Vacant (managed) agricultural land

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

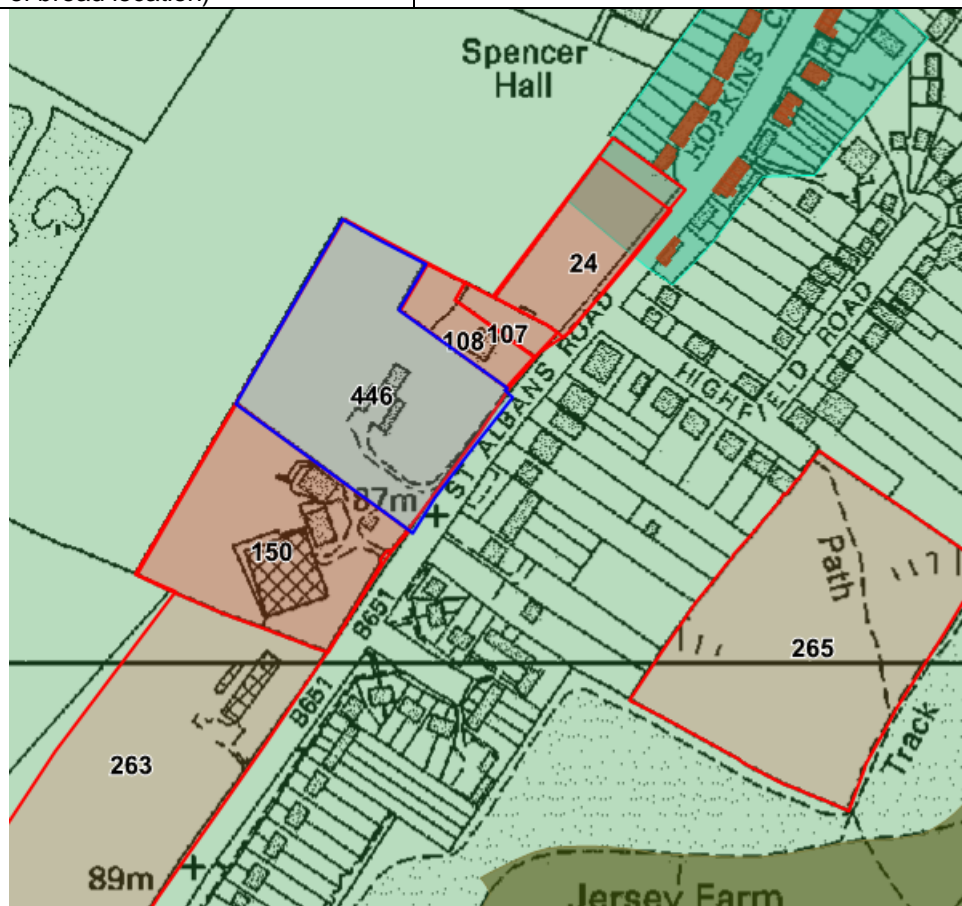
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-S-446
Site address (or brief description of broad location)	Land north of St Albans Road, Sandridge



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)	1.20 Ha
Ownership details:	Messrs R & P Moxom and R Morris
Contact details - if different from above (agent, consultant etc)	Keith Mitchell Building Consultancy Ltd, Saffron Walden
Category of site (e.g. agricultural)	Grassland / buildings for storage.
Current use(s)	Buildings with use for storage.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

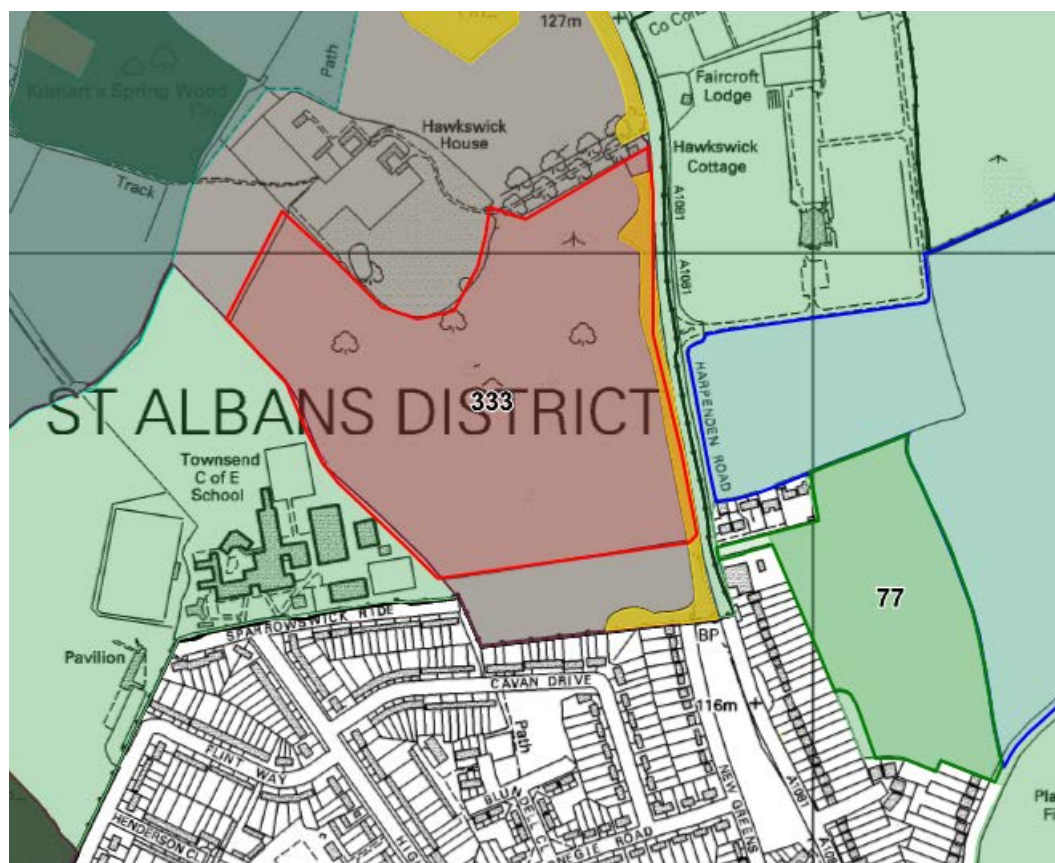
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. This site and the immediately surrounding area are rural in character, with an open aspect broken up only by sporadic buildings. Any intensification of development would result in visual intrusion and encroachment into open countryside.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA- 333
Site address (or brief description of broad location)	Land to the north east of Sparrowswick Ride and Townsend School, St Albans



