

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-120
Site address (or brief description of broad location)	Copsewood, Lye Lane, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr A Drake
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free – DLA
Area of site or broad location (hectares)	6 Hectares
Category of site (e.g. agricultural etc)	Residential / Sites in the Green Belt / Unused land
Current use(s)	Two large houses with large gardens, surrounded by grass/scrub/paddock areas.

Character of surrounding area (including adjoining land uses; site outlook etc)	Large plant nursery site to the east. A405 North Orbital along site perimeter to the north and west. Degraded Green Belt fields over Lye Lane to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/2486 Cleveland/Copsewood, North Orbital Road, St Albans, AL2 2DU Alterations to access to North Orbital Road (A405 at Noke Hotel Roundabout Cleveland & Copsewood) This application was given the decision - DC4 Refusal on 04/01/2007</p> <p>1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 (Green Belt) of the Hertfordshire Structure Plan 1991-2011 and Alterations 2001-2016 and Policy 1 ((Metropolitan Green Belt) of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>2. Insufficient information has been provided to justify why the junction improvements to serve the two dwellings, Cleveland and Copsewood, are required.</p> <p>5/2005/0608 Replacement dwelling (renewal of planning permission 5/00/0738) This application was given the decision - DC3 Conditional Permission on 04/05/2005</p> <p>Possibly further site history prior to 2000.</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	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	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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	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 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.	Perhaps*	Development would result in encroachment into open countryside.	Perhaps
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Existing access off Lye Lane is narrow and unlikely to be suitable for significant residential development. * Ecology database site 76/054 * Busy adjacent A405 may have noise implications. * Development may cause demonstrable harm to the amenity of adjacent large plant nurseries. * The open green space, trees and two substantial gardens combine to create a green space. * Footpath immediately the other side of the south to northeast boundary. * Development would contribute towards coalescence between How Wood and Chiswell Green. * Whilst there are two houses in the middle of the site, overall it is clearly rural, rather than urban in nature. * The existing Green Belt boundary of the A405 is visually and functionally clear, providing a long-term defensible boundary. Removal of this site from the Green Belt would create significant additional pressure on adjoining land to the east. 			

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 HCC Character Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	In part
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Group in middle of site. 8 TPO points and further TPO group around site.			

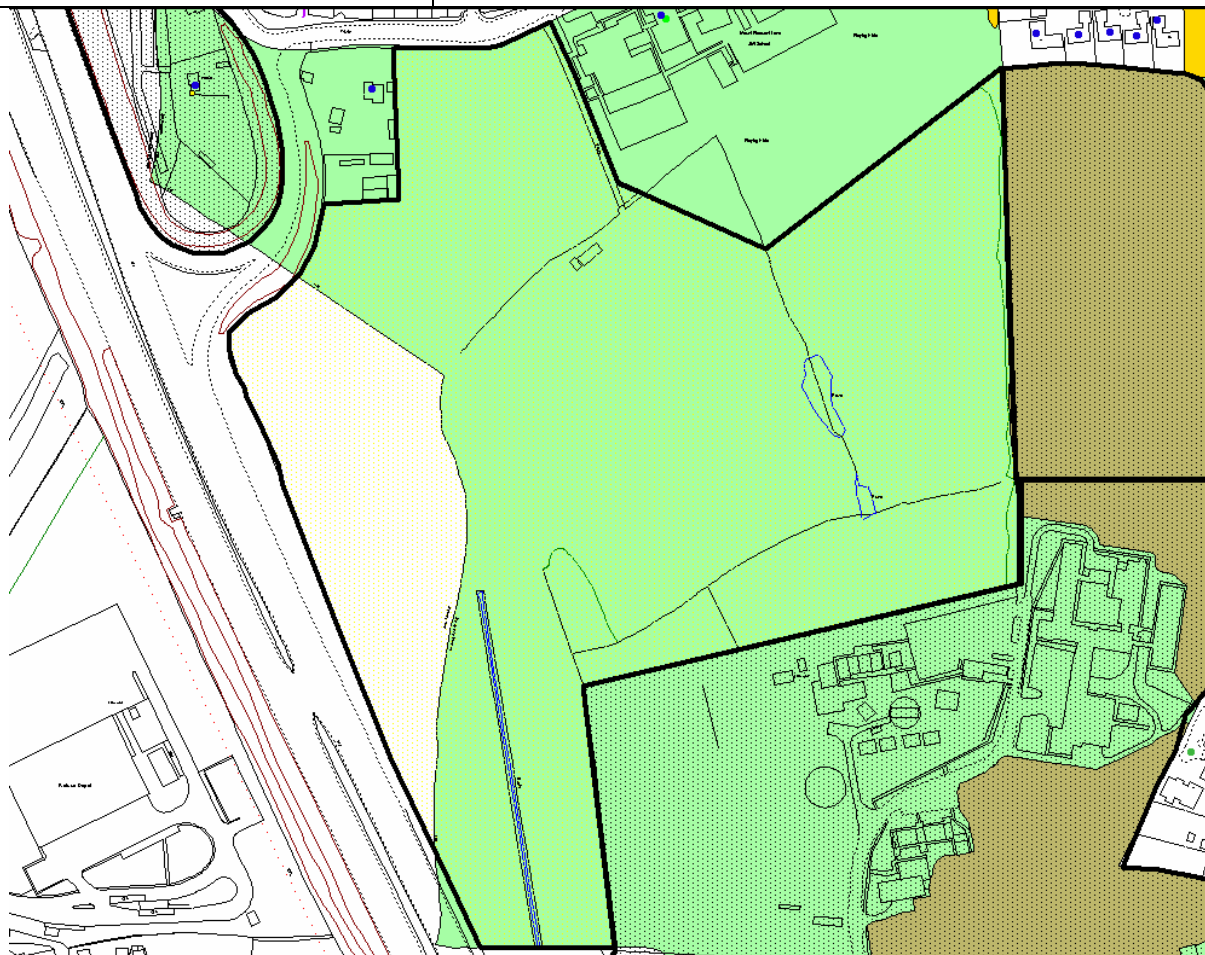
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development of this site would affect land that is presently rural rather than urban in nature (although there are 2 residential properties in the middle of the site). It would result in encroachment into open countryside and would contribute towards encroachment between Chiswell Green and How Wood. Development would significantly extend the residential envelope of How Wood, in a relatively unsustainable location, some distance from existing community infrastructure. It would also adversely affect the openness of land to the south east and south west and be visually intrusive from the surrounding countryside. Development would create additional development pressure on adjoining land to the east.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-141
Site address (or brief description of broad location)	Land at Waterdell, Mount Pleasant Lane, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council Previous representation made by Vincent & Gorbing in relation to this site in response to Issues and Options consultation 2007.
Area of site or broad location (hectares)	10.5 ha

Category of site (e.g. agricultural etc)	Sites within the Green belt (Agricultural)
Current use(s)	Arable fields
Character of surrounding area (including adjoining land uses; site outlook etc)	Ancient woodland on north east boundary of site. Various school, residential and business premises to the north. The M1 runs along the western boundary of the site. Wooded fringe with BRE beyond on southern boundary of the site.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

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	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase Community Forest	Yes
Development would result in		Scale and nature of development	Perhaps*

unrestricted sprawl of large built up areas.	Yes	would be large enough to 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	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	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Ancient woodland, County wildlife site and local nature reserve 76/031 adjoins north east corner of site. * Ecology database site, believed to be 76/047, on site. * M1 runs down western side of site, with junction adjacent to north west corner of the site. * Dependent on the scale of residential development, it could be large enough to significantly change the size and character of Bricket Wood. * Development here would lead to a marked degree of coalescence with Garston/Watford to the south.			
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 HCC Character Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

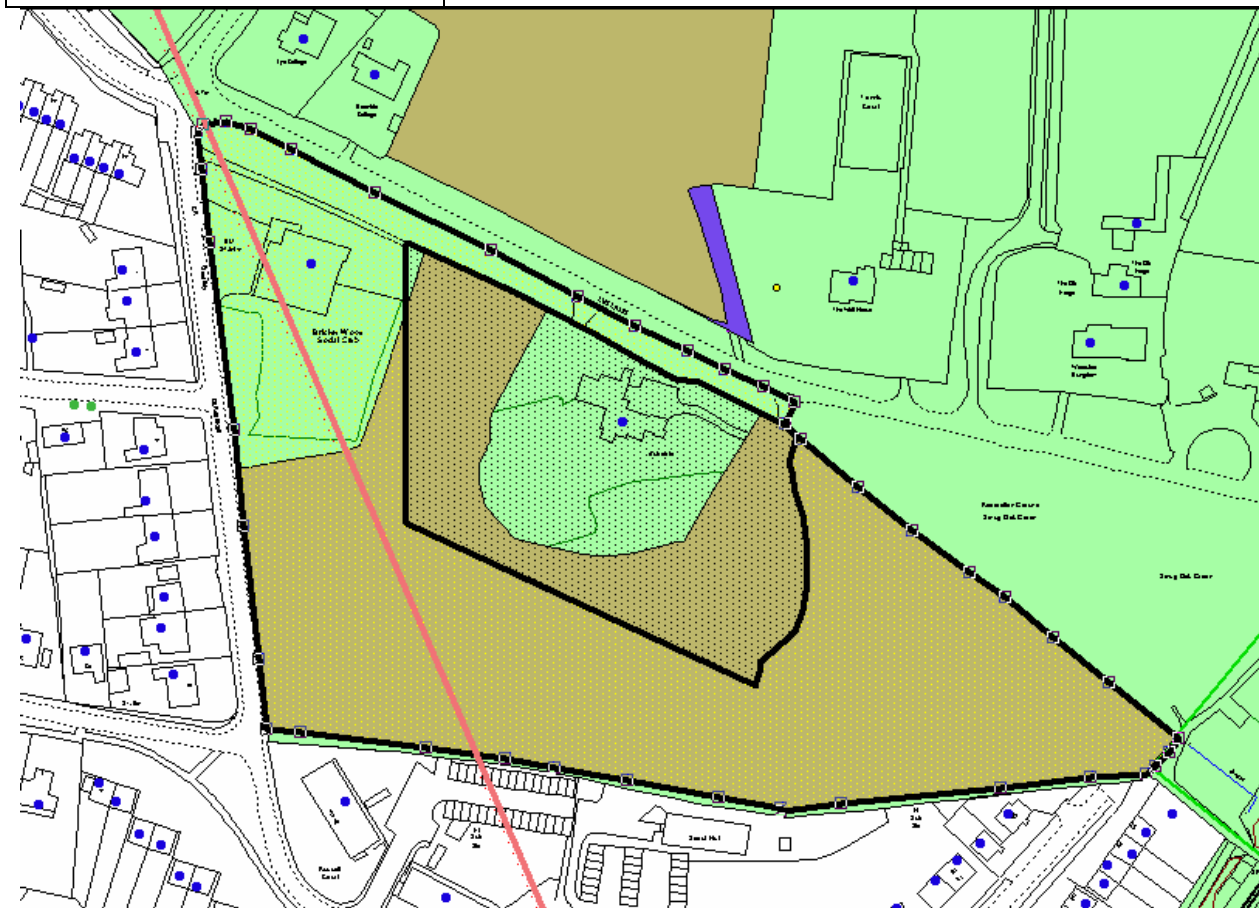
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development of the site would affect land that is presently rural rather than urban in nature and would result in encroachment and visual intrusion into open countryside.</p> <p>It would also lead to a marked degree of coalescence between Bricket Wood and Garston/Watford to the south.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-186
Site address (or brief description of broad location)	Land at Ash Dale, Lye Lane, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane - DLA.
Area of site or broad location (hectares)	3.18 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt / Residential / Other commercial uses
Current use(s)	Bricket Wood Social Club / residential house with garden, large wooded area and small recreation ground.

Character of surrounding area (including adjoining land uses; site outlook etc)	Suburban residential areas over road to south and west. Woodland and line of trees in front of setback large residences over road to north. Railway and tree line to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for Local plan Review in 2002. Correspondence from same agent in 2007 to indicate that the owner no longer wishes to exclude from the Green Belt.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>The site scores poorly against Green Belt criteria 3 and to a lesser extent 2. Although land to the north has some built development and maintained recreational open space, its character is essentially rural. The almost completely wooded nature of the site in question plays an important role in defining this through preventing visual intrusion from existing built development to the south.</p> <p>Although strictly speaking a stage 2 matter, it should also be noted that loss of this heavily wooded land is unlikely to be acceptable on these grounds alone. The site is identified as Wildlife Site 76/056 and Ancient Woodland, with the majority being covered by a Woodland Tree Preservation Order. The site is also partly traversed by a major overhead powerline.</p> <p>Therefore the site should not be considered under Stage 2.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	Yes*	Local Nature Reserve	Yes*
County Wildlife Site	Yes*	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	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)	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	Yes
Development would result in unrestricted sprawl of large built up areas.	Perhaps	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.	Perhaps*	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	Likely
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * A substantial part of the site is County wildlife site 76/056, which is also an Ancient Woodland. * Substantial number of mature trees across most of the site, which constitutes a Green Space. * Public right of way through recreation ground at eastern part of the site. * Electricity line crosses western side of the side. * Development would cause demonstrable harm to the character and amenity of woodland area to the north and adjacent residential areas. * Development would result in a limited degree of encroachment towards How Wood. * Development of the site would affect land that is presently in large part very attractive woodland and clearly rural rather than urban in nature overall. * Removal of the site from the Green Belt would create additional development pressure on adjoining residential properties to the north and business centre beyond. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	TBC

Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 18	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	Mostly
Comments/observations (including details of any other national, regional or local policy constraints): * Recreation ground on eastern part of site and Social Club on western part of site. * Approx 80% of the site is a TPO Wood.			

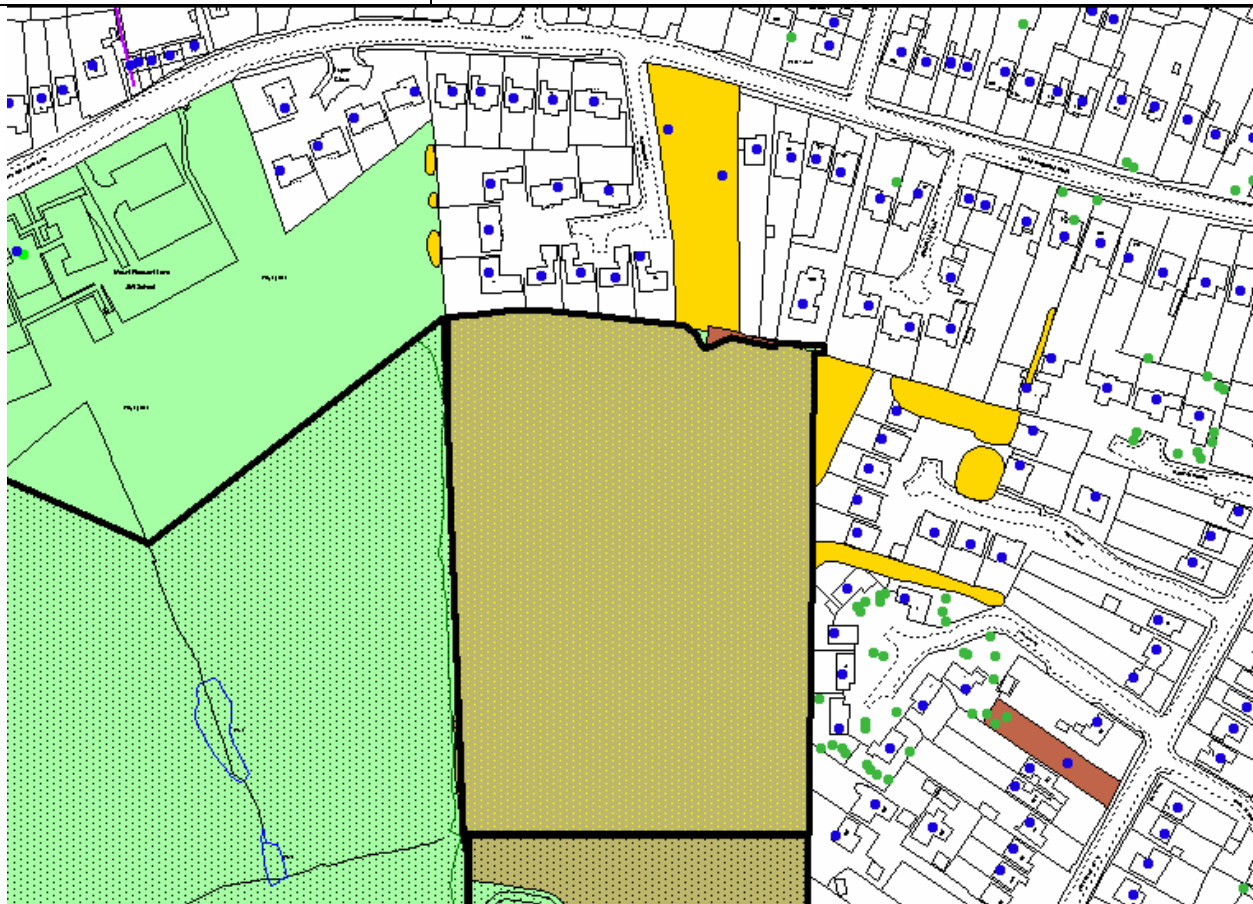
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. A substantial part of the site is a County Wildlife Site 76/056, which is also an Ancient Woodland. The substantial number of mature trees across most of the site constitute a Green Space and give the site a rural rather than urban feel. Approx 80% of the site is a TPO wood. 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.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-187
Site address (or brief description of broad location)	Land at rear of Nos. 82 & 84 Mount Pleasant Lane, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.9 ha
Category of site (e.g. agricultural etc)	Open Space
Current use(s)	Wooded area

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential parts of Bricket Wood to the north and east, the BRE to the south and open fields to the west.
Method of site identification (e.g. proposed by landowner etc)	Green Belt Review 2003
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>The site scores poorly against Green Belt Purpose 3. In addition the existing boundary is well defined and although on plan could be moved this would not be possible in practice for the following reasons.</p> <p>The vast majority of this site is covered by woodland. This is protect by a Wood TPO (TPO 1392) and is a designated Wildlife Site (76/031) and Ancient Woodland. There is an area of approximately 0.5ha cleared within this woodland, but even this is likely to be of significant nature conservation importance as it has think ground cover. In addition, any development to take advantage of these clearings would almost certainly have a negative impact on the surrounding woodland, both in its physical presence and its access requirements.</p> <p>Although these considerations fall under Stage 2, they are likely to be such an overriding constraint to development that, quite apart from the stage 1 scoring, it is not considered appropriate to proceed to a full consideration of sustainability principles.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	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	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	Yes
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	Likely
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	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
* County Wildlife Site 76/031 * New access would have to be created			
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 HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes

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

* TPO Woodland covers nearly the entire site.

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No Nearly the entire site is covered by woodland. This is protected by a Wood TPO (TPO 1392) and is a County Wildlife Site (76/031). Residential development would also cause demonstrable harm to the character and amenity of adjacent residential areas.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-188
Site address (or brief description of broad location)	Land at Wistaria, A405/M1, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.13 ha
Category of site (e.g. agricultural etc)	Residential / Sites in the Green Belt
Current use(s)	Two residential houses with large gardens / scrub / small wooded area.

