

APPENDIX 5

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-
Site address (or brief description of broad location)	
Ownership details - including whether freehold or lease and length of lease (if applicable)	
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	
Category of site (e.g. agricultural etc)	
Current use(s)	
Character of surrounding area (including adjoining land uses; site outlook etc)	
Method of site identification (e.g. proposed by landowner etc)	
Planning History (including Local Plan Inquiries, LDF etc)	

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SITE SUITABILITY

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

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Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.		Existing Green Belt boundary is well defined	
Removal of the site from the Green Belt would create additional development pressure on adjoining land		Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	
Development would affect the setting and special character of St Albans (i.e. the Ver Valley to the south & west of the City); Harpenden (i.e. the southern approach across the Common); or the historic centres of Redbourn or Wheathampstead			
Comments/observations (including details of other physical constraints or site designations)			

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

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
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<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	
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SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	
Site address (or brief description of broad location)	
Ownership details - including whether freehold or lease and length of lease (if applicable)	
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	
Category of site (e.g. employment land, garage court, green space etc)	
Current use(s)	
Character of surrounding area (including adjoining land uses; site outlook etc)	
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	
Planning History (including Local Plan Inquiries, LDF etc)	

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SITE SUITABILITY

Physical Constraints			
Area of flood risk		SSSI	
Ancient woodland		Local Nature Reserve	
County Wildlife Site		Poor access	
Site of Geological Importance		Steep slopes/uneven terrain	
Scheduled Ancient Monument		Ground contamination	
Site for Local Preservation (archaeological)		Proximity of Locally Listed Building(s)	
Proximity of Listed Building(s)		Historic Park or Garden	
Air Quality Management Area		Conservation Area	
Trees and Hedgerows		Other habitat/ green space	
Proximity to Hazardous Installations (as per Policy 84b)		Public Rights of Way	
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)		Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	
Comments/observations (including details of other physical constraints or site designations)			

Policy Constraints			
Greenfield site		Designated employment area	
Site with social or community value (provide details)		Green spaces identified for protection in the Green Spaces Strategy	
Tree Preservation Orders		Development would have an adverse effect on the St Albans City skyline (see Policy 114).	

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Comments/observations (including details of any other national, regional or local policy constraints):

<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
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<p>Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	
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SHLAA ASSESSMENT FORM – AREAS OF SEARCH

Site Description	
Positives	Negatives
Distance to local facilities	
Approximate distance to primary school	
Approximate distance to secondary school	
Approximate distance to bus routes	
Approximate distance to publicly accessible amenity space	
Approximate distance to convenience retail	
Conclusions:	