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)	13.19 ha
Ownership details:	Multiple owners – site sold off by Property Spy to multiple owners in the hope of residential redevelopment
Contact details - if different from above (agent, consultant etc)	N O'Cuinneagin / Chris Palmer @ PLI
Category of site (e.g. agricultural)	Sites in the Green Belt (Disused land)
Current use(s)	Former arable land now run to scrub after selling off to multiple owners

Method of site identification (e.g. proposed by landowner etc)	Proposed by some of the many landowners
Planning History	An Article 4 direction covers the entire site. This is to provide control over sub-division of land by fencing etc. as the site has been sold in small parcels intended for future development.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Perhaps*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built	Yes	Scale and nature of development would be large enough to	Perhaps

up areas.		significantly change size and character of the settlement.	
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	N/A	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes	Greenfield site	Yes

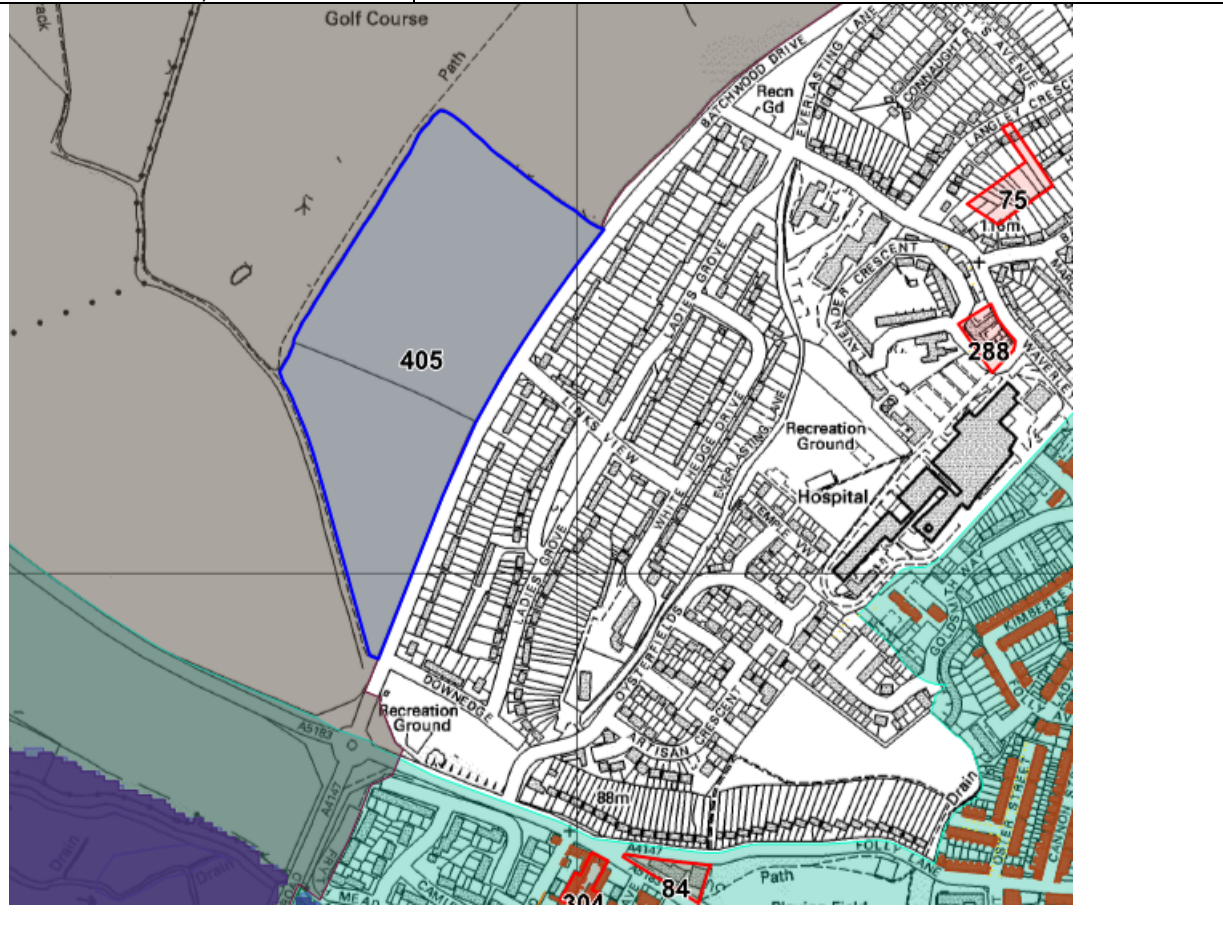
Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA-405
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Site address (or brief description of broad location)	Land north west of Batchwood Drive, St Albans
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- 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)	8.95 ha
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Ownership details:	The Gorhamby Estates Company Ltd
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Contact details - if different from above (agent, consultant etc)	Strutt & Parker LLP, St Albans
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Category of site (e.g. agricultural)	Agriculture
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Current use(s)	Agriculture, grassland, woodland
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Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			Yes