Character of surrounding area (including adjoining land uses; site outlook etc)	M1 immediately to the west, A405 to the north. Access slip road to M1 and Bricket Wood surrounds the site on the east and south. Residential area and business units beyond slip road to east. Open fields beyond slip road to south east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for Local plan Review in 1998 and 2002. Correspondence from same agent in 2007 to indicate that the owner no longer wishes to exclude from the Green Belt.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/1942 'Wistaria', 141 Old Watford Road, Bricket Wood, AL2 3UU Indoor swimming pool with office This application was given the decision - DC4 Refusal on 20/10/2006</p> <ol style="list-style-type: none"> 1. The site is within the Metropolitan Green Belt 2. The proposed use, by reason of the resulting increases in vehicular traffic and uncontrollable numbers of users of the pool, will intensify the use of this residential site to an unacceptable degree, which will adversely affect the environmental quality and be detrimental to the amenity of neighbouring properties. <p>Green Belt Review 2003</p> <p>Generally the site scores reasonably well against the Green Belt Purposes above, with only a marginal impact on purpose 3 and to a lesser extent purpose 2.</p> <p>However, there are significant reasons why this site should not proceed to stage 2. Firstly, and notwithstanding that a new boundary could be established, the existing Green Belt boundary is very well defined. Although there is some built development on the site this is not considered sufficient to warrant any change. Secondly, there are likely to be very significant problems with noise and air pollution as the site, which directly borders the M1, A405 and a slip road accessing the M1 (and Bricket Wood). Indeed, the site lies within an Air Quality Management Area (AQMA) and because of this it is unlikely any intensification of use leading to increased air pollution would be acceptable, and certainly not desirable. Finally, there are likely to significant access constraints preventing the further development of this area of land.</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	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	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)	Yes*
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 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	Perhaps*	Development would be visually intrusive from the surrounding countryside	Perhaps*
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	Likely*	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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Substantial tree screening around most of site perimeter.</p> <p>* Significant development would provide substantial access issues, due to the adjacent A404, M1 and slip road layout.</p> <p>* The large numbers of trees onsite, particularly on the southern end, constitutes a Green Space.</p> <p>* There are likely to be very significant problems with noise and air pollution, as the site directly borders the M1, A405 and a slip road accessing the M1 (and Bricket Wood and because of this it is unlikely any intensification of use leading to increased air pollution would be acceptable, and certainly not desirable.</p> <p>* Whilst there are two existing dwellings on site and the M1 A405 and slipways surrounding, it</p>			

<p>is arguable that the site in itself is presently more rural rather than urban in nature. * Dependent on its scale and nature, development may be visually intrusive from the surrounding countryside to the south east. * Removal of the site from the Green Belt would create additional development pressure on adjoining business units to the east</p>			
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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site suffers from noise and air pollution, as it directly borders the M1, A405 and the M1 slip road. It is therefore not considered to be a site suitable for further residential development. Even though there are two existing dwellings on the site, it is arguable that the site in itself is presently more rural than urban in nature. Further development would also create access problems, due to the layout of the adjacent road network.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-268
Site address (or brief description of broad location)	Ash Dale House, Lye Lane, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr E Walton
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane at DLA.
Area of site or broad location (hectares)	0.95 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt / Residential
Current use(s)	Residential house with garden.

Character of surrounding area (including adjoining land uses; site outlook etc)	Woodland to the south, east and west. Woodland over road to north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Part of wider site BW-186 included in the Green Belt Review 2003</p> <p>The site scores poorly against Green Belt criteria 3 and to a lesser extent 2. Although land to the north has some built development and maintained recreational open space, its character is essentially rural. The almost completely wooded nature of the site in question plays an important role in defining this through preventing visual intrusion from existing built development to the south.</p> <p>Although strictly speaking a stage 2 matter, it should also be noted that loss of this heavily wooded land is unlikely to be acceptable on these grounds alone. The site is identified as Wildlife Site 76/056 and Ancient Woodland, with the majority being covered by a Woodland Tree Preservation Order. The site is also partly traversed by a major overhead powerline.</p> <p>Therefore the site should not be considered under Stage 2.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No*	Local Nature Reserve	No
County Wildlife Site	Yes*	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	Yes*
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	None identified
Minerals and waste site (i.e.	No	Site is adversely affected by	No

development would result in the sterilisation of mineral reserves)		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	Yes*	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 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	Perhaps	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* The site adjoins (and may be partially inside) County Wildlife site 76/056,</p> <p>* Substantial number of mature trees across most of the site, which constitutes a Green Space.</p> <p>* Development would cause demonstrable harm to the character and amenity of woodland areas surrounding the site.</p>			
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 HCC Character Area 18	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Possibly*	Greenfield site	Mostly

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

* Part of the site is a TPO Woodland, adjoining the much larger TPO Woodland to the west, south and east.

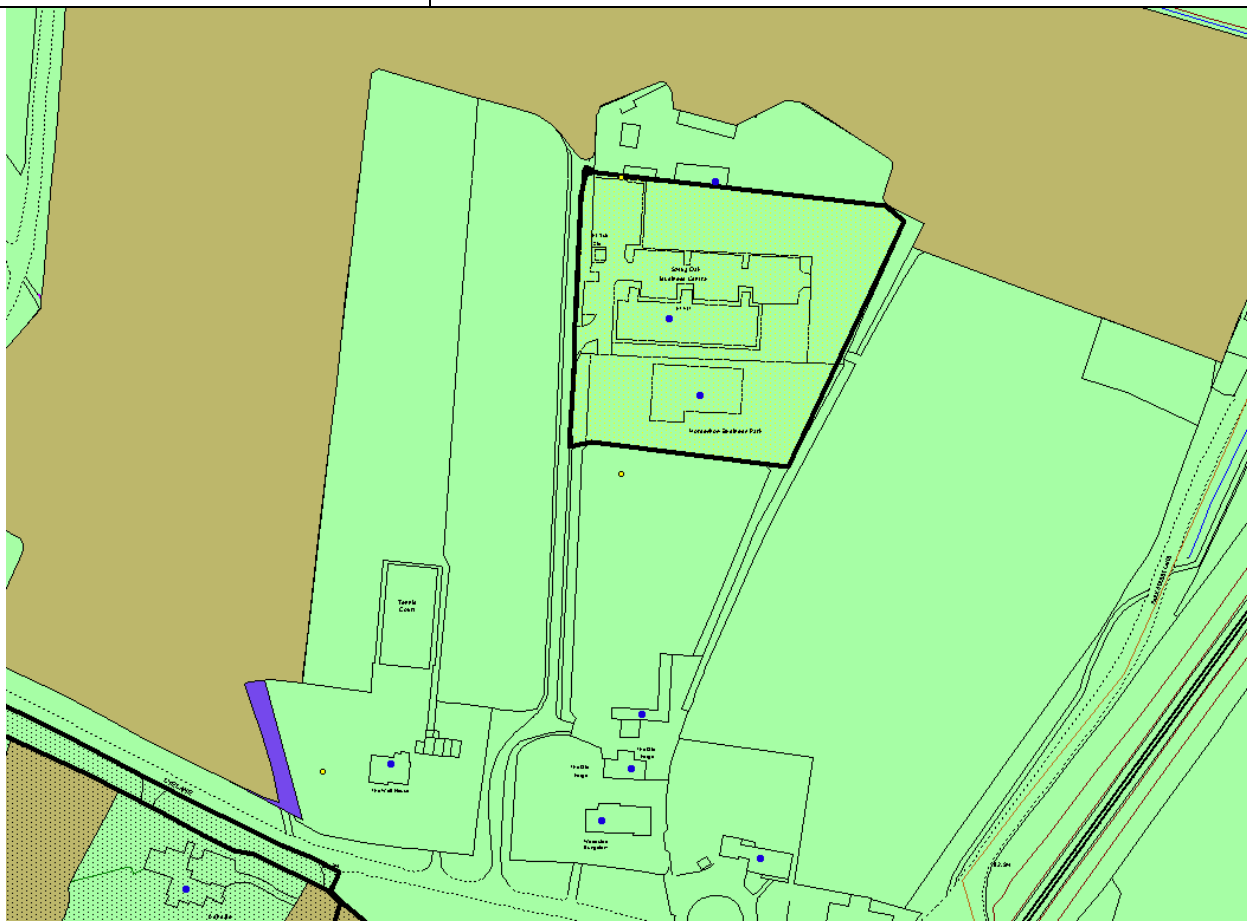
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No The site is clearly more rural rather than urban in nature, development would result in encroachment into open countryside, would be visually intrusive from the surrounding woodland and would cause demonstrable harm to the character and amenity of the surrounding area. Residential redevelopment would also have a detrimental impact on County Wildlife site 76/056, and the TPO Woodlands inside and adjacent to the site.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-316
Site address (or brief description of broad location)	Horseshoe Business Park and Smug Oak Business Centre



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.84 ha
Category of site (e.g. agricultural etc)	Employment Land
Current use(s)	Offices

Character of surrounding area (including adjoining land uses; site outlook etc)	In open Green Belt, with scattered dwellings to the south and some developed land adjacent to the north.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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)	Perhaps
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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	No	Development would be visually intrusive from the surrounding countryside	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Site is close to the M25 * Access is quite narrow. * Adjacent to County Wildlife Sites 76/014 and 76/062 			
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
Comments/observations (including details of any other national, regional or local policy constraints):			
* Undesignated employment area. Scored Average overall and average for all categories except "Good" for Internal Environment and "Poor" for External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

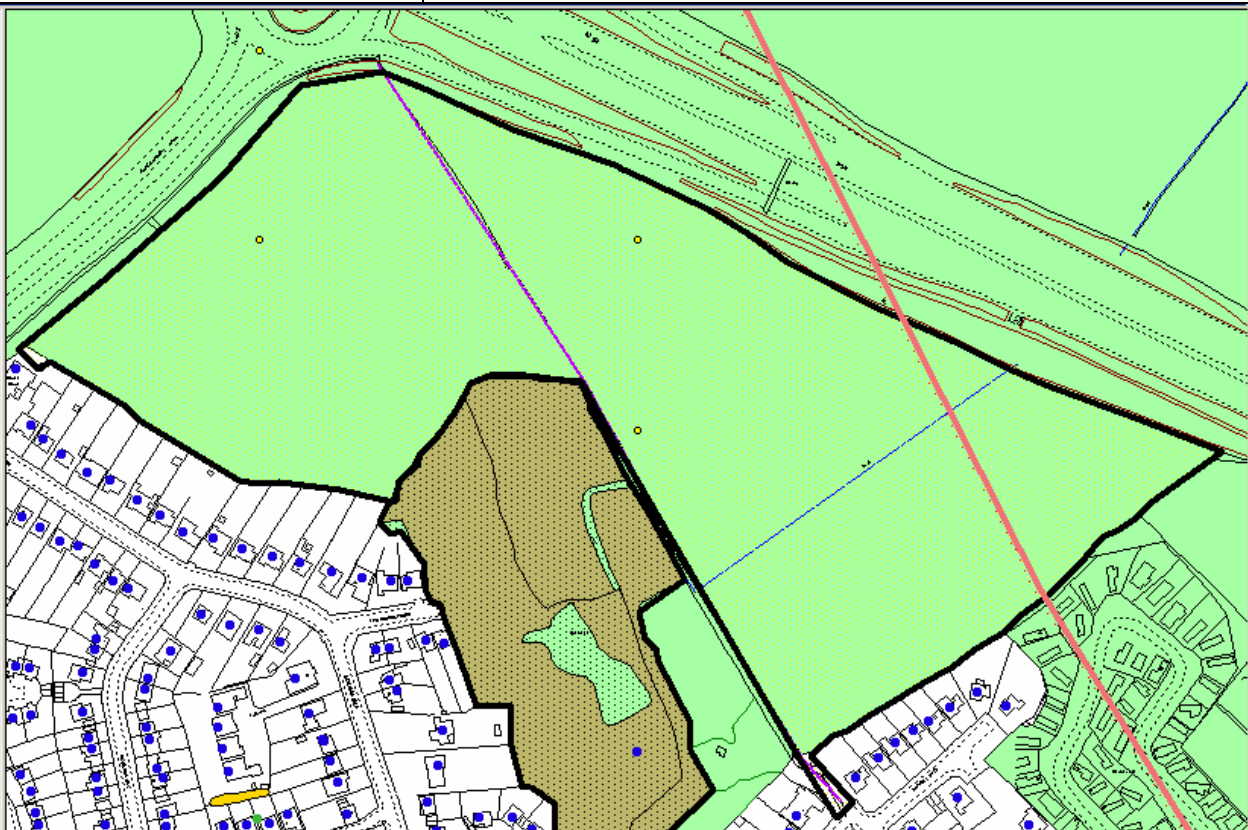
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Whilst this is a previously developed site (categorised as an 'average' employment site in the interim Central Hertfordshire Employment Land Review), its redevelopment for housing would significantly extend the residential envelope of Bricket Wood, in an unsustainable location, distant from existing community infrastructure. More intensive development of the site would also place additional pressure on adjoining and nearby land for housing or employment uses. Given the low heights of existing buildings on site, residential development would be likely to be more visually intrusive from the surrounding countryside.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-BW-89
Site address (or brief description of broad location)	Land north of Five Acres and south of the M25, Bricket Wood



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	J & E Pearson (Burston Nurseries)
Contact details - if different from above (e.g. agent, planning consultant etc)	A Emerton, The Limes, North Orbital Road, St Albans
Area of site or broad location (hectares)	9.3 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Agricultural)
Current use(s)	Arable fields

Character of surrounding area (including adjoining land uses; site outlook etc)	M25 runs along northern boundary of the site. A405 runs along western boundary of the site. Residential areas and Five Acres wood and naturist settlement to the south. Residential and open field to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Objector – 4 star hotel of up to 200 bedrooms. Inspector – “I believe that the land does contribute to the purposes of the Green Belt. Furthermore, I consider that it is sufficiently extensive to be of some value to the existing farm holding and believe that farm machinery can gain reasonable access to it from the A405”.</p> <p><u>General Planning History</u></p> <p>5/2001/2041 Erection of a 250 bedroom hotel with conference facility and staff accommodation (outline) This application has been withdrawn.</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	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	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)	Probably*
Development would cause demonstrable harm to the character and amenity of	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase	Yes

surrounding areas/land uses		Community Forest	
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.	Perhaps*
Development would result in neighbouring towns merging into one another.	Perhaps*	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	Perhaps
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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Ecology database site 76/008 Five Acres adjacent. * New access from A405 would probably need to be created. * Public footpath through the middle of the site. * Electricity pylon on eastern edge of site, with power lines running over eastern corner of the site. * M25 and A405 border the site on two sides. * Dependent on the scale of residential development, it could be large enough to significantly change the size and character of Bricket Wood. * There would be a degree of coalescence towards How Wood and an important green buffer would be lost. * Development would be visually intrusive from the surrounding countryside. * It would create significant additional development pressure to the east. 			
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 HCC Character Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

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

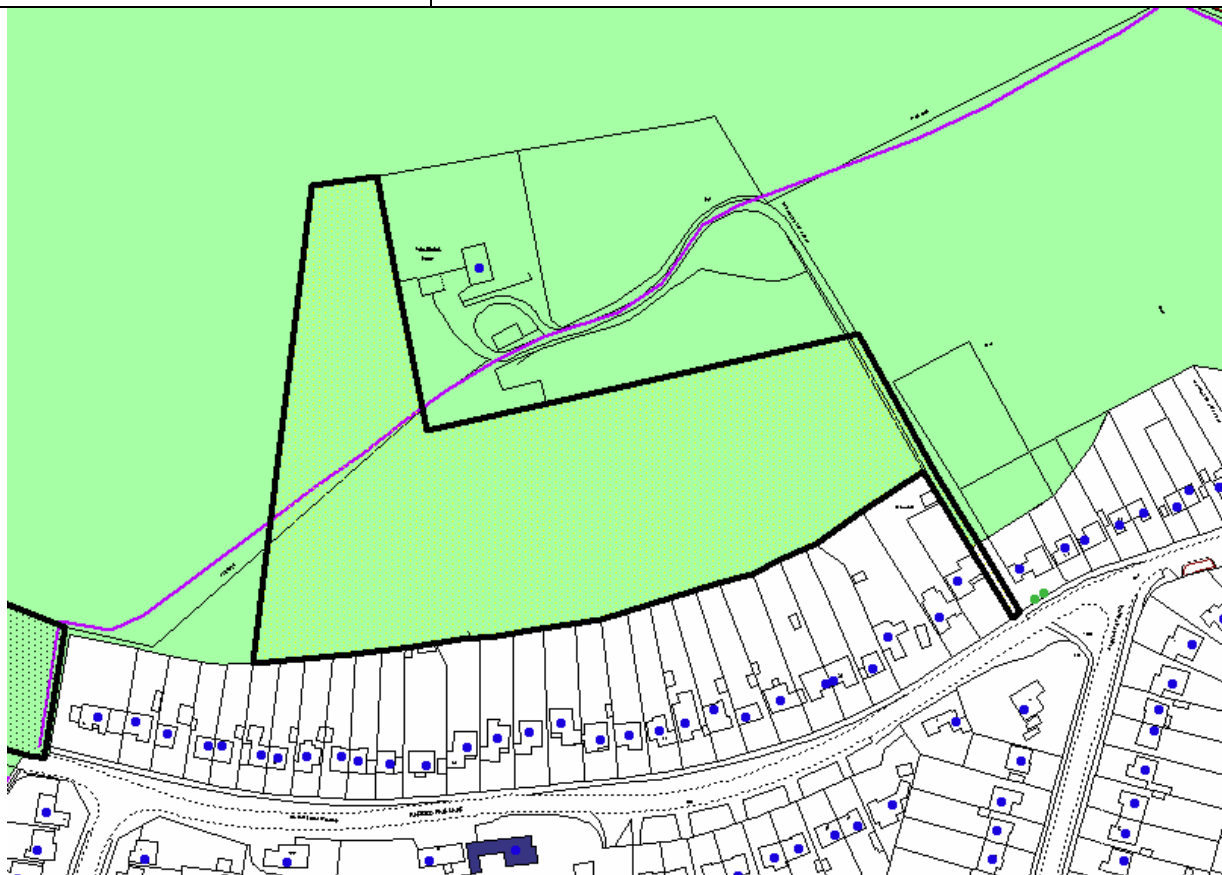
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No. Development of the site would affect land that is presently rural rather than urban in nature and would result in encroachment and visual intrusion into open countryside. This large, open site provides a gap, which serves as an important buffer between Bricket Wood and the M25 (and prevents coalescence between Bricket Wood and How Wood). Development would create further pressure on land to the east/south of the M25.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-101
Site address (or brief description of broad location)	Land to the rear of 28 to 72 Ragged Hall Lane and Westfield Farm, Chiswell Green



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr and Mrs Blackman
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt - Agricultural
Current use(s)	Agricultural land that is fallow

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties along Ragged Hall Lane follow the southern site boundary. In all other directions, the site is surrounded by open fields. (with Westfield Farm abutting the site's northern boundary). The M10 is approx 300 metres away to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner
Planning History (including Local Plan Inquiries, LDF etc)	None found

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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	Other habitat/green space	Yes
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	Yes
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 (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			Perhaps
Comments/observations (including details of other physical constraints or site designations)			
<p>* No. 33 Ragged Hall Lane (Ragged Hall) is Grade II listed and is situated to the south of the site (on the southern side of the lane).</p> <p>* Public footpath crosses the site from south west to north east.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Grade 3	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 HCC Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

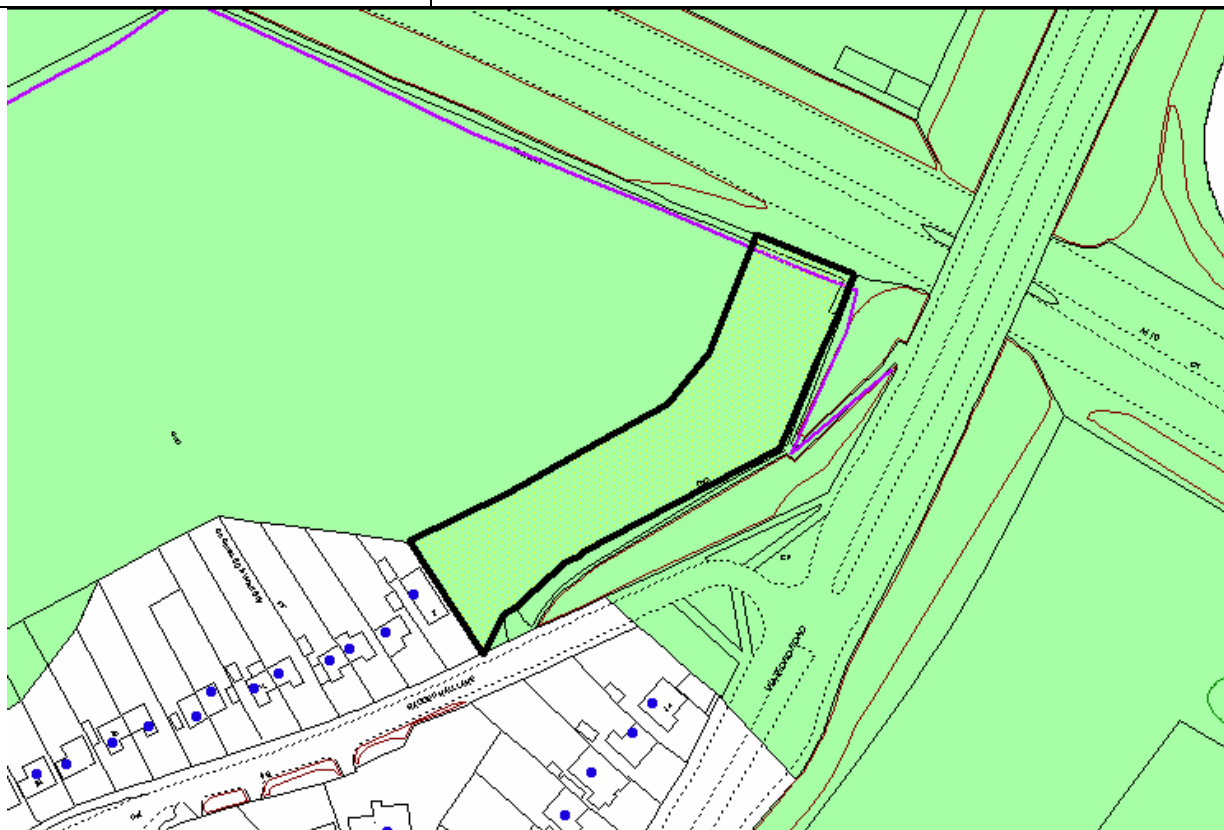
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>This site is rural in nature and contributes towards an important gap between Chiswell Green and the M10 (preventing further coalescence between Chiswell Green and southern St Albans). Development of all (or part of) the area would cause significant harm to the openness and visual character of this important urban fringe area. Development would also place additional pressure on adjoining land for housing and would prevent the land from making a positive contribution to the Watling Chase Community Forest.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-41A
Site address (or brief description of broad location)	Land at Ragged Hall Lane / Watford Road, Chiswell Green



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.33 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green belt
Current use(s)	Vacant open land / fallow agricultural land.

Character of surrounding area (including adjoining land uses; site outlook etc)	The site has open fields to the west and over the A405 to the east. The M10 adjoins the northern end of the site. The end of a line residential properties abuts the south west portion of the site. A line of trees adjoins the east side of the site, with Ragged Hall Lane and the A405 Watford Road beyond.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>The release of this site from the Green Belt would lead to the coalescence of Chiswell Green and St Albans. Even development on parts of the area would cause significant harm to the purposes and functions of the Green Belt, including its openness and to a lesser extent visual character. The importance of this land is demonstrated by the Article 4 Directions that have been placed on the majority of the area following the marketing of plots for housing development. Furthermore, the existing Green Belt boundary is well defined.</p> <p>Gaps between built up areas south of St Albans fulfil an important role in preventing coalescence between St Albans and Watford. In some areas these gaps are extremely small, and this is one such case. Travelling along Watford Road between St Albans and Chiswell Green (particularly northwards) the two settlements appear visually to have almost completely coalesced. However, brief glimpses of more open countryside remain (including to the site in question), as well as the physical and to a limited extent visual barrier of the M10. It is of paramount importance that what little openness and visual separation that still exists is protected.</p> <p>Article 4 directives on/adjacent to this site because of splitting up of site as part of a much wider scheme in the past. Part of this site and land to the west marketed as plots for sale and access in early 2000s.</p> <p>Possibly further applications prior to 2000.</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	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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	In effect, because of coalescence with St Albans
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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Public footpath around north east and north edge of site. * M10 adjacent to northern part of site. * The release of this site from the Green Belt would contribute towards coalescence of Chiswell Green and St Albans.			
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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

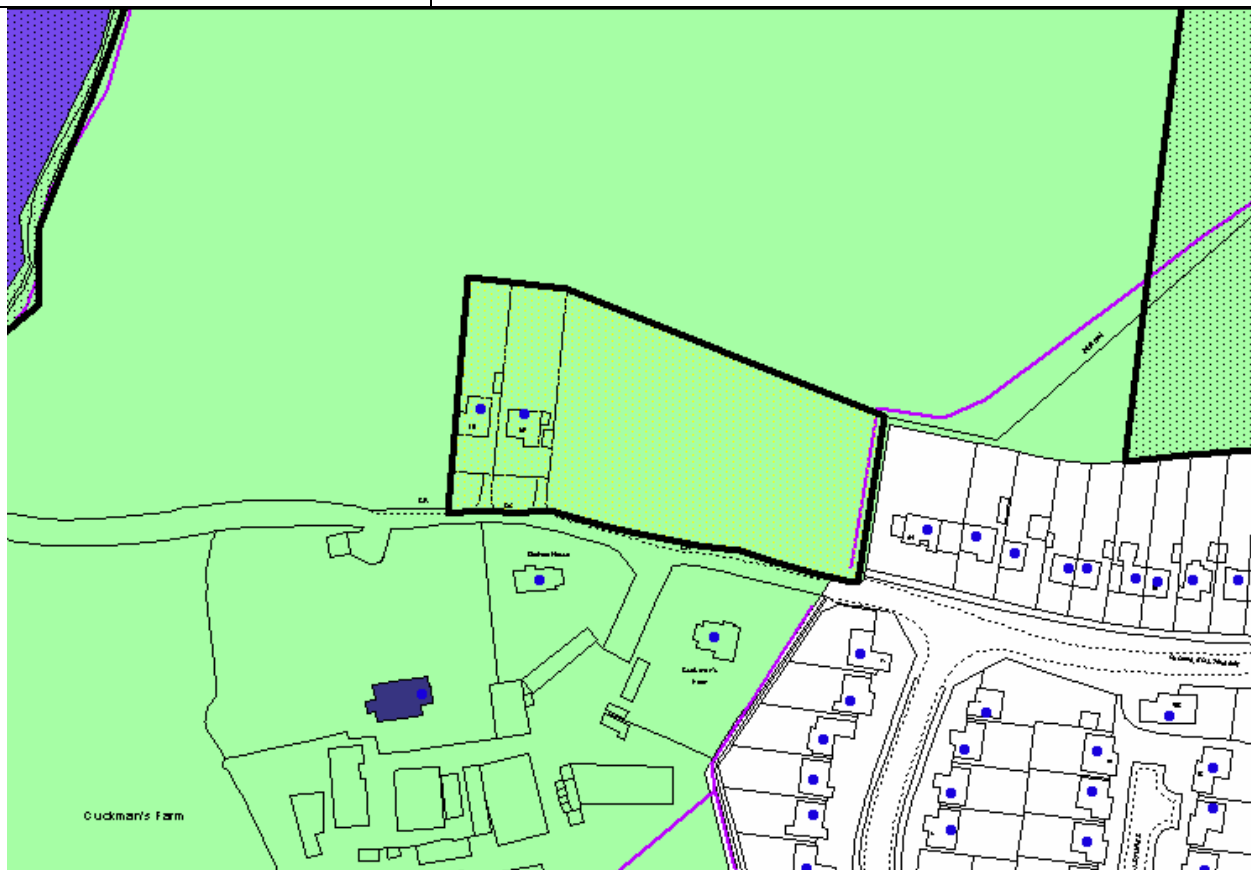
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development of these 2 parcels of land would contribute to the coalescence of Chiswell Green and St Albans. Development would result in encroachment and would be visually intrusive from the surrounding open countryside. It would cut off the open, albeit limited, aspect to the north of Chiswell Green on either side of the A405 and would create significant additional development pressure on adjoining and nearby land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-41B
Site address (or brief description of broad location)	Land at Ragged Hall Lane, Chiswell Green



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.6 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural) / Residential
Current use(s)	Arable land (may have fallen fallow) / two residential properties.

Character of surrounding area (including adjoining land uses; site outlook etc)	The site has open fields to the west and the north (may have fallen fallow since being sold off in plots for residential speculation). The M10 adjoins the northern end of the site. The end of a line residential properties abuts the east portion of the site. Listed Cuckmans Farm and associated cottages over Ragged Hall Lane to the south
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Land immediately adjacent to the west of the two residences included in this site – 5/2008/0703 Land adj 110 Ragged Hall Lane, Chiswell Green, St Albans, Erection of barn This application was given the decision - DC4 Refusal on 10/06/2008</p> <p>The site is located within the Metropolitan Green Belt, 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. The site is of insufficient size to support formal agricultural activities and is not a registered smallholding. The proposed development for a building for storage of agricultural machinery is therefore an inappropriate use within the Green Belt which is unacceptable in terms of Policy 1 (Metropolitan Green Belt) of the St. Albans District Local Plan Review 1994 and contrary to Government guidance contained in Planning Policy Guidance Note 2. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>Green Belt Review 2003</p> <p>The release of this site from the Green Belt would lead to the coalescence of Chiswell Green and St Albans. Even development on parts of the area would cause significant harm to the purposes and functions of the Green Belt, including its openness and to a lesser extent visual character. The importance of this land is demonstrated by the Article 4 Directions that have been placed on the majority of the area following the marketing of plots for housing development. Furthermore, the existing Green Belt boundary is well defined.</p> <p>Gaps between built up areas south of St Albans fulfil an important role in preventing coalescence between St Albans and Watford. In some areas these gaps are extremely small, and this is one such case. Travelling along Watford Road between St Albans and Chiswell Green (particularly northwards) the two settlements appear visually to have almost completely coalesced. However, brief glimpses of more open countryside remain (including to the site in question), as well as the physical and to a limited extent visual barrier of the M10. It is of paramount importance that what little openness and visual separation that still exists is protected.</p> <p>Article 4 directives adjacent to this site because of splitting up of site as part of a much wider scheme in the past. Land to the west and north marketed as plots for sale and access in early 2000s.</p> <p>Possibly further applications prior to 2000.</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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	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)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * ASR 28 Site for Archaeological recording. * Old Cuckmans, on opposite side of Ragged Hall Lane, is listed Grade II * Public footpath around east edge of site. * The release of this site from the Green Belt would contribute towards coalescence of Chiswell Green and St Albans. 			
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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Mostly
Comments/observations (including details of any other national, regional or local policy constraints):			

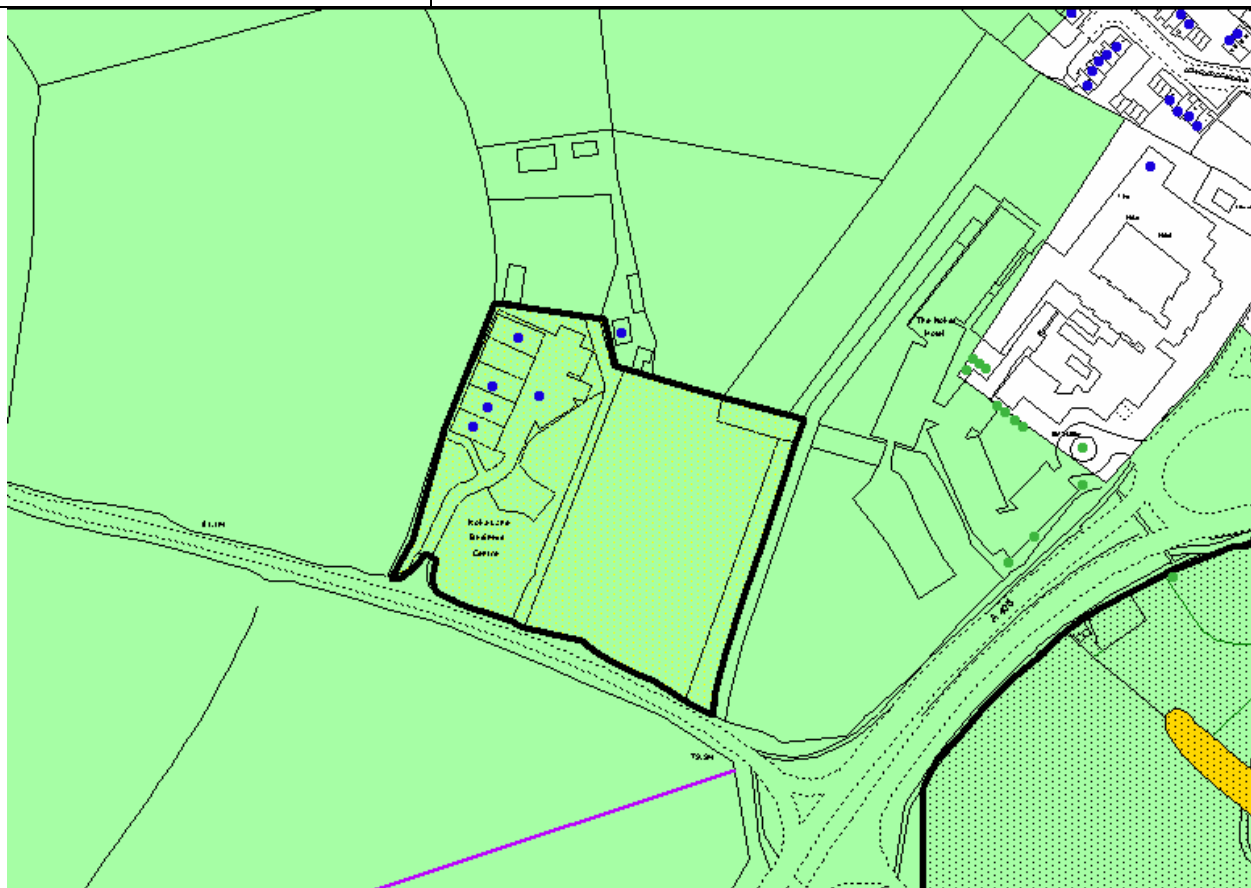
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development of these 2 parcels of land would contribute to the coalescence of Chiswell Green and St Albans. Development would result in encroachment into and would be visually intrusive from the surrounding open countryside. It would cut off the open, albeit limited, aspect to the north of Chiswell Green on either side of the A405 and would create significant additional development pressure on adjoining and nearby land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CG-42
Site address (or brief description of broad location)	Noke Lane Business Centre and land adjacent, Noke Lane, Chiswell Green



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr T Jones-Halls.
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane @ DLA Planning
Area of site or broad location (hectares)	1.4 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt.
Current use(s)	Noke Lane Business Centre and adjacent vacant land.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open farmland to the north, west and over Noke Lane to the south. Currently small vacant field to the east, but plans have been approved for an access road for the proposed Butterfly Centre to the north and beyond the planned and approved expansion of the Thistle Hotel.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Thistle Hotel to the east – 5/2007/1885 90 Bed extension, 45 rooms for hotel staff, conference centre, design, external appearance and means of access to buildings (reserved matters pursuant to outline permission 5/02/0383 dated 19/08/04) This application was given the decision - DC3 Conditional Permission on 05/11/2007</p> <p>Butterfly World at The Gardens Of The Rose – adjoining access road to the east - 5/2003/1343 Erection of building for the exhibition of butterflies and plants in association with the Gardens of The Rose with related horticultural training and research complex, visitors centre, cafeteria, coach/car parking and access drive This application was given the decision - DC3 Conditional Permission on 16/02/2005</p> <p>Nothing else relevant post 2000.</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	Some	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 up areas.	Possibly	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	Likely
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	Perhaps
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			No
Comments/observations (including details of other physical constraints or site designations) <p>* Given the low heights of existing buildings on site, residential development is likely to be more visually intrusive from surrounding countryside.</p> <p>* Residential development would cause significant additional development pressure on adjoining and nearby land.</p>			
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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Marginally

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

Policy 24 Unallocated employment sites

Shortlisting would be subject to Council decisions regarding the need to retain certain employment areas across the District in employment use. This is an unallocated employment area which is classified as an 'average' site for employment uses in the Central Hertfordshire Employment Land Review.

<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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Whilst this is a previously developed site (in employment use), its redevelopment for housing would significantly extend the residential envelope of Chiswell Green, in an unsustainable location, distant from existing community infrastructure. More intensive development of the site would also place additional pressure on adjoining and nearby land for housing or employment uses. Given the low heights of existing buildings on site, residential development would be more visually intrusive from surrounding countryside.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CH-132
Site address (or brief description of broad location)	Land at St Mark's Close, Colney Heath



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.56 ha
Category of site (e.g. agricultural etc)	Green Space
Current use(s)	St Mark's Community Park and adjacent land.
Character of surrounding area (including adjoining land uses; site outlook etc)	Site lies immediately to the south of the A414 North Orbital Road. It comprises a triangle of land between the A414, St Mark's Close and High Street. The village of Colney Heath is situated to the south east of the site. Built development lies to the south west. Open countryside to the east of High Street. The southern half of the site itself is heavily wooded, with the remainder comprising grassed area with tree screening.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner.
Planning History (including Local Plan Inquiries, LDF etc)	Post 2000 – No development control history

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site		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)	Yes***	Public Right of Way	No
		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines,	None identified

		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)	Yes****
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 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	No	Development would be visually intrusive from the surrounding countryside	Unlikely
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>**** Site lies adjacent to the A414.</p> <p>*** Site lies close to NS.5 – Consultation area for the hazardous installation – Lea Valley Water Company, Church Lane, Colney Heath (in neighbouring Hertsmere Borough).</p> <p>** St Marks Church lies to the south of the site, but there is heavy screening along the site's southern boundary.</p> <p>* Site lies within the flood plain of the River Colne.</p>			
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 – HCC Area 30	Site with social or community value (provide details)	Yes
Tree Preservation Orders	No	Greenfield site	Yes

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

* Partly St Marks Community Park

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site lies within Zone 3b of the Flood Plain, where development in the 'more vulnerable' category (including residential dwellings) is not appropriate. It also lies immediately adjacent to the A414, and is sandwiched between two other roads. It therefore suffers from noise pollution and lower air quality. The site currently has community value (the southern half is St Mark's Community Park) and contributes to the objectives of the Watling Chase Community Forest.

Current use(s)	Mixed – part residential, part open fields, part stables, part office, part commercial.
Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields on all sides.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

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)	Yes*	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	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)	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	Yes

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.	N/A
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	N/A
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * A very small area, on the eastern edge of the site, is in Flood Zone 2 * Two public footpaths across the site. * Listed Grade II Woodrake Cottage close by. * Barley Mow Lane is a narrow road with limited driver visibility in several locations. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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 HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

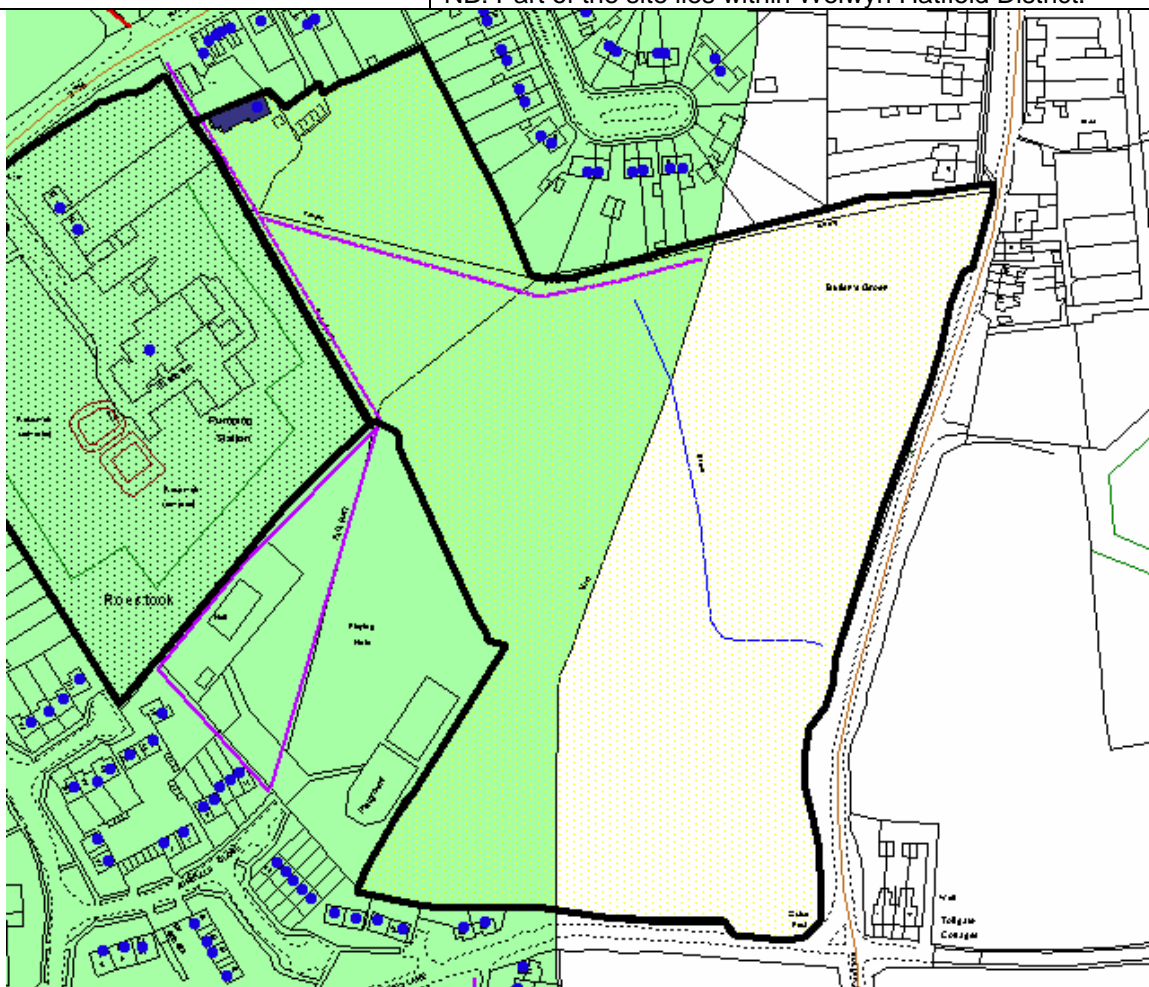
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would cause demonstrable harm to the character and amenity of surrounding areas/land uses.</p> <p>It would be inappropriate to locate additional housing in this unsustainable, isolated location in the open Green Belt, which also has considerable access problems.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CH-37
Site address (or brief description of broad location)	Land at Roundhouse Farm, Roestock Lane, Colney Heath (north of Fellowes Lane and West of Bullen's Green) NB: Part of the site lies within Welwyn Hatfield District.