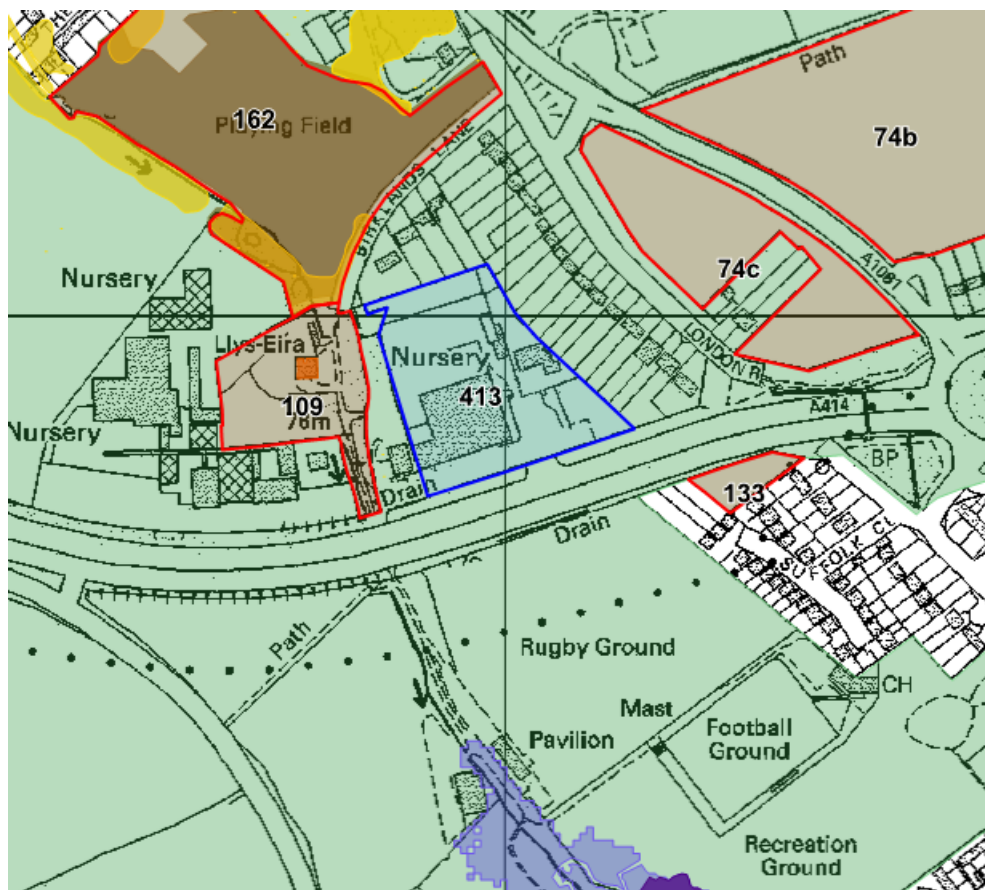
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments	No - Rejected
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA-413
Site address (or brief description of broad location)	Land at Albert Bygraves Centre, North Orbital Road, St Albans



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)	1.88 ha
Ownership details:	Owners of the Albert Bygrave Centre
Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
Category of site (e.g. agricultural)	Predominantly retail.
Current use(s)	Predominantly retail use with ancillary offices and surface car park. To the east is a residential bungalow.

Method of site identification (e.g. proposed by landowner etc)	Agent/Landowner
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	No
Development of the site would affect land that is presently rural rather than urban in nature	No	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

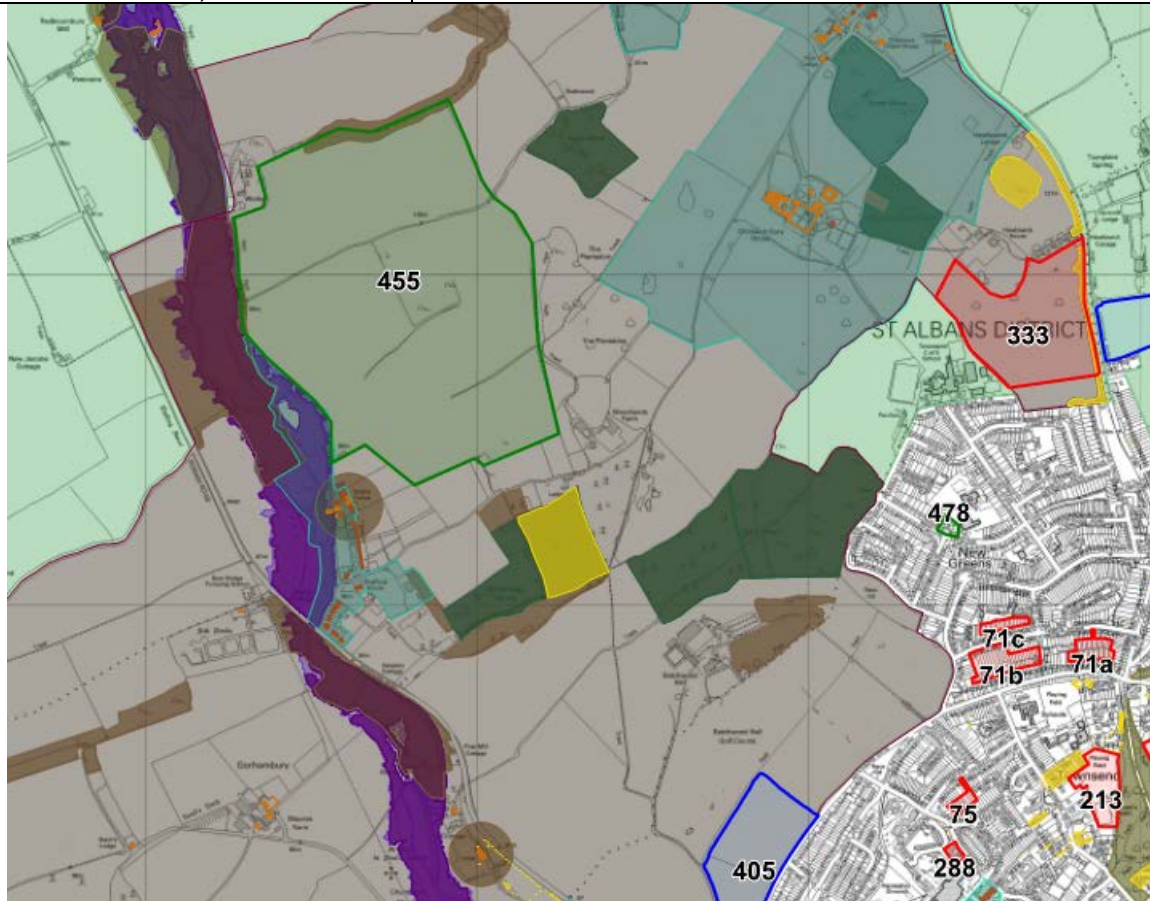
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Yes	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. The site is surrounding Albert Bygraves Centre. Residential development would intensify development and cause adverse impact on the visual amenity of the area detrimental to its rural character.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA-455
Site address (or brief description of broad location)	Land North of Woodlands Farm, St Albans



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)	77.46 Ha
Ownership details:	Private
Contact details - if different from above (agent, consultant etc)	
Category of site (e.g. agricultural)	Agriculture
Current use(s)	Agriculture

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

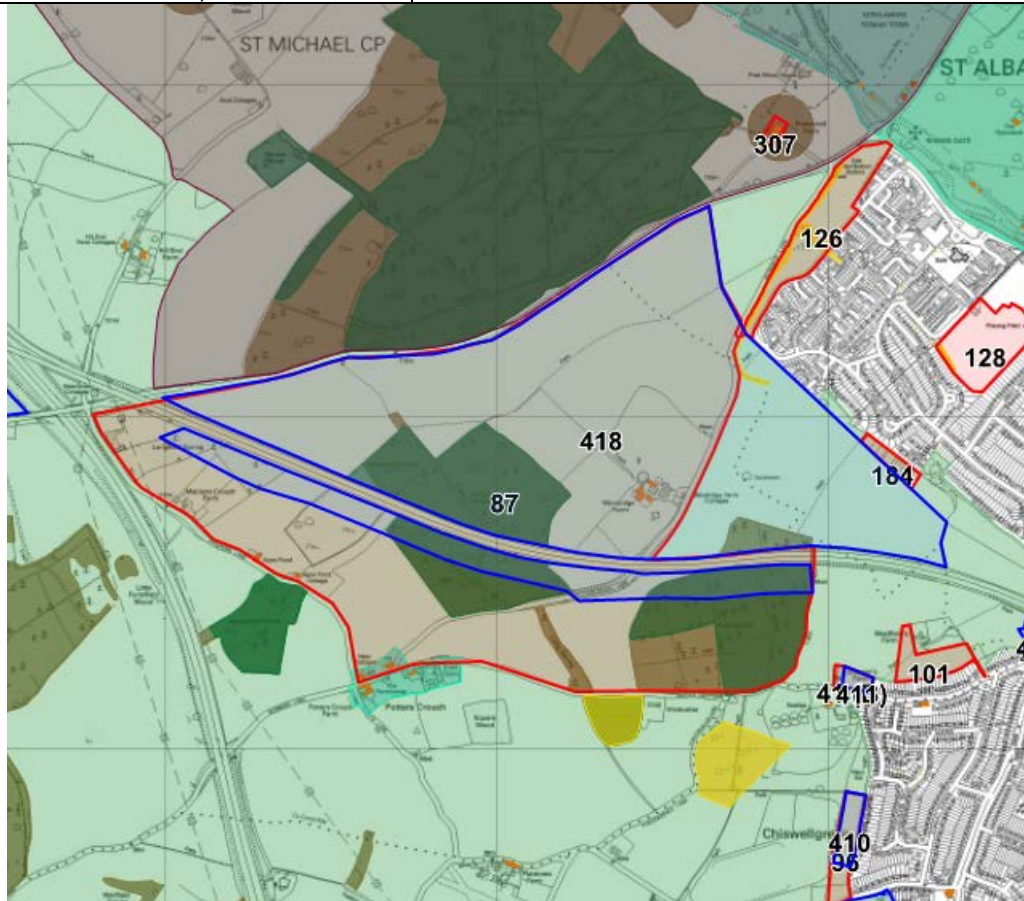
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-SA-418
Site address (or brief description of broad location)	Bedmond Lane, St Albans



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)	132.46 Ha
Ownership details:	Private
Contact details - if different from above (agent, consultant etc)	RPS/CgMs, London
Category of site (e.g. agricultural)	Agriculture.
Current use(s)	Agriculture.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	Yes	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Yes
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