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Coleman Properties Ltd has an option to develop the site.
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr John Hargreaves Woods Hardwick Planning
Area of site or broad location (hectares)	5.3 hectares

Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Agricultural land.
Character of surrounding area (including adjoining land uses; site outlook etc)	Site is rural in nature. Residential development lies to the north. Bullen's Green Lane runs parallel to the eastern boundary of the site with open countryside beyond. More residential development lies further to the west. A park, community hall and play area lie to the south west. Colney Heath is a Green Belt settlement. Covered reservoirs and a pumping station are situated immediately to the north west. Part of the site lies within Welwyn Hatfield District. Dense vegetation screens the western site boundary from the pumping station site.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner.
Planning History (including Local Plan Inquiries, LDF etc)	Land adjacent - 5/2005/1584 Land Adjacent To, Seven Oaks Cottage, 88 Roestock Lane, Colney Heath, St Albans, Demolition of garage and erection of detached four bedroom dwelling This application was given the decision - DC4 Refusal on 20/09/2005

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)	Yes**	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	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	Possibly	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 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.	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	n/a
Removal of the site from the Green Belt would create additional development pressure on adjoining land	Unlikely***	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	n/a
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) <p>* A public right of way runs from west to east across the site.</p> <p>** Site is reasonably close to the A1(M) motorway.</p> <p>*** The existing lanes to the east and south of the site would effectively contain development and would probably prevent development pressure on adjoining land.</p> <p>**** No. 68 Roestock Lane is a Grade II listed house, late C17. The property lies to the north of the site.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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 HCC Area 29	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site comprises agricultural land which is rural in character. Its development would constitute visual intrusion and encroachment into open countryside.</p> <p>Development of this relatively large site (approx 5 ha) could have a significant adverse effect on the size and character of Colney Heath village, where infrastructure is already stretched.</p> <p>Development would also be likely to have an adverse effect on the setting of No. 68 Roestock Lane, a Grade II listed house, which lies to the north of the site and could prevent the land from making a positive contribution to the Watling Chase Community Forest.</p> <p>NB: Part of the site lies within Welwyn Hatfield District.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CH-39
Site address (or brief description of broad location)	Land to r/o The Grove, Roestock Lane, Colney Heath, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr R Black
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free DLA Town Planning Ltd
Area of site or broad location (hectares)	0.28 hectares
Category of site (e.g. agricultural etc)	Existing residential
Current use(s)	Part of the rear garden of 'The Grove'

Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises residential property in large grounds. A few similar properties to the south along Bullen's Green Lane. The lane runs to the east of the property. Further eastwards, open green space separates the properties from the A1(M) motorway. The site is heavily screened by trees/vegetation to the north and west, beyond which is open countryside/wooded areas.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner, via agent
Planning History (including Local Plan Inquiries, LDF etc)	5/2007/1035 – Demolition of existing outbuildings and replacement barn. Permission 27/6/08

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)	Yes**	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)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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	Unlikely
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	n/a
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	n/a
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			No
Comments/observations (including details of other physical constraints or site designations)			
* Site lies very close to the A1(M) motorway. ** 'The Grove' is a Grade II listed building.			
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	Partly
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site comprises private residential curtilage in a relatively isolated and unsustainable rural location. It lies very close to the A1(M) motorway so noise/air quality are constraints to further development.</p> <p>The site is well screened by existing vegetation, therefore any visual impact on neighbouring properties or the surrounding countryside would be minimal. Nevertheless, the existing trees/vegetation would need to be retained, which would limit capacity on what is already a very small site. A further constraint would be the need to protect the character and setting of 'The Grove' which is Grade II listed. Indeed, there would be a need to retain sufficient land as curtilage to ensure the future viability of the listed building (which would further constrain any capacity).</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-CS-48
Site address (or brief description of broad location)	Colney Street Farm, Radlett Road, Colney Street



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Primrose Property Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	Alison Wood, Southern Planning Practice
Area of site or broad location (hectares)	2.0 ha
Category of site (e.g. agricultural etc)	Residential / Site in the Green Belt (Agriculture)
Current use(s)	Residential farm building with open field / paddock to the rear.

Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily open fields, with at the site edge a thin line of residential development, to the south. Primarily open fields, also with residential development, to the north. Open fields to the west. Large industrial / distribution centre over Radlett Road to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2001/0334 Conversion and extension to form a residential dwelling with ancillary office and carport This application was given the decision - DC3 Conditional Permission on 30/05/2001</p> <p>5/2007/2909 Colney Street Farm, Radlett Road, Frogmore, AL2 2EN Conversion and extension to form a residential dwelling with ancillary office and carport This application was given the decision - DC4 Refusal on 11/02/2008</p> <p>Reason</p> <p>1. The repositioning and conversion of the outbuilding would involve major reconstruction of the original building, and no details of any special circumstances have been submitted to justify the proposal. The development is therefore considered to be contrary to Policy 1 of the St Albans District Local Plan Review 1994 and Planning Policy Guidance 2: Green Belts.</p> <p>Reason</p> <p>2. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms Policy 1 (Metropolitan Green Belt), 12 (Accommodation for Relatives, Dependants or Staff) and 17 (Ancillary Dwellings in the Green Belt) of the St. Albans District Local Plan Review 1994.</p>

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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Tree and hedgerows	Some	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)	Perhaps*	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	Yes
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.	Possibly*
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 (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			No
Comments/observations (including details of other physical constraints or site designations) <p>* Approx 5% of the site is inside Flood Zone 3b Functional Floodplain and a further approx 15% is in Flood Zone 2 Medium Probability</p> <p>* Grade II Listed George and Dragon pub close by</p> <p>* Site is in a known area of gravel and sand deposits. Landowner's agent believes it to be in a Minerals Consultation Area – Herts County Council would need to be consulted.</p> <p>* Dependent upon its size and form, the scale and nature of development could be large enough to alter the size and character of Colney Street.</p>			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

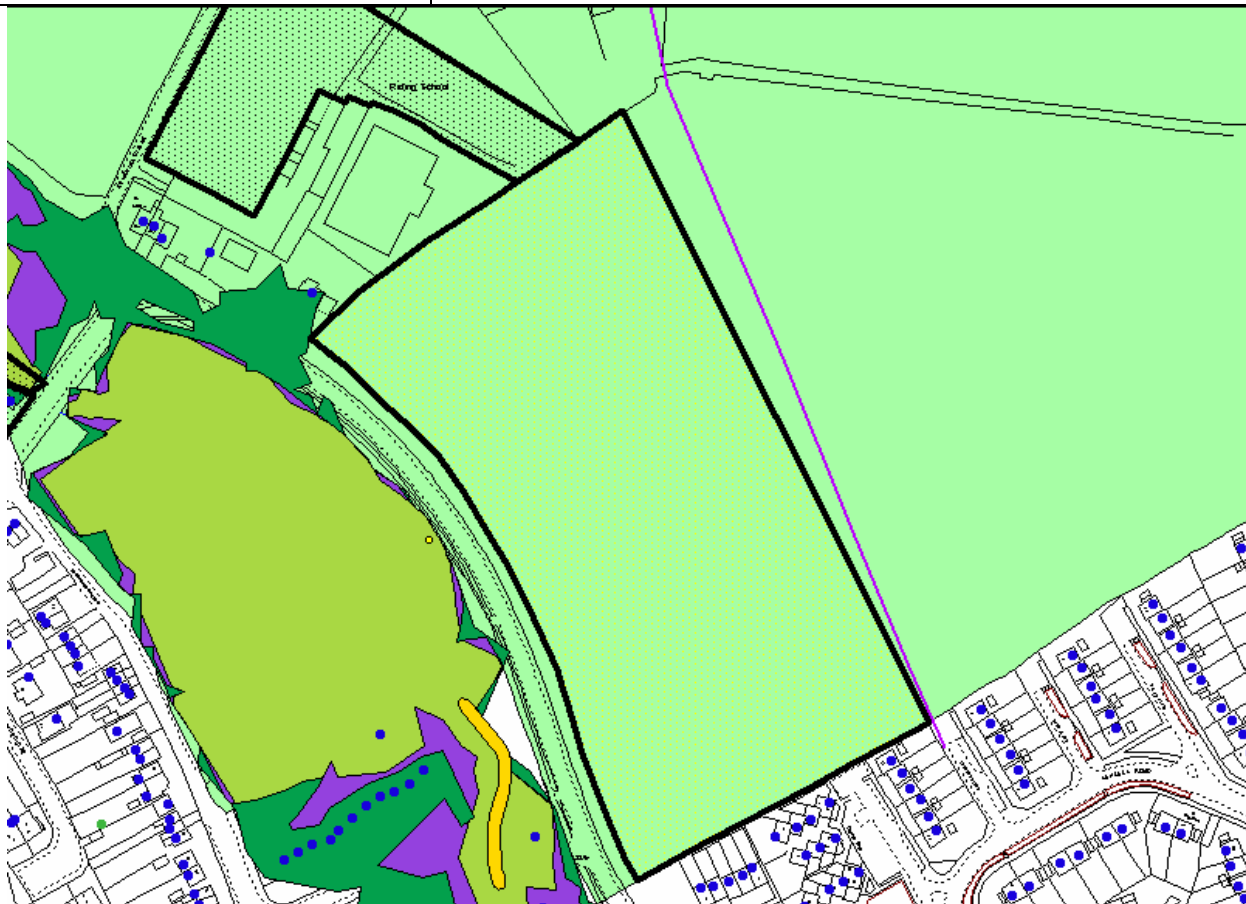
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of surrounding areas, would constitute visual intrusion and result in encroachment into open countryside. Approx 5% of the site is inside Flood Zone 3b Functional Floodplain and a further approx 15% is in Flood Zone 2 Medium Probability. Site is in a known area of gravel and sand deposits.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-103
Site address (or brief description of broad location)	Land at Lower Luton Road, Harpenden, AL5 5EG



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr B P Dunn Dunn and Co (Developments) Ltd
Area of site or broad location (hectares)	3.1 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Grazing land for adjacent riding stables.

Character of surrounding area (including adjoining land uses; site outlook etc)	Sloping site which is rural in character. Riding stables to the north west. The edge of the built up residential area of Batford lies to the south east of the site. The Lower Luton Road runs along the western edge of the site. Open fields to the north and east.
Method of site identification (e.g. proposed by landowner etc)	Put forward by the agent on behalf of their client (site was also considered as part of the 2003 Green Belt Boundary Study).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Post 2000 – No development control history.</p> <p>Green Belt Review 2003</p> <p>Development would clearly have a detrimental impact on the rural character of the area and would have a severe visual impact on the skyline and the surrounding open countryside, contrary to Green Belt Purpose 3.</p> <p>The existing Green Belt boundary is clearly defined and any development on this site would constitute unrestricted and unsustainable urban sprawl. Removal of this piece of land from the Green Belt would also increase development pressure on land to the north west (south of Bowers Heath Lane).</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Council's case: the release of this open land would be detrimental to the character and purposes of the Green belt and be an unwarranted intrusion into open countryside on a sloping, roadside location. The Batford housing estate to the east of the land already provides a firm urban edge to this part of Harpenden. Even given a need for affordable housing in the area, government advice does not sanction the release of Green Belt land beyond the edge of towns for such purposes, as the objector suggests, as well as being contrary to the recently approved Structure Plan policies 27A and B.</p> <p>Inspector's Conclusions: This land is an integral part of field pasture which rises up from the busy Lower Luton Road and its development would be a prominent, piecemeal extension of the uniform built limits of the housing estate to the south. As such it would seriously intrude into attractive open countryside, erode the Green Belt and be a precedent for further encroachment towards Bower Heath Lane.</p> <p>There is no government or local policy basis for the approach advocated for this location by the objector, as the council have indicated. Even if that could be set aside together with government guidance not to allocate affordable housing sites in Local Plans, having regard to paragraphs 17 and 20 of Circular 7/91, I would consider the intrusive nature of the site and the normal Green Belt presumption against development would be sufficient to outweigh any need element in this instance.</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	Perhaps*
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	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 (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			No

Comments/observations (including details of other physical constraints or site designations)			
<p>* Site gradient increases from east to west.</p> <p>*Some vegetation along the boundaries of the site.</p> <p>**Although the site lies adjacent to the busy Lower Luton Road.</p>			
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)	Perhaps
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
The agent is proposing development of the site for a residential care home, retirement apartments and affordable housing development.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development would have a detrimental impact on the rural character of the area and would have a significant visual impact on the surrounding open countryside. It would also increase development pressure on land to the north west (south of Bowers Heath Lane).

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-176
Site address (or brief description of broad location)	Land off Riverford Close, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.27 Hectares
Category of site (e.g. agricultural etc)	Site in the Green Belt (Agricultural)
Current use(s)	Open Agricultural field

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is rural in character, comprising open fields. However, residential development abuts the south eastern and south western edges of the site. To the north east lie the Lea Valley walk and the River Lea, with open countryside to the north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner for release from Green Belt in 2003.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 "On balance, although development of this site could be construed as a 'rounding off' of the current Green Belt boundary and is unlikely to create additional pressure on adjoining land to the north, the land is essentially rural in character and makes a positive contribution to visual amenity along the Lea Valley walk, which itself becomes more open as one travels northwards.</p> <p>The existing Green Belt boundary is well defined, following the built up edge of Harpenden and development of this land would be visually intrusive from the surrounding countryside, contrary to Green Belt Purpose 3"</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	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	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	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	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Access would require demolition of garages or residential properties in Riverford Close or Springfield Crescent. * Development would be visually intrusive from the surrounding countryside, in particular the Lea Valley walk and affect its character and amenity.			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

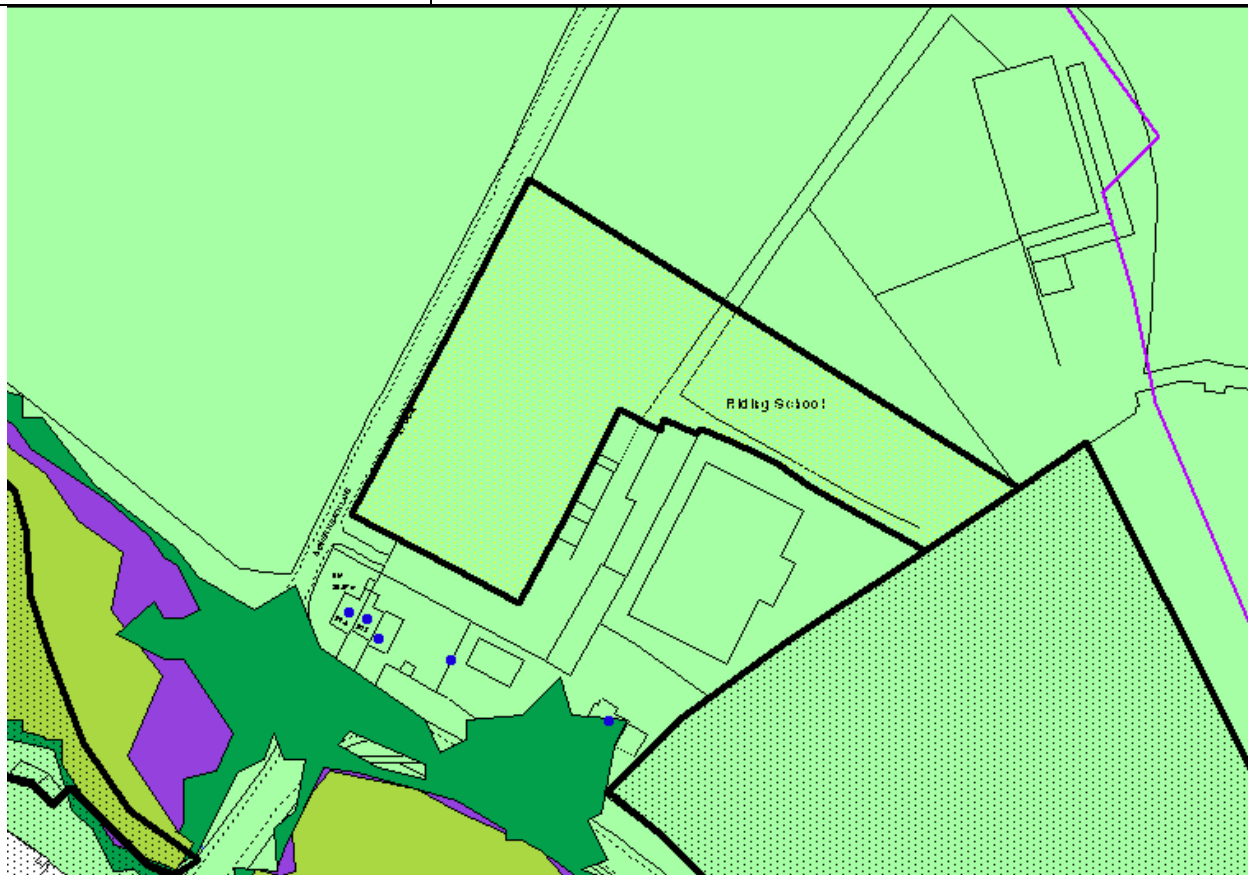
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Although development of this site is unlikely to create additional pressure on adjoining land to the north, the land is essentially rural in character and makes a positive contribution to visual amenity along the Lea Valley walk, which itself becomes more open northwards. Its development would also be visually intrusive from the surrounding countryside.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-177
Site address (or brief description of broad location)	Land at Bowers Heath Lane, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.69 Ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt – (Mix of agricultural land, other commercial uses, unused land)
Current use(s)	Site forms part of Greenacres Riding Stables. Manege, stables, horse boxes, barns, car park, unused land,
Character of surrounding area	Site is well screened from Bowers Heath Lane by a mature hedgerow.