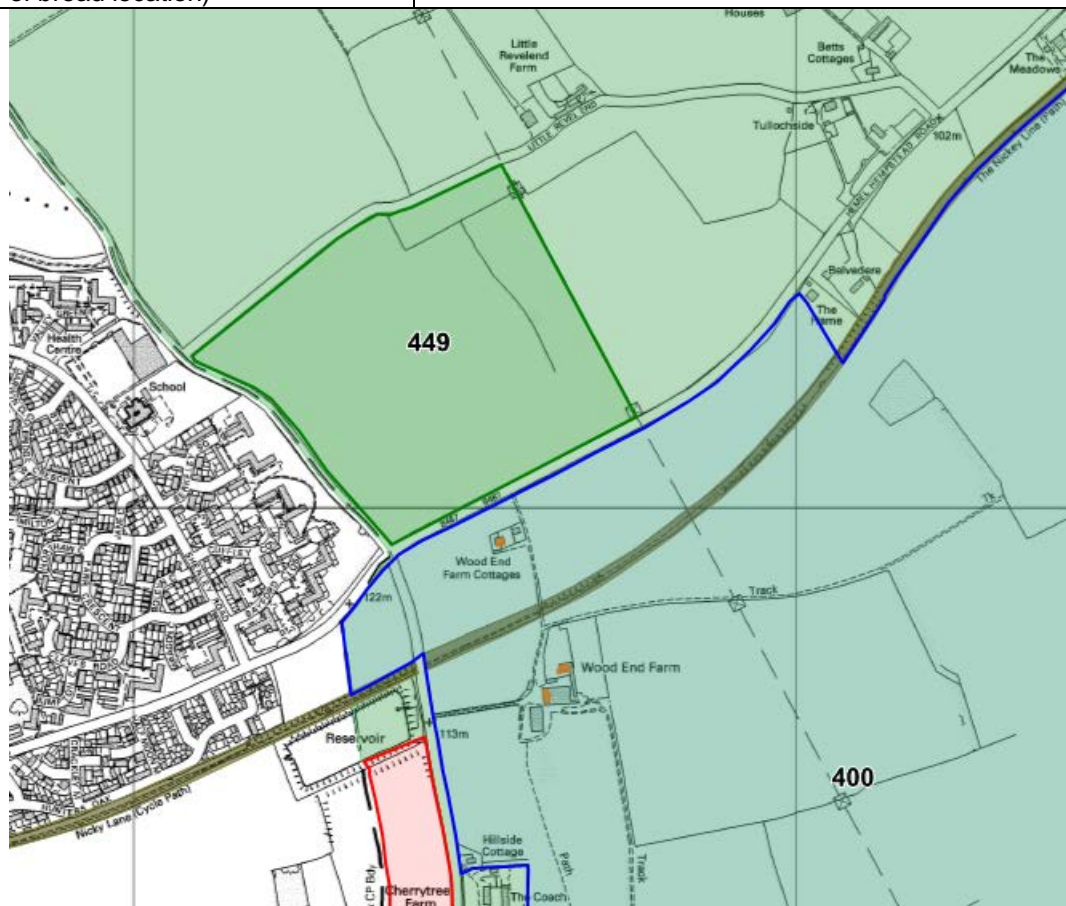
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Yes	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-OS-449
Site address (or brief description of broad location)	Land North of Hemel Hempstead



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)	20.30 Ha
Ownership details:	Mr W Barr
Contact details - if different from above (agent, consultant etc)	
Category of site (e.g. agricultural)	Agriculture
Current use(s)	Agriculture

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

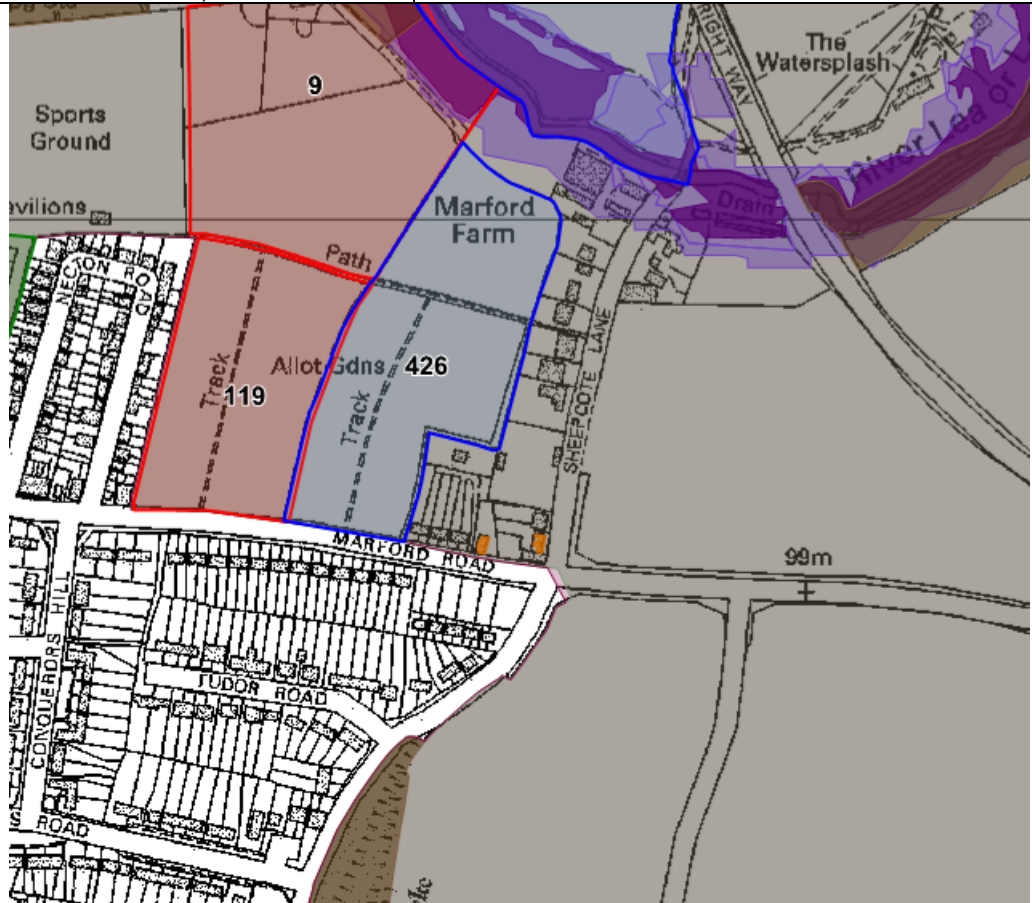
Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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HLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-W-426
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Site address (or brief description of broad location)	Glebe Allotments, Marford Road , Wheathampstead
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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)	3.21 Ha
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Ownership details:	Private
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Contact details - if different from above (agent, consultant etc)	Mr Richard Butler, Bidwells, St Albans
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Category of site (e.g. agricultural)	Allotments, Grassland
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Current use(s)	Allotments
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Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	No	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

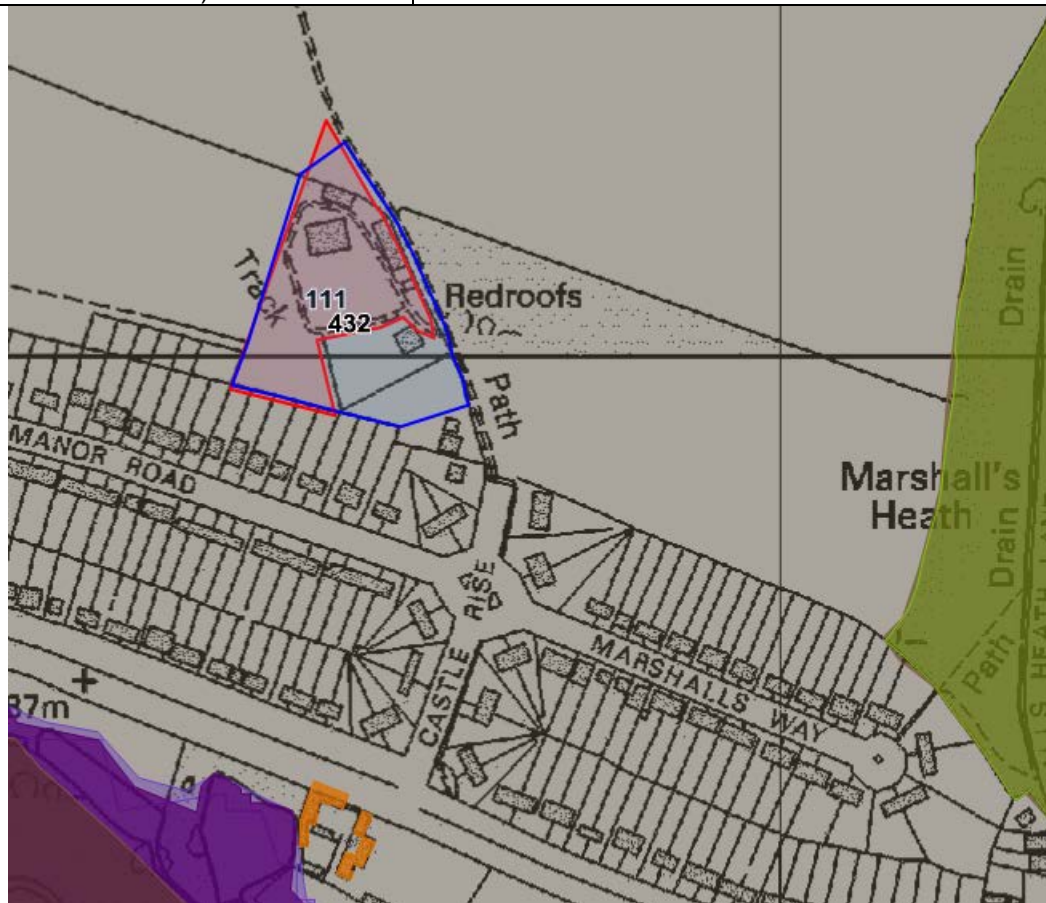
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-W-432
Site address (or brief description of broad location)	15-17 Castle Rise, Wheathampstead



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)	1.08 Ha
Ownership details:	Jarvis Group Ltd
Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
Category of site (e.g. agricultural)	Agriculture with former farming buildings.
Current use(s)	Agriculture.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	Yes
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