(including adjoining land uses; site outlook etc)	<p>However, it is clearly visible from open countryside to the north east and from the grazing land to the south east. Surrounding area is rural in character within an undulating landscape.</p> <p>Site forms part of Greenacres Riding Stables.</p>
Method of site identification (e.g. proposed by landowner etc)	Letter requesting release from Green Belt for residential development by owner, several years ago.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/1255 Greenacres Equestrian Centre, Bower Heath Lane, Harpenden, AL5 5EG Two barns, stables, manege and car parking This application was given the decision - DC3 Conditional Permission on 04/08/2006. Partially or completely built.</p> <p>Green Belt Review 2003 "Site and existing adjoining uses (i.e. the riding stables and ancillary buildings) are essentially rural in character. The Lower Luton Road and the River Lea form a strong visual edge to the built up area of Harpenden and the existing Green Belt boundary in the vicinity is logical and well defined.</p> <p>Development of this site would not only have a detrimental impact on the openness and rural character of the countryside to the north east (contrary to Green Belt Purpose 3), but would also place unacceptable development pressure on the grazing land to the south east."</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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Site is well screened from Bowers Heath Lane by a mature hedgerow.</p> <p>* Current green space is of minimal amenity to wildlife or people.</p>			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is essentially rural in character. The Lower Luton Road and the River Lea form a strong visual edge to the built up area of Harpenden and development of this site would not only have a detrimental impact on the openness and rural character of the countryside to the north east, but would also place development pressure on the grazing land to the south east. The relative visual impact may have been lessened since the implementation of planning permission 5/2006/1255, but would still be significant.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-178
Site address (or brief description of broad location)	Land at Batford Forge, off Lower Luton Road



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.09 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Small field at edge of larger paddock
Character of surrounding area (including adjoining land uses; site outlook etc)	River Lea flowing to the south of the site. Existing development (residential) to the north and open countryside to the east.
Method of site identification (e.g. proposed by landowner etc)	Agent letter of enquiry, asking for the site to be released from the Green Belt, several years ago. Greenbelt Review 2003
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 "Could be argued that recent housing development to the north has set a precedent for development on this site.</p> <p>The Green Belt boundary currently follows the course of the River Lea south and southeast of the site. However, it does include in the Green Belt the access road and part of the Batford Forge development (west and north of the site) which are urban rather than rural in character. It may therefore be logical to redraw the boundary to exclude this site and land immediately to the north from the Green Belt"</p> <p>99/1079 Erection of 2 stable buildings (Permission granted)</p> <p>5/00/0598 Erection of dwelling and garage on adjoining land to the north (Conditional permission).</p> <p>5/03/0402 Approval for erection of 3 stables on adjoining land to the east.</p> <p>TP/1/5/HJC/ew "existing Green Belt boundaries should not be changed unless exceptional circumstances exist".</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes
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	Perhaps*	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
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	No*	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
* Approximately a quarter of the site is in Flood Zone 3b (Functional Flood Plain), a further third is in Flood Zone 3a (High Probability) and another fifth is in Flood Zone 2 (Medium Probability), making about 75-80% in total.			

<p>* Site lies within an Ecology Database site (55/036) as identified by the Hertfordshire Biological Records Centre. Would also serve as a green corridor given its proximity to the River Lea.</p> <p>* Substantial mature trees on the south and west perimeter of the site.</p> <p>* Arguably some additional pressure on paddock to the east and large field over river to the south.</p> <p>* Sensitive natural environment alongside the River Lea adjacent– high visual quality.</p>			
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 HCC CA 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

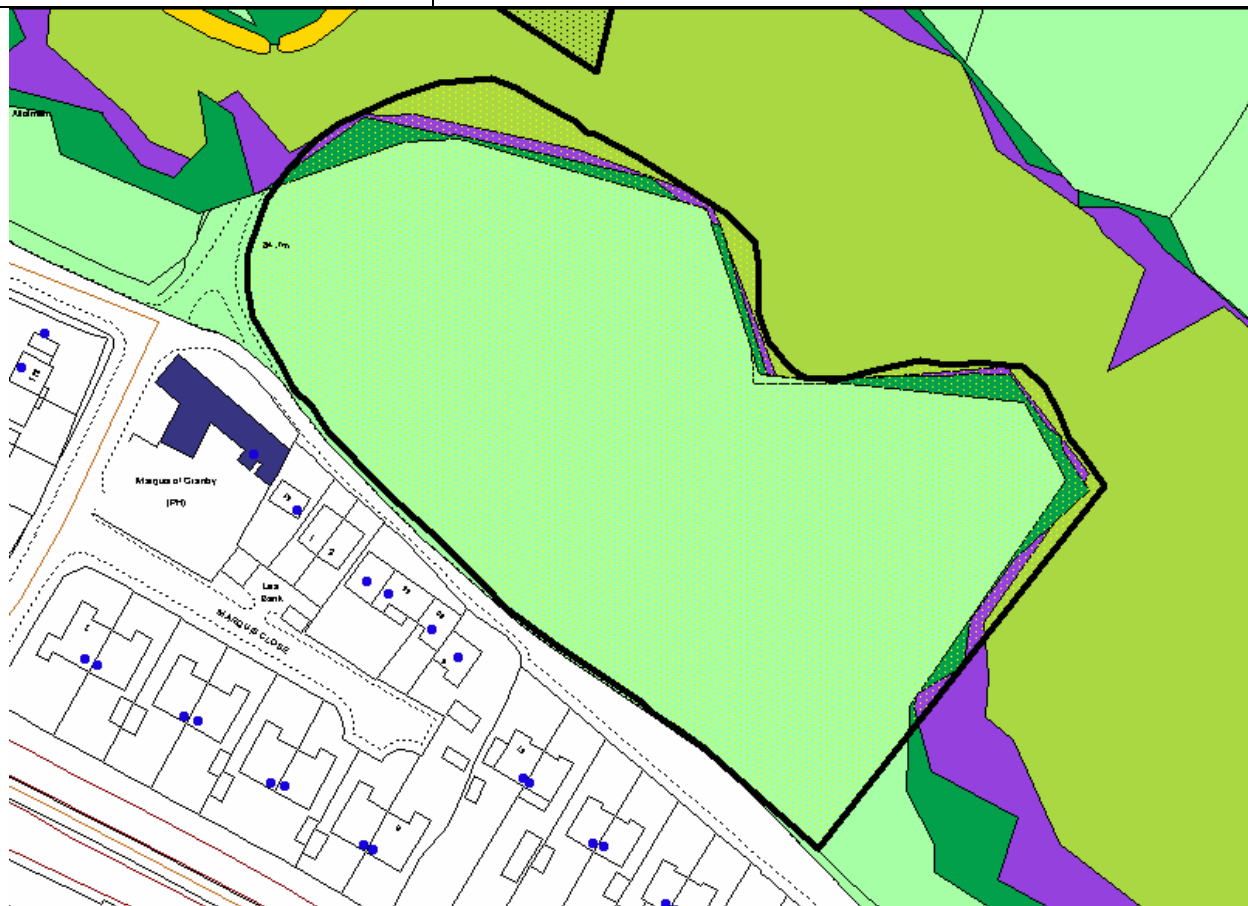
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Although development of this site is unlikely to create significant additional pressure on adjoining land to the east and over the river to the south, the land is essentially rural in character and makes a positive contribution to visual amenity from the River Lea ford and land to the east.</p> <p>The site lies within an Ecology Database site (55/036). It also serves as a green corridor, given its proximity to the River Lea. Development could have significant implications for wildlife and the natural environment. Approximately a quarter of the site is in Flood Zone 3b (Functional Flood Plain), a further third is in Flood Zone 3a (High Probability) and another fifth is in Flood Zone 2 (Medium Probability), making about 75-80% in total.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-179
Site address (or brief description of broad location)	Land adjacent Marquis Lane, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.24 Hectares
Category of site (e.g. agricultural etc)	Site in the Green Belt (Agricultural)
Current use(s)	Open meadow

Character of surrounding area (including adjoining land uses; site outlook etc)	Bounded by the River Lea, then open fields to the north. Continuation of the open meadow to the east. Residential area over road to the south and allotments over road to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed for release from Green Belt by owner 2001. Green Belt Review 2003.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/2705 Land Adjacent River Lea and, Marquis Lane, Harpenden, Five-bedroom residential dwelling (outline) This application was given the decision - DC4 Refusal on 31/01/2007</p> <p>Reasons The site is within the Metropolitan Green Belt</p> <p>The applicant has failed to provide a Flood Risk Assessment as required by PPS25 nor has sufficient information been included within the application for the ecological impact of the proposal to be determined.</p> <p>The site is within a Landscape Conservation Area and the proposed development would be likely to have a significant detrimental impact to the character and appearance of the area, visual amenity and outlook.</p> <p>The siting of the proposed dwelling would be likely to have a detrimental impact upon the setting of the adjacent Marquis of Granby Public House, a Grade II Listed Building.</p> <p>Green Belt Review 2003</p> <p>“Development of this site would be contrary to Green Belt Purpose 3 as it would have an unacceptable impact on the openness and rural character of surrounding countryside to the north and east. Development would also constitute encroachment towards Green Belt Settlement 5 (Lea Valley Estate), contrary to Purpose 2.</p> <p>Exclusion of this site from the Green Belt could place additional development pressure on land to the south and possibly to the north (lying between the River Lea and the Lower Luton Road).”</p> <p>TP/1/5 HJC/ew 27.2.2001 Letter by John Chapman SADC to Mr Dulieu “it should be noted that ... Green Belt boundaries should not be changed unless exceptional circumstances exist”</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
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)	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
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Marquis of Granby Public House, a Grade II Listed Building approx 10m to south of site boundary.</p> <p>* Some encroachment towards Green Belt Settlement 5 (Lea Valley Estate)</p> <p>* Approximately 3% of the site is in Flood Zone 3b (Functional Flood Plain), a further 3% is in Flood Zone 3a (High Probability) and another 3% is in Flood Zone 2 (Medium Probability), making about 10% in total.</p> <p>*Substantial mature trees and hedgerows around most of the perimeter of site.</p> <p>* Residential development would have a significant impact on the open and rural character</p>			

and amenity of adjoining land to the east of the site and across the river to the north.
 *Removal of the site from the Green Belt would create significant additional development pressure on adjoining land to the east and across the river to the north and north east.
 *Development would result in encroachment into open countryside along the Lea Valley to the east.
 * Development would be visually intrusive from the surrounding countryside, from both near and far views to the east and north.
 * The site lies within an Ecology Database site (55/036) as identified by the Hertfordshire Biological Records Centre. It may also serve as a green corridor, given its proximity to the River Lea.

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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

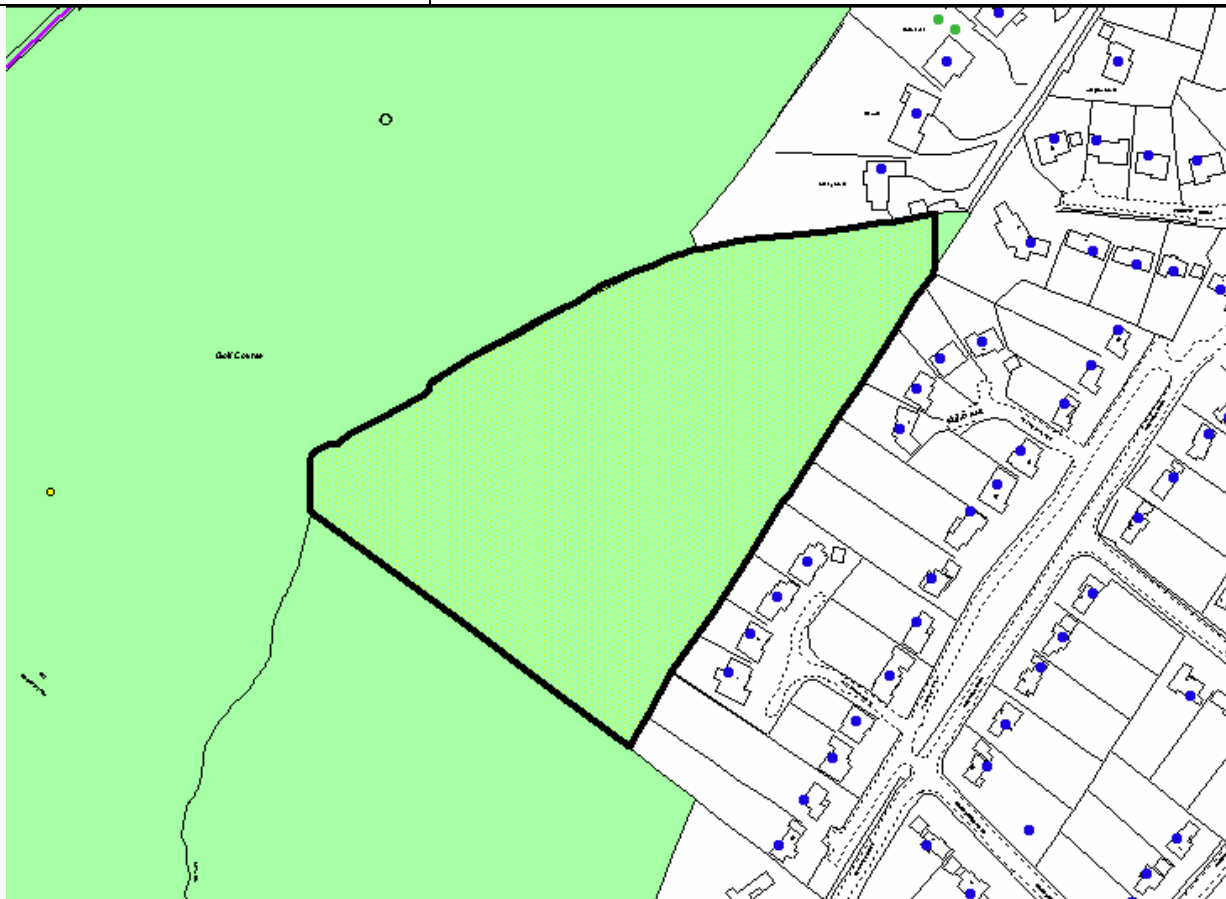
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>Residential development would have a significant impact on the open and rural character and amenity of adjoining land to the east of the site and across the river to the north and north east. Development would also create additional development pressure on adjoining land and would result in encroachment into open countryside along the Lea Valley to the east.</p> <p>Development could adversely affect the setting of the adjacent Marquis of Granby Public House (a Grade II Listed Building).</p> <p>The site lies within an Ecology Database site (55/036). It also serves as a green corridor, given its proximity to the River Lea. Development could have significant implications for wildlife and the natural environment. Approximately 3% of the site is in Flood Zone 3b (Functional Flood Plain), a further 3% is in Flood Zone 3a (High Probability) and another 3% is in Flood Zone 2 (Medium Probability), making about 10% in total.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-181
Site address (or brief description of broad location)	Land between Oakfield Road and the golf course, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	3.31 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Agricultural field

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential development lies to the east of the site, a golf course to the north and west and open countryside to the south.
Method of site identification (e.g. proposed by landowner etc)	Offered by landowner via agent for local plan second review 1999. Green Belt review 2003.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt review 2003 “Whilst the site abuts residential development along its eastern edge, it is clearly rural in character, with open countryside and a golf course to the south and west. Development on this site would therefore have an unacceptable visual impact on the openness of the surrounding area, contrary to Green Belt Purpose 3.</p> <p>The existing Green Belt boundary is well defined, following the line of existing built development. Removal of the site from the Green Belt would not only allow development which constituted unrestricted urban sprawl and encroachment towards Redbourn, but would also increase development pressure on land to the south/south west.”</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	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*
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 (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			No
Comments/observations (including details of other physical constraints or site designations) <p>* No current road access. This would have to be created by constructing a new road to Oakfield Road or other nearby roads.</p> <p>* Significant hedgerow only on golf course perimeter to the west.</p> <p>* Development would cause demonstrable harm to the character and amenity of the open countryside to the south and the open feel from the golf course to the west and be visually intrusive.</p> <p>* Removal of the site from the Green Belt would create additional development pressure on adjoining land to the south / south west.</p>			
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 HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

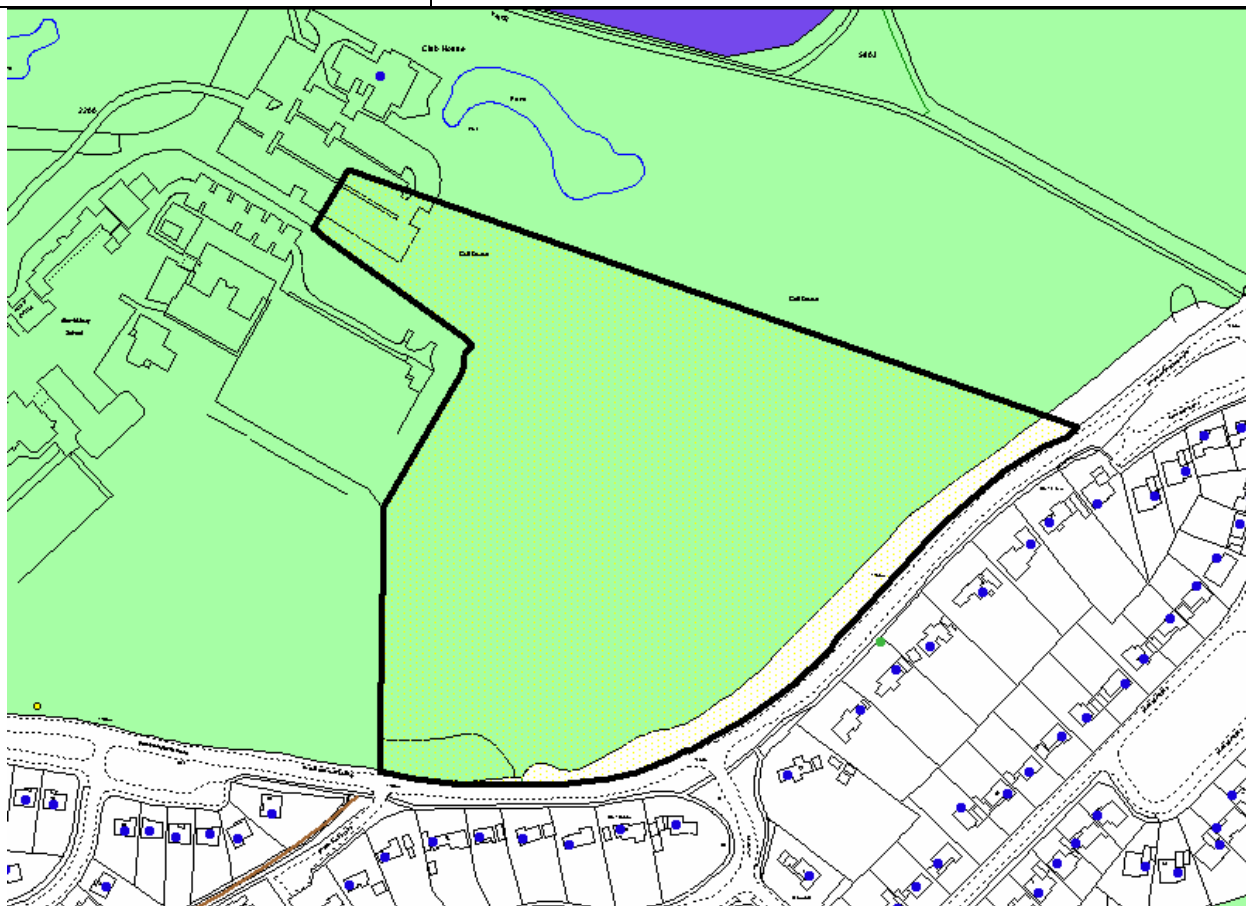
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Whilst the site abuts residential development along its eastern edge, it is clearly rural in character, with open countryside and a golf course to the south and west. Development on this site would therefore have an unacceptable visual impact on the openness of the surrounding area.</p> <p>Development would also constitute some degree of encroachment towards Redbourn and would increase development pressure on land to the south/south west.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-21
Site address (or brief description of broad location)	Land at Aldwickbury Park Golf Club, Piggottshill Lane, Harpenden, AL5 1AB



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	One owner
Contact details - if different from above (e.g. agent, planning consultant etc)	Carol Ripley – Strutt and Parker
Area of site or broad location (hectares)	5.3 ha
Category of site (e.g. agricultural etc)	Commercial use
Current use(s)	Part of site used as golf course, north west of site currently forms part of car park.