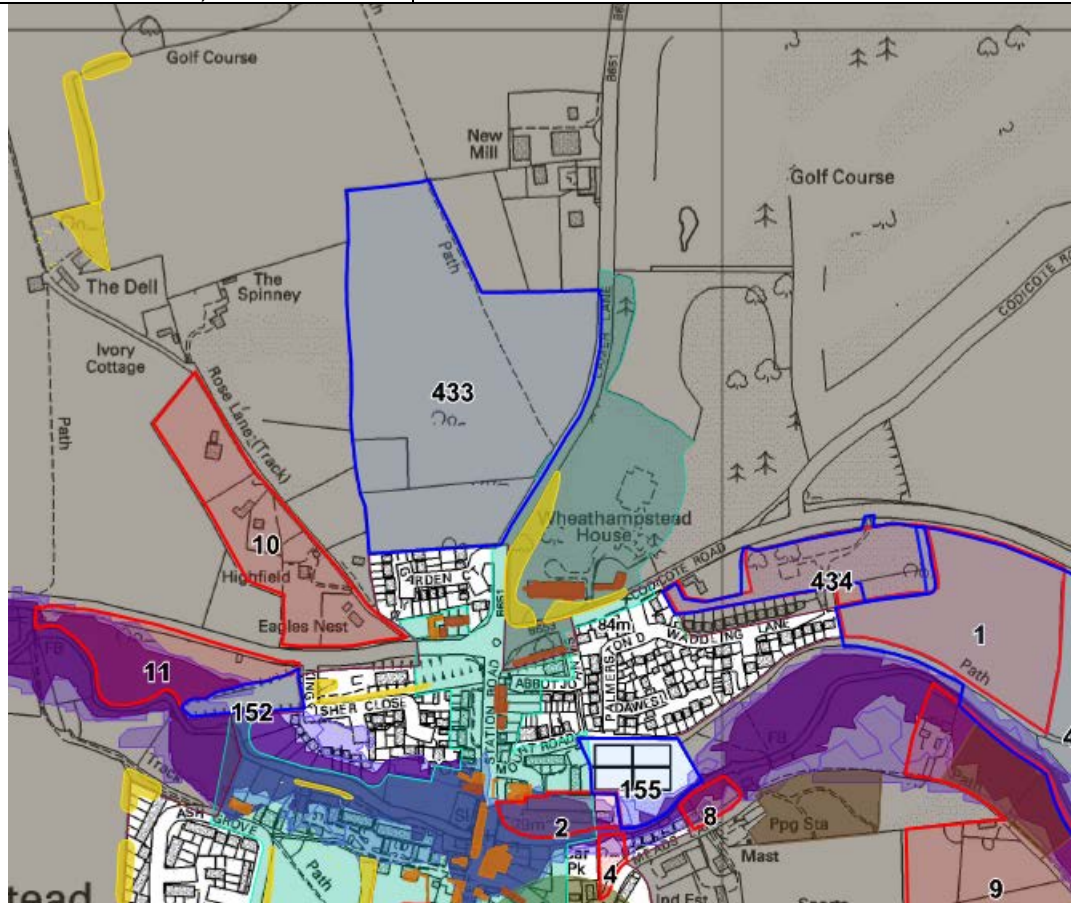
Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-W-433
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Site address (or brief description of broad location)	Land West of Lamer Lane, Wheathampstead
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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)	7.32 Ha
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Ownership details:	Jarvis Group Ltd
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Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
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Category of site (e.g. agricultural)	Grassland.
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Current use(s)	Grassland.
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Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Flood zone 1	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	No
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			Yes

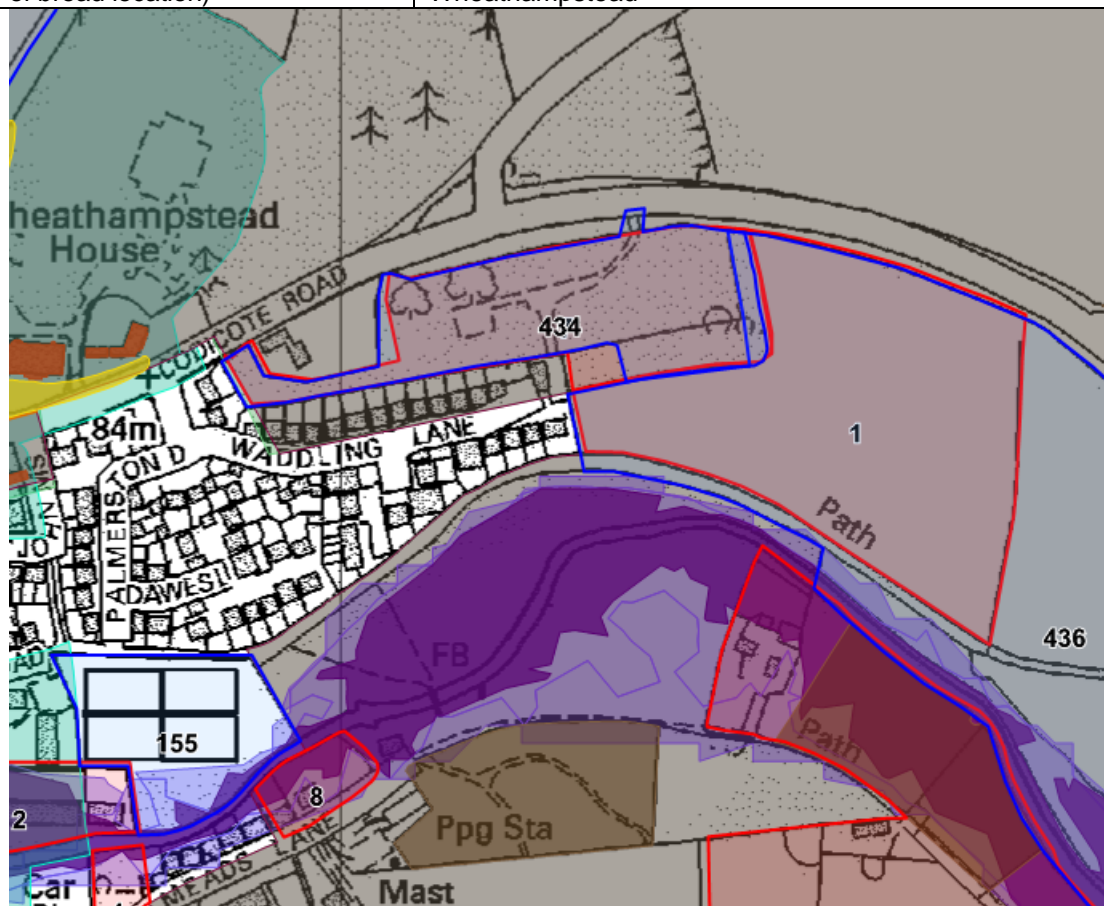
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No - Rejected</p> <p>The site makes a crucial contribution to Green Belt purposes. The land rises up on a ridge which is very prominent when viewed from the open countryside to the west and is also visible from the Lower Luton Road to the south. The area is rural in character and is visually distinct from the built up area of Wheathampstead to the south of the Lower Luton Road. The setting of Wheathampstead Conservation Area would be affected by development in this location.</p> <p>Development would create significant additional development pressure on adjoining open fields to the west.</p>
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-W-434
Site address (or brief description of broad location)	Off Codicote Road (Former Murphy Chemicals Storage Yard), Wheathampstead



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)	1.36 Ha
Ownership details:	Jarvis Group Ltd
Contact details - if different from above (agent, consultant etc)	DLA Town Planning Ltd
Category of site (e.g. agricultural)	Hardstanding / grassland
Current use(s)	-

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	Yes
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	No

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			No

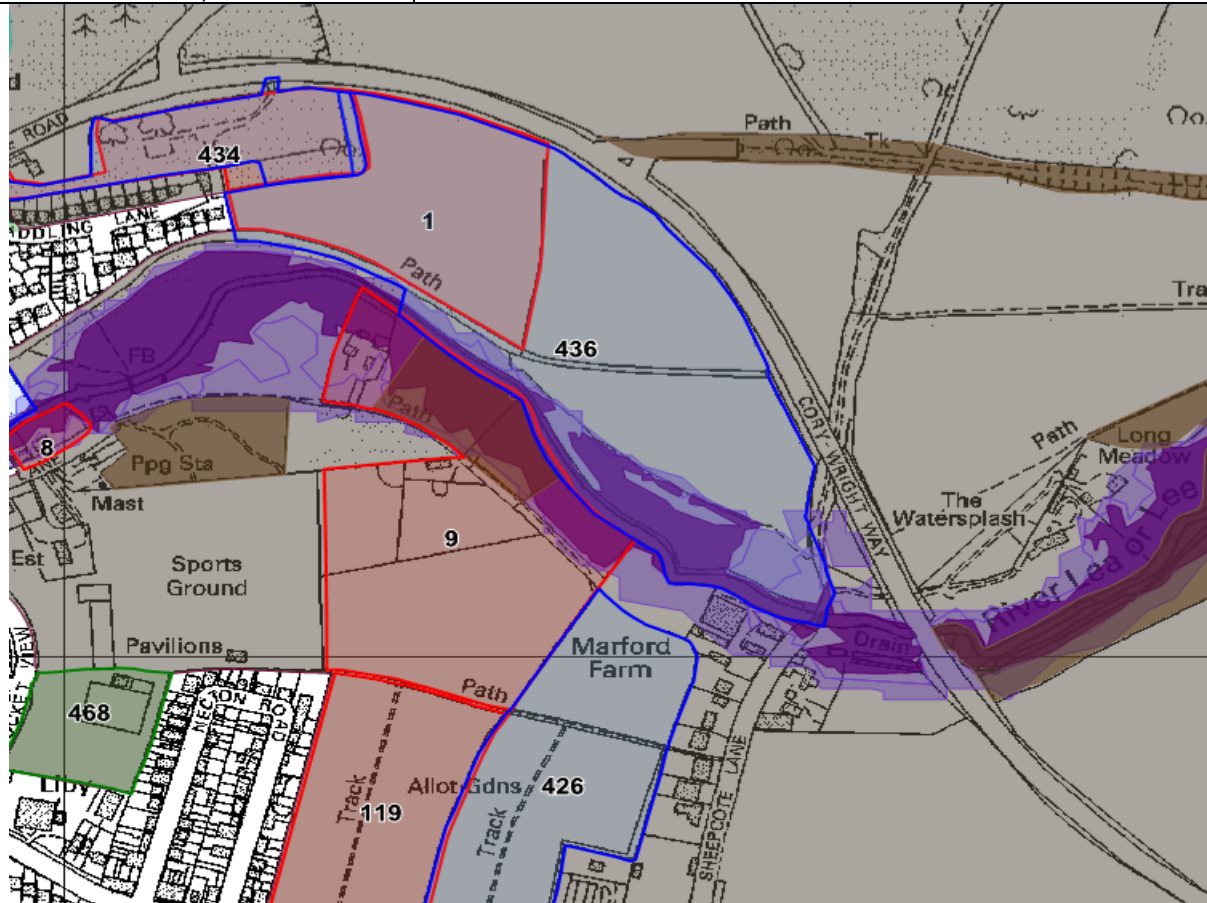
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	No	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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SHLAA ASSESSMENT FORM – GREEN BELT SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-W-436
Site address (or brief description of broad location)	Land off Sheepcote Lane, Wheathampstead



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)	8.49 Ha
Ownership details:	Mr & Mrs Lamb
Contact details - if different from above (agent, consultant etc)	Mr Kieron Gregson, Carter Jonas, London
Category of site (e.g. agricultural)	Agriculture.
Current use(s)	Agriculture.

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	None relevant

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	No	Poor access	Yes
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Yes	Other habitat/green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	No	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Yes	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	No
Development would result in unrestricted sprawl of large built up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Yes

Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Yes
Development of the site would affect land that is presently rural rather than urban in nature	Yes	Development would be visually intrusive from the surrounding countryside	Yes

Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	Yes
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Yes	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	No
Development would affect the setting and special character of St Albans			Yes

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Landscape Character Area - i.e. those areas where emphasis is on conservation NB: Local Plan still refers to Landscape Conservation Areas)	Yes	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No - Rejected The site makes a crucial contribution to Green Belt purposes. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be visually intrusive from the surrounding area. It would cause demonstrable harm to the character and amenity of surrounding land.
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