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential development to the the south of the site (Wheathampstead Road). Aldwickbury School and Playing fields bound the west of the site. North and east of the site is the remainder of the golf course. Club house and car parking is to the north west of the site, the site partially cuts into the parking area. The broad area has substantial screening around all boundaries, however, the identified site (outlined in red) is not screened from the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	No relevant planning history.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No*	Local Nature Reserve	No
County Wildlife Site	Yes 56/012	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	Some	Other habitat/green space	Yes
Proximity to Hazardous Installations	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.	Not Applicable	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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> - Ancient Woodland to the north of the site. - Existing access would be via Aldwickbury Park Golf Course, if development were to take place, new access would be more suitably be provided off Wheathampstead road. - Grade 2 Listed building, Aldwick Manor, is on the other side of the school site and would not be visible from the site being assessed. - Scale of development would not significantly change size and character of the whole settlement (Harpenden), however, would significantly impact on scale and character of the immediately adjacent residential areas. - Removal of the site from the Green Belt would create additional development pressure for the release of land to the north of the site identified in red outline (land between the site boundary and ancient woodland to the north). - The existing Green Belt boundary is strongly and prominently defined following the line of Wheathampstead Road. - If the site were to be released, a more logical Green Belt boundary would be to also release the school site and Aldwickbury farm from the Green Belt. This would in turn have a significant impact on the character of this part of Harpenden. 			
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 HCC Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

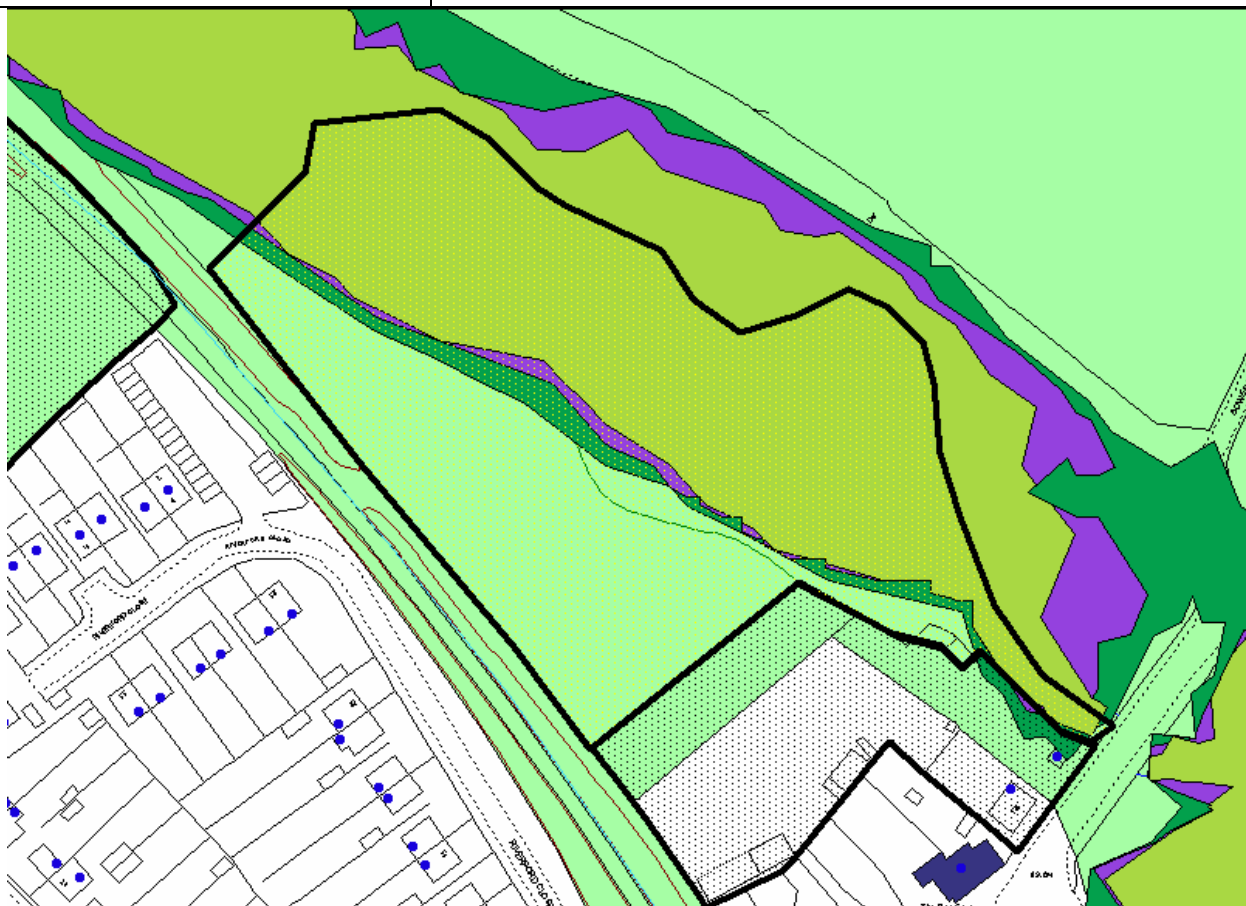
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide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

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-58a
Site address (or brief description of broad location)	Land at Rear of The Builders Yard, Westfield Road, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Trustees of the F N Gingell Will Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA are agents
Area of site or broad location (hectares)	1.51 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Part open green space and part commercially grown willow trees.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open Green Belt arable fields to north, river and then open Green Belt fields over road to east, builders yard to south and residential area to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner, via Agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</i></u></p> <p>The edge of the Builder's Yard was originally included in the Green Belt, to try and retain greater control over its uses. Then the Council tried to have the whole of the site behind the actual house in the Green Belt. The Inspector concluded that the whole of the site as defined by planning permission C/1093-62 be excluded from the Green Belt. The boundary was drawn around the yard, with a strip of Green Belt along the River bank.</p> <p><u>General Planning History</u></p> <p>Green Belt Study 2003</p> <p>"Part of the builders yard and the adjoining paddock currently lie within the Green Belt. However, in Phase 1 of the boundary study, it was agreed that the full extent of the Pinewood Landscaping and Building Supplies site be excluded from the Green Belt.</p> <p>Development of the paddock (i.e. the majority of the site) would be visually intrusive from adjoining countryside, which is rural in character. The current Green Belt boundary is logical and defensible, following the existing line of built development and the Lea Valley walk. Much of the site lies within the flood plain of the River Lea. Removal of the site from the Green Belt would increase development pressure on adjoining land, especially east of the Lower Luton Road and to the rear of Springfield Crescent / Riverford Close.</p> <p>The site is well screened from Westfield Road, Riverford Close and the Lower Luton Road by existing vegetation (mainly scrub and woodland). However, development would be visible from the hills to the east and perhaps also from the open countryside to the north west."</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	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)	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*
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Approximately half of the site is in Flood Zone 3b (Functional Flood Plain) and a further small portion is in Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).</p> <p>* Substantial mature trees make up a significant proportion of the eastern side of the site. Substantial mature trees border the western side of the site.</p> <p>* Access will practicably be restricted to Westfield Road, which may be problematic for a substantial increase in vehicle movements</p> <p>* Development would significantly impinge upon the open and rural nature of the Green belt land to the north.</p> <p>* Existing Green Belt boundary is well defined around the Builders Yard to the south, whether or not a minor amendment is made to its exact location.</p>			

* Grade II Listed Red Cow close by.			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

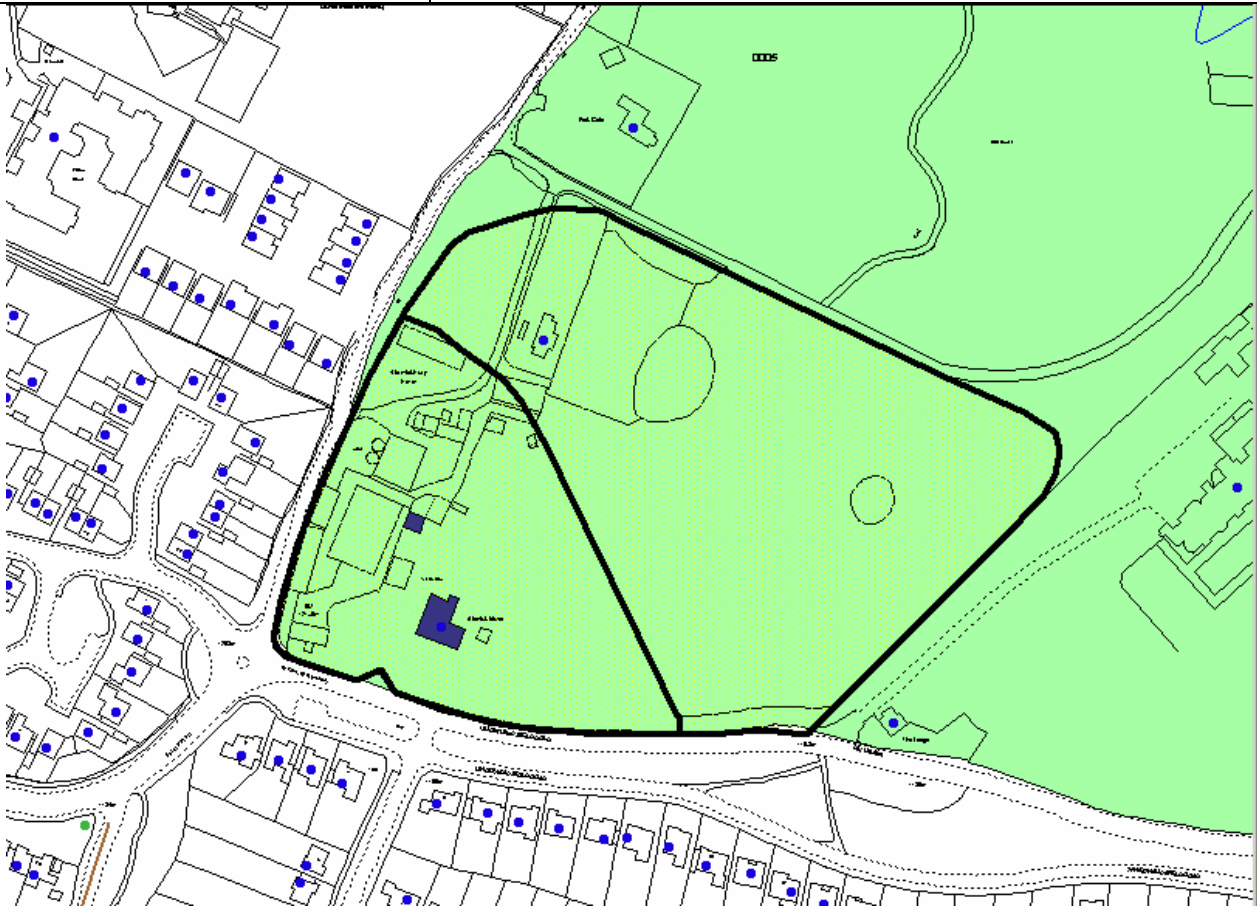
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>The land is essentially rural in character and makes a positive contribution to visual amenity along the Lea Valley walk. Development of the site would be visually intrusive from adjoining open countryside, which is rural in character and would increase development pressure on adjoining land, especially east of the Lower Luton Road and to the rear of Springfield Crescent / Riverford Close.</p> <p>Approximately half of the site is in Flood Zone 3b (Functional Flood Plain) and a further small portion is in Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-63a SHLAA-GB-H-63b
Site address (or brief description of broad location)	Land North of Wheathampstead Road, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr A Berry
Contact details - if different from above (e.g. agent, planning consultant etc)	DLA
Area of site or broad location (hectares)	4.8 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt – Mixed – Residential, Agricultural

Current use(s)	<p>Former farmyard and associated residential buildings, Aldwickbury farmhouse, Aldwick Manor.</p> <p>The east and the majority of the north of the site is rural in character, with open countryside with a tennis court. The west side of the site was recently redeveloped with residential buildings.</p> <p>The site is separated from the built up area of Harpenden by Piggotshill Lane and Wheathampstead Road.</p>
Character of surrounding area (including adjoining land uses; site outlook etc)	<p>North and east is rural in nature, Golf course to the north and east of the site and residential area of Harpenden to the south and west of the site.</p> <p>The south west corner of the site is developed with agricultural buildings and Aldwick manor.</p>
Method of site identification (e.g. proposed by landowner etc)	Owner via DLA as agents
Planning History (including Local Plan Inquiries, LDF etc)	<p>Numerous recent applications on Aldwickbury Farm part of the site. Recent approvals (now built) for replacement of some of the derelict/semi-derelict farm buildings for approx 4 residential, on the western part of the site.</p> <p>5/2006/1535 Demolition of existing and erection of four dwellings, access road and refurbishment of granary building (resubmission following refusal of 5/06/0753) This application was given the decision - DC3 Conditional Permission on 04/09/2006</p> <p>Green Belt Review 2003</p> <p>Part of the site comprises previously developed land and it was looked at in Phase 1 of the Green Belt Boundary study, where Officers recommended that the site remained in the Green Belt as there was considered to be no firmly defined, suitable new boundary on the ground and it was felt that further development could compromise the setting of the listed buildings on and adjoining the site. Members accepted this recommendation and resolved that 'Land off Piggotshill Lane and Wheathampstead Road be retained in the Green Belt.</p> <p>The whole site is rural in character and is separated from the built up area of Harpenden by Piggotshill Lane and Wheathampstead Road, which form a logical and defensible boundary for the site. Whilst not readily visible behind the hedgerow along the Wheathampstead Road, development would have a detrimental impact on the open countryside to the north and would also place additional development pressure on adjoining land.</p> <p>Notwithstanding the above, retaining the site in the Green Belt does not necessarily preclude the sensitive redevelopment of the redundant buildings on the site.</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)	TBC
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.	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 (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			No

Comments/observations (including details of other physical constraints or site designations)			
<p>- Aldwick Manor and Granary at Aldwickbury farm (both Grade II Listed) are part of the site proposed.</p> <p>- The existing Green belt boundary is very well defined by Piggottshill Lane and Wheathampstead Road. Breaking this very clear line would be illogical and create significant development pressures on adjoining land.</p>			
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 LCA 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

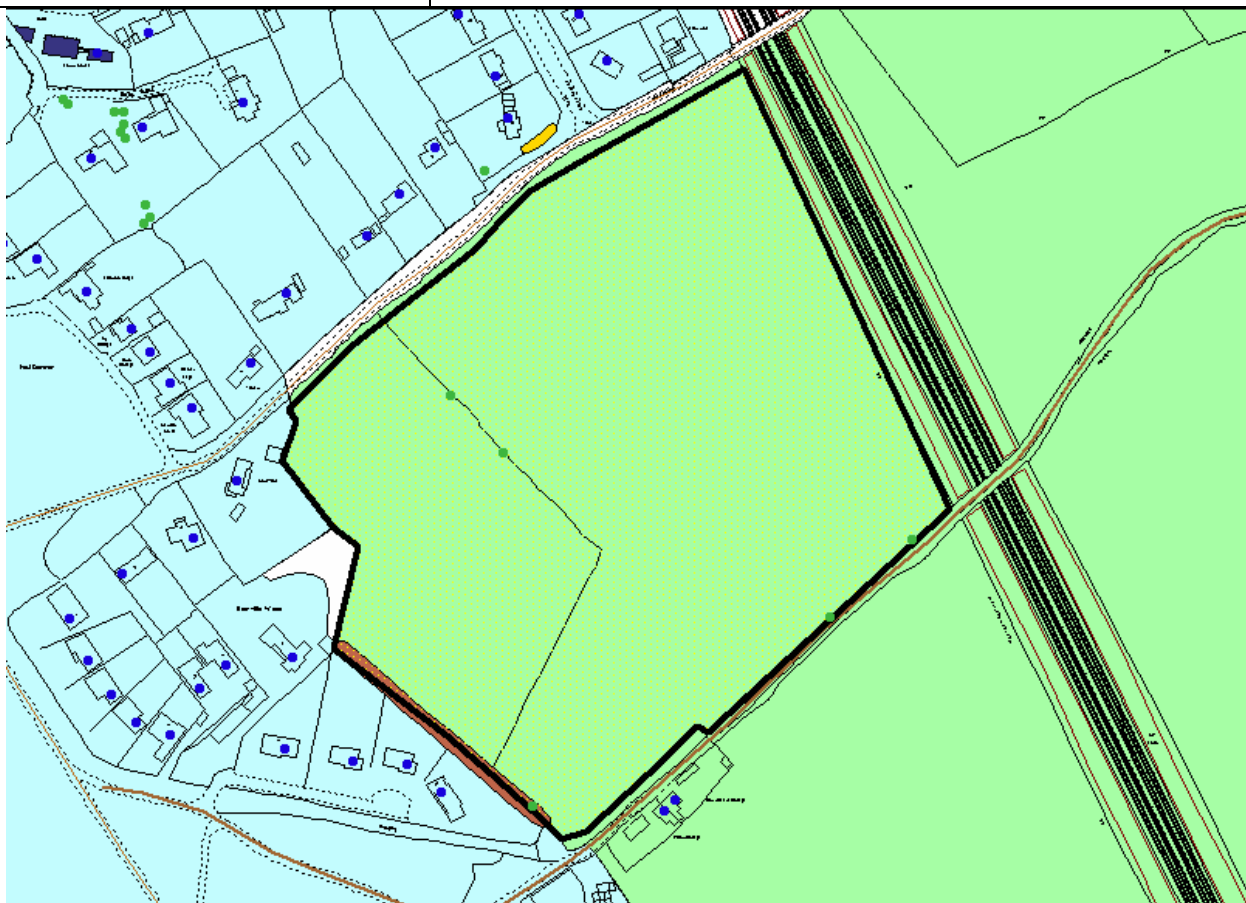
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>The site is rural in character, with Aldwick Manor along its western edge. The remainder of the site is open green space with a tennis court. Development of the east or north of the site would constitute encroachment into open countryside and significantly alter the character and setting of the listed buildings (Aldwick Manor and the Granary at Aldwickbury Farm - both Grade II Listed) on the site. The existing Green belt boundary is very well defined by Piggottshill Lane and Wheathampstead Road. Breaking this very clear line would be illogical and create significant development pressures on adjoining land.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-67
Site address (or brief description of broad location)	Land south of Cross Lane, west of railway line, Harpenden.



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Freehold – Charles Dickinson Cross Farm
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	6.47 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Arable fields

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas to north and west. Railway line, then open Green Belt fields to the east. Open Green Belt fields to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</i></u></p> <p>Council's case - "a proposed modification for residential use was rejected in 1969. Planning permission for residential development has been refused on several occasions. An appeal was dismissed in 1981, when the site's provisional green belt status was supported and the suitability of Cross Lane and other local roads for additional traffic was questioned....It is located in one of the most threatened areas of green belt, which is valuable in separating Harpenden and St Albans. Development of this large site could not easily be absorbed visually or socially...The main physical problem of development is access. In the case of the application that went to appeal the Highway Authority had directed refusal because of the inadequacy of the local highway network and increased turning traffic at the junction with the A1081....The existing green belt boundary forms a natural limit to Harpenden at this point. Development of the site would have considerable impact and set a precedent for further development to the south of Cross Lane.</p> <p>Inspector's Conclusion – "There appears to be no change in circumstances since the residential development of the site was dismissed on appeal in 1981. The objectors have put forward no fresh arguments. My consideration of the local plan is on a rather broader basis than that which would be applied to a planning application but, having inspected the site and the access roads, I find no reason to differ from that earlier decision. The development of the site would inevitably require a major improvement of Cross Lane up to its junction with the A1081, this would have a damaging effect on the informal character of the southern end of the common".</p> <p><u>General Planning History</u></p> <p>TP/1/5 HJC/SPS 1998 – "If it appears likely that some Green Belt releases may be needed, the Council will assess the pros and cons of a long list of possible sites, including your land at Cross Farm. The points raised by you regarding you site will be taken into account".</p> <p>2005 SADC letter "even if any Green Belt sites were required for housing development, it is this Council's view that there are more appropriate sites for release from the Green Belt".</p> <p>2003 Green Belt Review - "Cross Lane forms a logical Green Belt boundary and the existing hedgerow provides a strong visual barrier to the site. Development would have an unacceptable impact on the openness and rural character of land to the south, contrary to Green Belt purpose 3. It would also result in encroachment towards St Albans and create additional development pressure to the south of Cross Lane. It is therefore recommended that this site is not considered further".</p> <p>(Planning applications referred to by owner from 1960s and 1970s. Possible relevant applications dated 1977,1978 on ilap – no details)</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	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)	Perhaps***
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 (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			Yes
Comments/observations (including details of other physical constraints or site designations)			
<p>* Current access is via a narrow country lane. Development would result in increased turning traffic at the junction with the A1081.</p> <p>** Substantial mature trees and hedgerows both within and around perimeter of the site.</p> <p>*** Railway line in cutting along eastern perimeter of the site</p> <p>**** The open and rural character of the area to the south and the amenity of residential areas to the north and west would be adversely affected.</p>			

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)	Yes HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
<p>* Loss of high quality agricultural land, mostly 3A.</p> <p>* 3 individual Tree Protection Orders and a Tree Protection Area on site perimeter. 2 individual Tree Protection Orders inside the site.</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?	
--	--

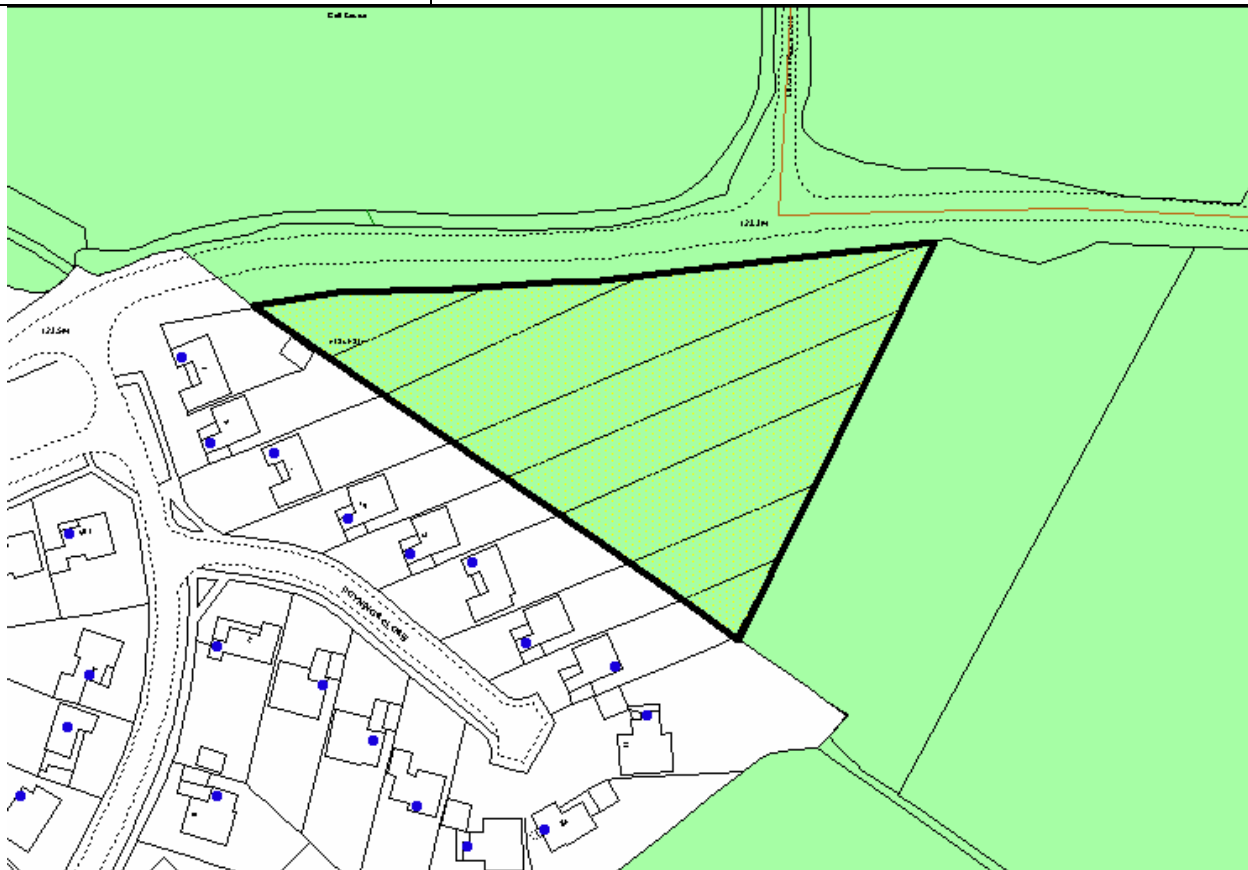
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Substantial mature trees and hedgerows both within and around perimeter of the site would reduce any visual impact of development. However, it is still considered that development would have an unacceptable impact on the openness and rural character of this and adjoining land to the south. It would also result in encroachment towards St Albans and create additional development pressure on land to the south of Cross Lane.</p> <p>Development would result in the loss of good quality agricultural land (mostly Grade 3A).</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-94
Site address (or brief description of broad location)	Land at r/o 1-3 Long Buttlers and 1-9 Poynings Close, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Believed to be residential owners of the above properties (8 in total).
Contact details - if different from above (e.g. agent, planning consultant etc)	Andy Meader Pegasus Planning Group
Area of site or broad location (hectares)	0.67 hectares
Category of site (e.g. agricultural etc)	Debatable – Residential or Sites in the Green Belt (Agriculture)
Current use(s)	Garden Land

Character of surrounding area (including adjoining land uses; site outlook etc)	Open countryside to the east. Wheathampstead Road runs along the northern edge of the site. Residential properties to the south west. Trees/vegetation along each of the site boundaries.
Method of site identification (e.g. proposed by landowner etc)	Proposed by an agent on behalf of all 8 landowners.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Post 2000 – No relevant development control history.</p> <p>5/85/0696 – Change of use from agricultural to residential. Refused.</p> <p>District Plan Second Review Members steering Group 6 February 2001</p> <p>i) The Green Belt boundary is still clearly visible on the ground. It consists of a substantial hedgerow with several trees, although one or two short stretches of hedgerow have been removed.</p> <p>ii) the extended gardens have not been domesticated, apart from the presence of some children’s play equipment. Site 24 is covered entirely with grass and young trees.</p> <p>iii) the hedges and fences along the end of the extended gardens are a less well-defined feature than the hedgerow and trees forming the existing boundary.</p> <p>As a result of the above points, Site 24 still poses a rural and open character and it should therefore be retained in the Green Belt.</p> <p>Enforcement action, TPOs on the hedgerow and Article 4 Directive were considered, but nothing enacted.</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	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.	No	Site is adversely affected by	No

development would result in the sterilisation of mineral reserves)		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	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	Debatable	Development would be visually intrusive from the surrounding countryside	Minimally
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	Perhaps*	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 (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) <p>* Development would result in a modest degree of coalescence towards Wheathampstead and some encroachment into open countryside.</p> <p>* Removal of the site from the Green Belt could create additional development pressure on adjoining land and other land.</p>			
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 HCC Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site comprises land which (it has been argued) now forms part of residential curtilages to the rear of 1-3 Long Butlers and 1-9 Poynings Close (although this has never been confirmed).</p> <p>Nevertheless, whilst this land is well screened from the Wheathampstead Road by trees and hedgerows, it still contributes to the openness of the surrounding countryside and its development would constitute encroachment and would increase further development pressure on adjoining land to the east.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-H-97
Site address (or brief description of broad location)	Land at Townsend Lane, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Lawes Agricultural Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	Agents are Bidwells – Richard Oakley
Area of site or broad location (hectares)	1.79 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Agricultural field

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the south, south east and south west, residential area to the east and north, garden centre over road to north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner, via agent,
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 “The existing Green Belt boundary is well defined, following the line of existing built development. The site is well screened from Townsend Lane, but is highly visible from the open countryside to the south west. Development of the site would constitute an unsustainable extension of the built up area of Harpenden. It would result in unacceptable visual impact on the openness and character of the adjoining countryside contrary to Green Belt Purpose 3, whilst placing additional development pressure on the Townsend Nursery site to the north west of Townsend Lane.”</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	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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Mature hedgerow screens the site from the Townsend Lane * Development would cause demonstrable harm to the character of the open countryside to the south and south west and be visually intrusive therefrom. * Removal of the site from the Green Belt would create significant additional development pressure on adjoining Townsend Nurseries site to the north.			
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 HCC Character Area 99	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development would affect land that is presently rural rather than urban in nature. The site is well screened from Townsend Lane, but is highly visible from the open countryside to the south and south west. Development of the site would therefore result in unacceptable visual impact on the openness and character of the adjoining countryside, whilst placing significant additional development pressure on the Townsend Nursery site to the north west of Townsend Lane.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-102
Site address (or brief description of broad location)	Land off Lovett Road, Napsbury Park, London Colney



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Michael Knott, Barton Whilmore, Theale Court, 11-13 High Street, Theale, Reading RG7 5AH 0118 930 7444 Also representation from Jeremy Matthews, Aspinall Group, Alpha House, Laser Quay Business Park, Rochester Kent ME2 4HU
Area of site or broad location (hectares)	5.39 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Arable fields, including wooded belt.

Character of surrounding area (including adjoining land uses; site outlook etc)	Mainline railway line to the west, with open fields beyond. Partly residential part of the redeveloped Napsbury Hospital site, also with adjoining open fields, to the south. Partly residential part of the redeveloped Napsbury Hospital site, partly north cottages residential properties and partly open fields over North Cottages lane, to the east. North cottages residential properties to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>None post 2000.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Area of Search No. 3 – West of London Colney</p> <p>This area of search comprises approximately 30 hectares of Green Belt farm land, situated to the west of the existing settlement of London Colney and mainly to the south of the Napsbury development, although the area could possibly include some land to the north of Napsbury. Any development on the latter would be limited, due to the need to maintain a gap to prevent coalescence between London Colney and St Albans.</p> <p>It is envisaged that the area could accommodate up to around 900 new homes.</p> <p>At present, this broad area does not have particularly good access to community facilities, although any development could secure benefits (such as local shops, GP surgery etc), which would also be accessible to those living in the Napsbury development or in the west of the built up area of London Colney.</p> <p>Accessibility by public transport is currently via Shenley Lane and housing development in this area could increase the need for (and potentially) fund a new link road from London Road onto the North Orbital Road and across to Shenley Lane (see paragraph 10.136 above).</p> <p>There are known sand and gravel reserves in the area, which would need to be taken into account, if development were to be progressed.</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	Yes*

Air Quality Management Area	No	Conservation Area	Yes*
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)	Perhaps*	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
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 up areas.	Perhaps	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	To some degree
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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Site contains Urban Survey Site A4 * The entire site falls within the Registered Park and Garden of Napsbury * A small part of the southern end of the site falls within Napsbury Conservation Area. * Substantial tree belts and hedgerows on site. * Degree of trees / hedgerows on site constitutes a Green Space. * Mainline railway abuts western side of the site * Development would result in encroachment of London Colney/Napsbury towards St Albans. * Issues & Options Consultation paper 2007 identifies that there are known sand and gravel 			

reserves in the area.			
The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.			
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 HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * Whole of Registered Park and Garden of Napsbury is still a TPO Woodland site – though this does not reflect the reality on the ground. The vast majority of this site falls within the area covered by Policy 139 Napsbury Hospital Redevelopment.			

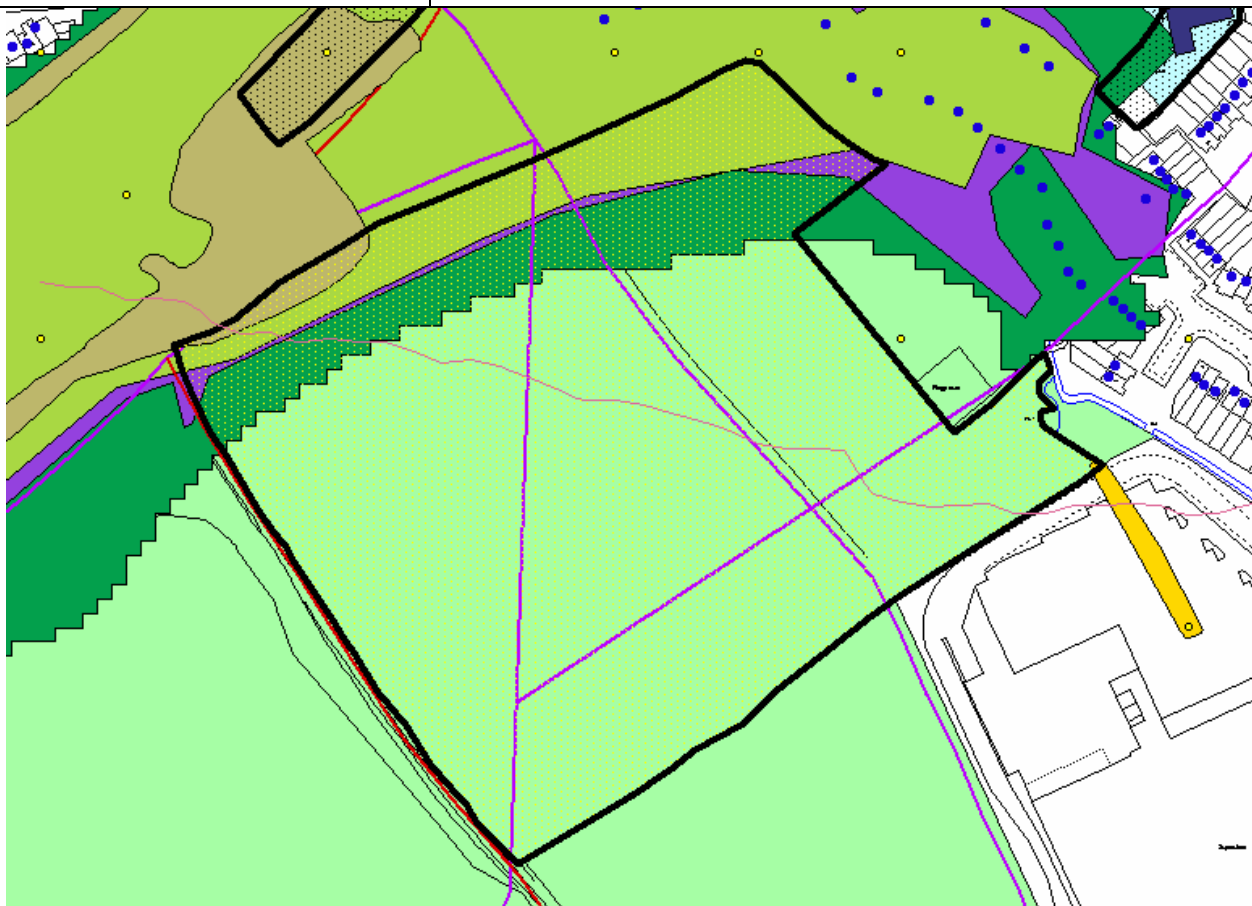
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development of the site would affect land that is presently rural rather than urban in nature. It would result in encroachment into open countryside and would increase coalescence between London Colney/ Napsbury and St Albans. Greenfield development here would also remove all sense of separation from the sensitive original Napsbury site. The entire site falls within the Registered Park and Garden of Napsbury and a small part of the site falls within the Napsbury Conservation Area.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-113
Site address (or brief description of broad location)	Land to the rear of Armstrong Close/Willowside, London Colney (Part of Area of Search 4)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	British Alcan
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley, Bidwell Faulkners
Area of site or broad location (hectares)	4.6 Hectares
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Vacant land)
Current use(s)	Vacant Open Green Space (not believed to be in agricultural use)
Character of surrounding area	Children's play area and suburban residential housing to the east.

(including adjoining land uses; site outlook etc)	Colney Fields Retail Park and open fields to the south. Open fields to the west. Part residential and part small open area leading to Broad Colney Lakes to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 - which considered a much narrower strip of land, approximately 40% of this site, on the eastern side.</p> <p>“The site scores poorly against Green Belt Purpose 3. Nevertheless, in overall terms this is not the most sensitive Green Belt location, as it is already bordered by some development, including very intrusive retail developments to the south and would not cause any significant coalescence or Green Belt boundary issues.</p> <p>It is therefore considered suitable for progression to stage 2.</p> <p>In terms of the Green Belt, development of this site would not be hugely detrimental, although there would be a significant reduction in its openness. Because of the on-site constraints, it may also be difficult to establish a logical Green Belt boundary, although this disadvantage is not thought to be insurmountable.</p> <p>The potential for development here is clearly not great. However, it is considered that some thought should be given to limited development to the south of the site. This would have the advantage of including affordable housing and raises the possibility of planting to the north (which would meet Watling Chase objectives and possibly enhance the conservation area). All the same, this site is unlikely to one of the most suitable considered.”</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Area of Search No. 4 – South of London Colney</p> <p>This area of search comprises around 44 hectares of Green Belt land to the west of the Colney Fields retail park, south of the Broad Colney Nature Reserve and north of the River Colne. The area was subject to sand and gravel extraction, which ceased in the late 1970s, when the land was then filled with domestic waste. Further investigation needs to be carried out with regard to any remediation works which may be necessary to allow new development.</p> <p>The area could accommodate employment development (perhaps a business park), but it is not envisaged that more than around a quarter of this broad area would be built upon.</p> <p>Access to the M25 and primary road network is very good. There are also existing bus services along Shenley Lane and Barnet Road. Consequently, this area is likely to be attractive to new businesses.</p> <p>It is unlikely that road access would be secured through the Colney Fields retail park. Vehicular access could perhaps be provided from the M25, onto Bell Lane and then Shenley Lane (a bridge over the M25 directly onto Bell Lane would probably be too expensive).</p>

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	Some likely*
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	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)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 up areas.	Yes	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Not in itself, but possibly in conjunction with adjoining AOS4 land.
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Approx 10% of the site is in Flood Zone 3b (Functional Flood Plain) with a further approx 10% in either Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), across the north of the site. * Adjacent to NR2 Broad Colney Nature Reserve, which is also County Wildlife Site 77/006. * It is highly likely that access via local residential cul-de-sacs would need to be created. * The area was subject to sand and gravel extraction, which ceased in the late 1970s, when the land was then filled with domestic waste. It is not yet clear if this site was included in this wider area. Further investigation needs to be carried out with regard to any remediation works which may be necessary to allow new development. * Northern part of site adjacent to London Colney Conservation Area. * Open green area with public footpaths across it, constitutes a Green Space. * Several public footpaths across and through the site. 			
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 HCC Character Area 19	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	No	Greenfield site	Yes
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <ul style="list-style-type: none"> * Several public footpaths across and through the site, with children's play area adjacent. 			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

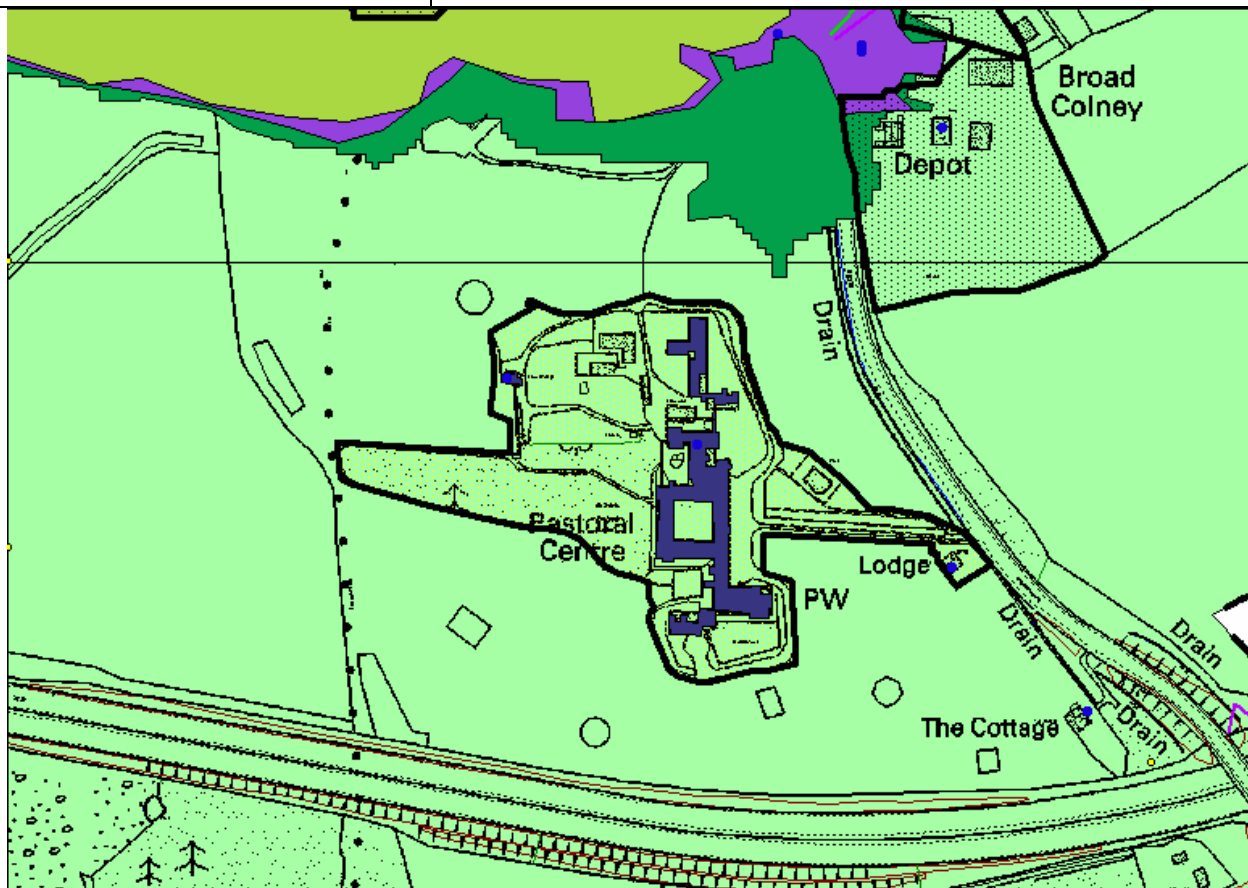
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Approx 10% of the site is in Flood Zone 3b (Functional Flood Plain) with a further approx 10% in either Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), across the north of the site.</p> <p>The site is an open green area (with public footpaths across it and an adjacent children's play area. The area was also subject to sand and gravel extraction, which ceased in the late 1970s, when the land was then filled with domestic waste. Further investigation would need to be carried out with regard to any remediation works necessary to allow new development.</p> <p>Development would affect land that is primarily rural in nature, would result in encroachment into open countryside and would be visually intrusive from the surrounding countryside.</p> <p>The site is rejected as an individual site and <u>only</u> considered in the context that it forms part of Area of Search No. 4.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-239
Site address (or brief description of broad location)	All Saints Pastoral Centre, Shenley Lane London Colney



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Westminster Roman Catholic Diocese Trustee
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	4.89 ha
Category of site (e.g. agricultural etc)	Other Commercial Uses
Current use(s)	The centre caters for both residential and non-residential conferences, meetings and retreats, mainly from the religious sector.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields on all sides.
Method of site identification (e.g. proposed by landowner etc)	Identified by SHLAA team.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2001/0156 Internal alterations This application was given the decision - DC12LB Listed Building Refusal on 18/04/2001</p> <p>5/2002/0023 Internal alterations (resubmission following refusal of 5/01/0156LB) This application was given the decision - DC12LB Listed Building Refusal on 02/10/2002</p> <p>5/2003/0858 Internal alterations (resubmission following refusal of 5/01/0156LB and 5/02/0023LB) This application has been withdrawn</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)	Yes*	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)	Perhaps*
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.	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	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 (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			No
Comments/observations (including details of other physical constraints or site designations) <p>* Listed Grade II and Grade II* buildings on site. As can be seen from the above planning refusals for internal alterations to provide ensuite bathrooms, the Listed status of major buildings on the site would be a considerable constraint upon potential for residential redevelopment.</p> <p>* M25 is close by to the south.</p>			
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 HCC Character Area 19	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): <p>* All Saints Pastoral Centre is a Conference and Retreat Centre, arguably with some social and community value.</p>			

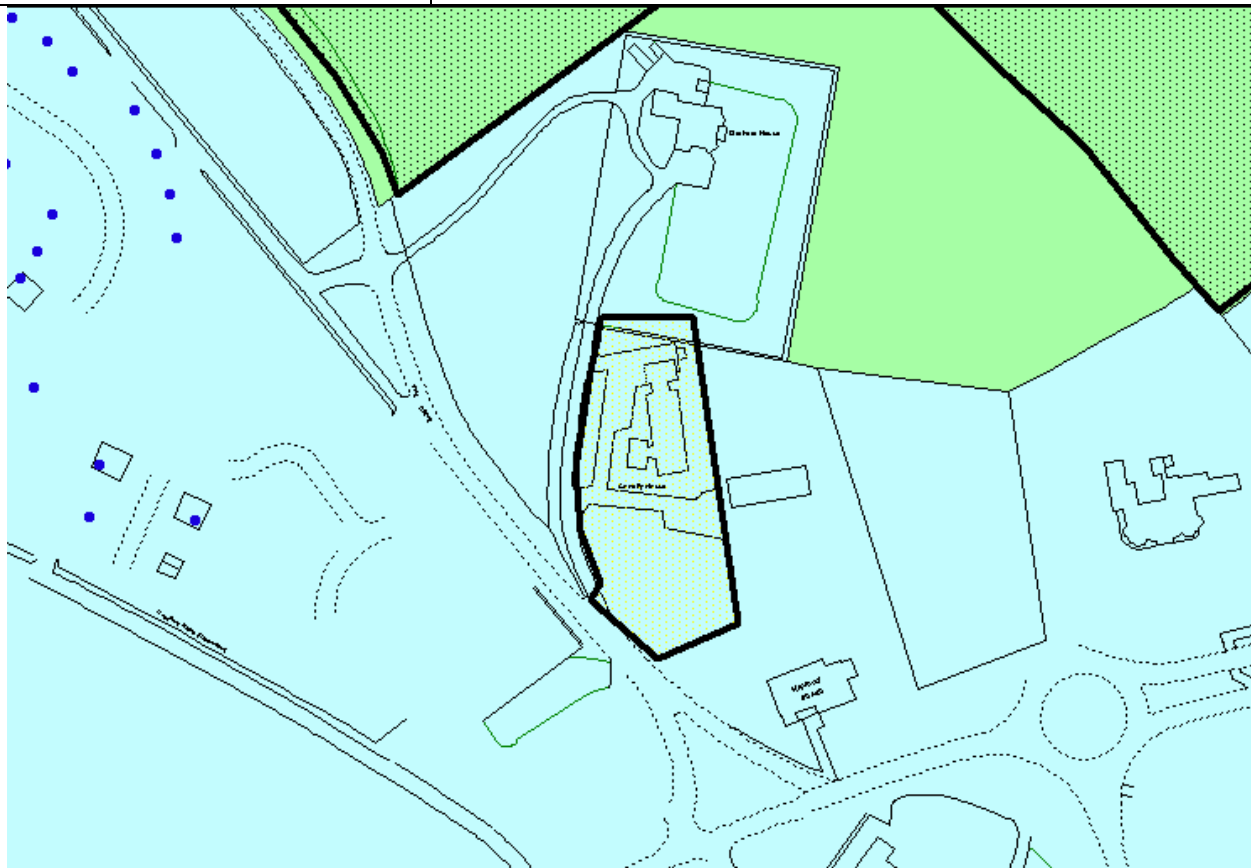
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Owners would like to expand the Pastoral Centre, with funding derived from housing as 'enabling development' on the site. However, this is considered to be a wholly inappropriate site for new residential development, given its isolated and unsustainable location. Further development would also constitute encroachment and visual intrusion into open countryside and would adversely affect the character and setting of the Listed Grade II and Grade II* buildings on the site.</p> <p>The site is also in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which could affect the viability of any redevelopment.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-257
Site address (or brief description of broad location)	Connolly House, Napsbury Hospital



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.39 ha
Category of site (e.g. agricultural etc)	Healthcare
Current use(s)	Redundant Connolly House – part of former Napsbury Hospital.

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential parts of former Napsbury Hospital on all sides.
Method of site identification (e.g. proposed by landowner etc)	Previous applications
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2006/2154 Conolly House, Former Napsbury Hospital, Shenley Lane, London Colney, Ten terraced houses (resubmission following withdrawal of 5/06/0849) This application was given the decision - DC4 Refusal on 21/12/2006 - Appeal Lodged: 12/02/2007 - Appeal Dismissed: 24/05/2007</p> <p>5/2008/0398 Conolly House, Former Napsbury Hospital, Shenley Lane, London Colney, Demolition of existing and erection of replacement Nursing Home (resubmission following refusal of 5/07/2088) This application was given the decision - DC3 Conditional Permission on 07/07/2008</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	Yes*
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 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	No	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	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations) * The site is part of the former Napsbury Hospital Registered Park and Garden.			
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 HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Whole of Registered Park and Garden of Napsbury is still a TPO Woodland site – though this does not reflect the reality on the ground.			

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>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Given the original Napsbury Redevelopment Plan allocation, the refusal and subsequent dismissed appeal for terraced houses, the recent planning permission for conversion to a nursing home and the understood intentions of the owner to implement this permission, there is no reasonable chance of delivering dwellings on this site.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-30
Site address (or brief description of broad location)	Land to the north east of London Colney, north of Coppice Wood and south of A414 North Orbital Road



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Bowmans Leisure Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr C G S Hicks, Fisher German LLP
Area of site or broad location (hectares)	6.84 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Arable fields, including small copse.

Character of surrounding area (including adjoining land uses; site outlook etc)	A414 North Orbital Road to the north, with open fields beyond. White Horse Lane with open fields and woods beyond, to the west. Coppice and open fields to the east. Coppice Wood and nominal Playing Field (that appears to be grown to trees and scrub) to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

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)	Perhaps*
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.	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.	Very minor encroachment towards St Albans	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	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Adjacent to Ancient Woodland * Adjacent to County Wildlife site 77/005 and Ecology Database Site 77/062 * Improved access along White Horse Lane for a site of this size would need to be created. * Close to disused former sand and gravel extraction site, to the north east. * Busy A414 adjoins large part of the site boundary. * Not in itself, but possibly in conjunction with adjoining proposed land east of the A1081 * The existing Green Belt boundary of the A1081 bypass is visually and functionally clear, providing a long-term defensible boundary. 			
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 HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

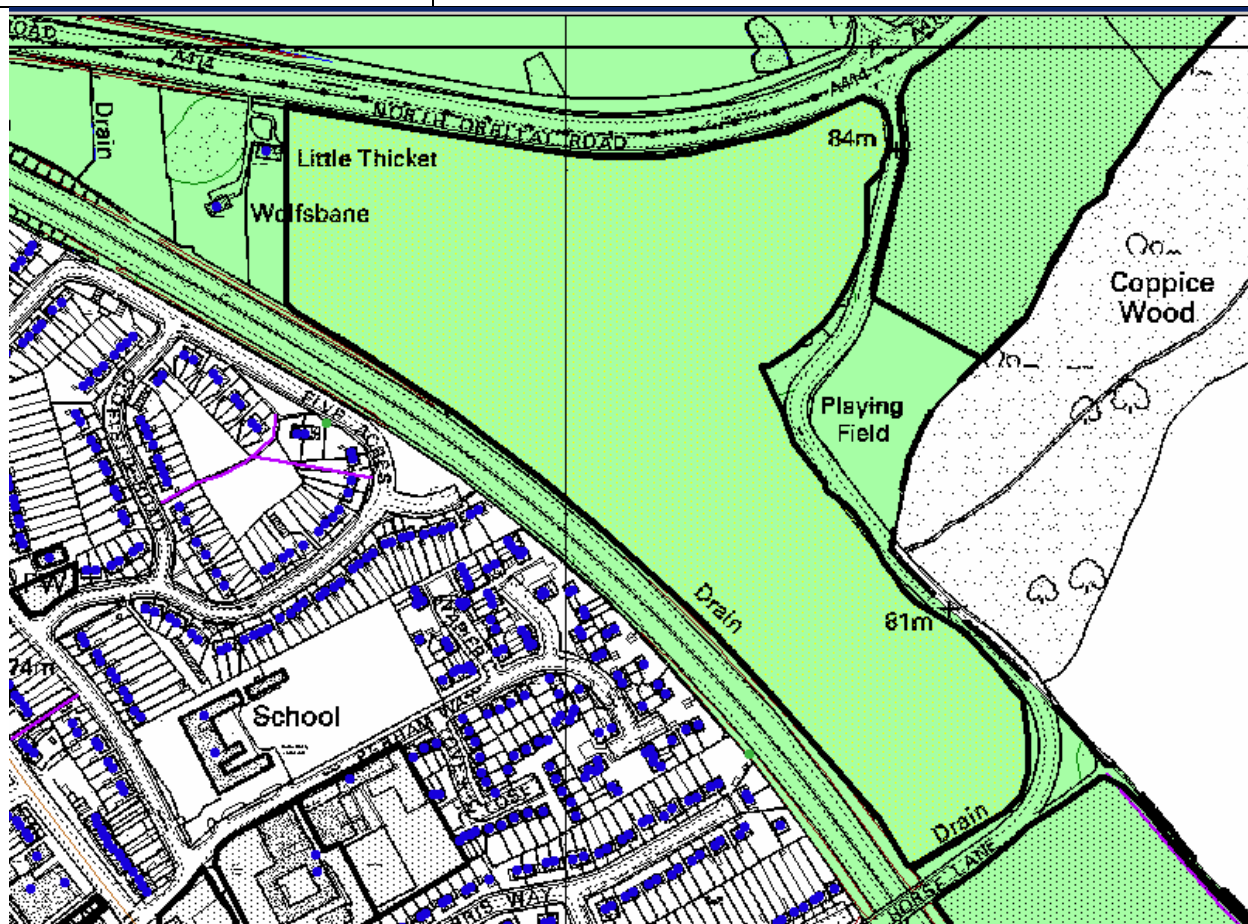
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is located within open countryside and is rural in character. Development would have a detrimental visual impact and would constitute encroachment into the surrounding countryside. It would also create significant additional development pressure on adjoining land.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-31
Site address (or brief description of broad location)	Land to the east of the A414 London Colney roundabout, south of the A414 North Orbital Road and north of the A1081 London Colney bypass



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Bowmans Leisure Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr C G S Hicks, Fisher German LLP
Area of site or broad location (hectares)	12.8 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Arable land.

Character of surrounding area (including adjoining land uses; site outlook etc)	A414 North Orbital Road to the north, with open fields beyond. White Horse Lane with open fields and woods beyond, to the east. White Horse Lane with open fields beyond, to the south. To the west, predominantly the A10181 London Colney Bypass, with the main residential part of London Colney beyond and partly isolated residential houses and gardens.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

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	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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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.	Some encroachment towards St Albans	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	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Adjacent to County Wildlife site 77/005 and Ecology Database Site 77/062</p> <p>* Improved access along White Horse Lane for a site of this size would need to be created.</p> <p>* Public footpath across south east corner of site.</p> <p>* Busy A414 and A1081 adjoin large parts of the site boundary.</p> <p>* Not in itself, but possibly in conjunction with adjoining proposed land east of the A1081</p> <p>* The existing Green Belt boundary of the A1081 bypass is visually and functionally clear, providing a long-term defensible boundary.</p>			
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 HCC Character Areas 19 and 30	Site with social or community value (provide details)	No
Tree Preservation Orders	Possibly	Greenfield site	Yes
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?	
--	--

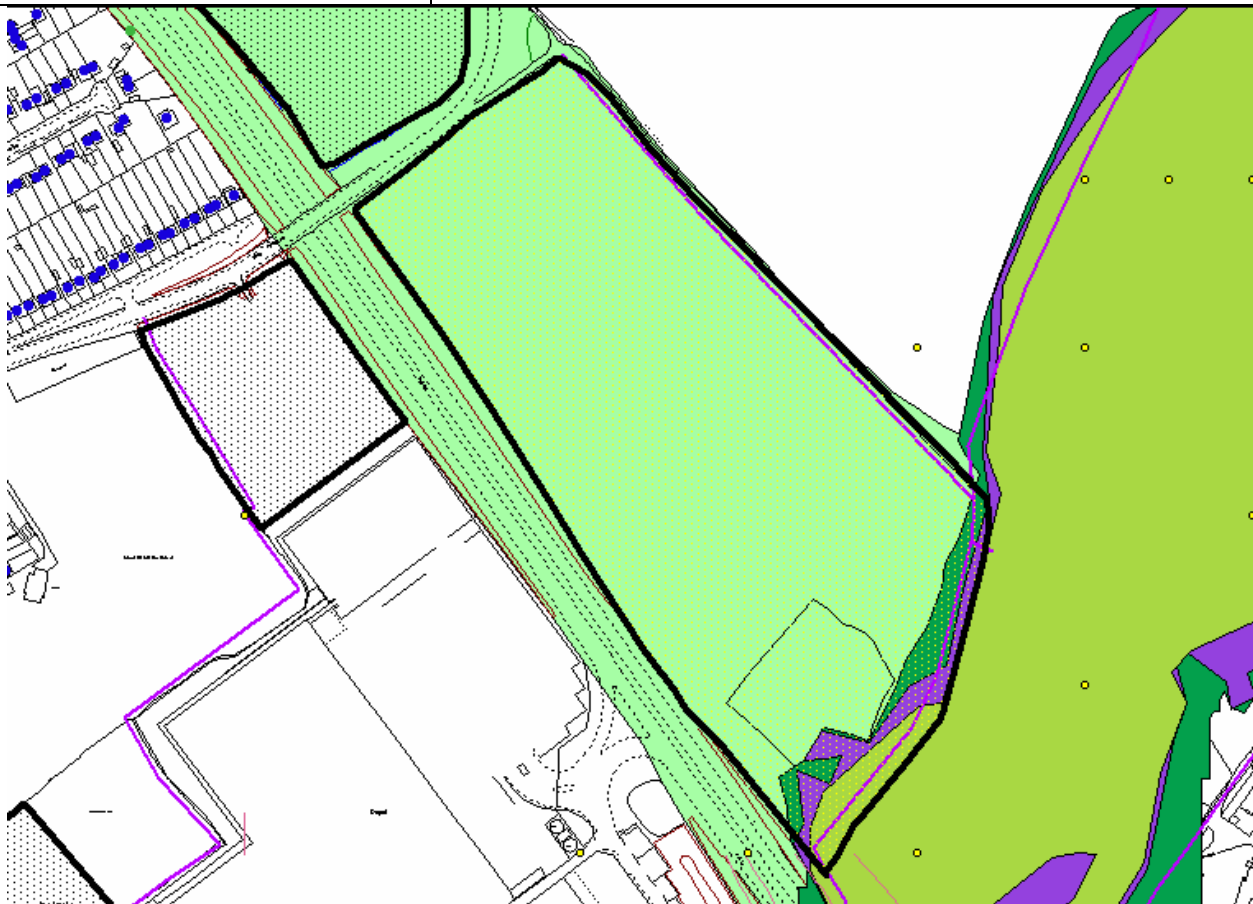
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is located within open countryside and is rural in character. Development would have a detrimental visual impact and would constitute encroachment into the surrounding countryside. It would also create significant additional development pressure on adjoining land.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-32
Site address (or brief description of broad location)	Land to the east of the A1081 London Colney Bypass and south of White Horse Lane



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Bowmans Leisure Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr C G S Hicks, Fisher German LLP
Area of site or broad location (hectares)	8.32 Hectares
Category of site (e.g. agricultural etc)	Site in the Green Belt (Agriculture)
Current use(s)	Arable fields, including copse/small wood.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to north and open fields and lake to the east. A10181 London Colney bypass abuts site to the west / south west, with open space and large employment/warehousing units beyond.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	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	Minimal	Other habitat/green space	Yes
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)	Likely*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Approx 2% of the site is in Flood Zone 3b (Functional Flood Plain) with a further approx 5% in either Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability), across the south of the site. * Ecology database site 77/035 in copse/small wood on site. * New access off A1081 would probably need to be created. * Public footpaths around south and east sides of the site. * A1081 London Colney Bypass abuts western boundary of site. * Not in itself, but possibly in conjunction with adjoining proposed land east of the A1081 			
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 HCC Character Areas 19 and 30	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

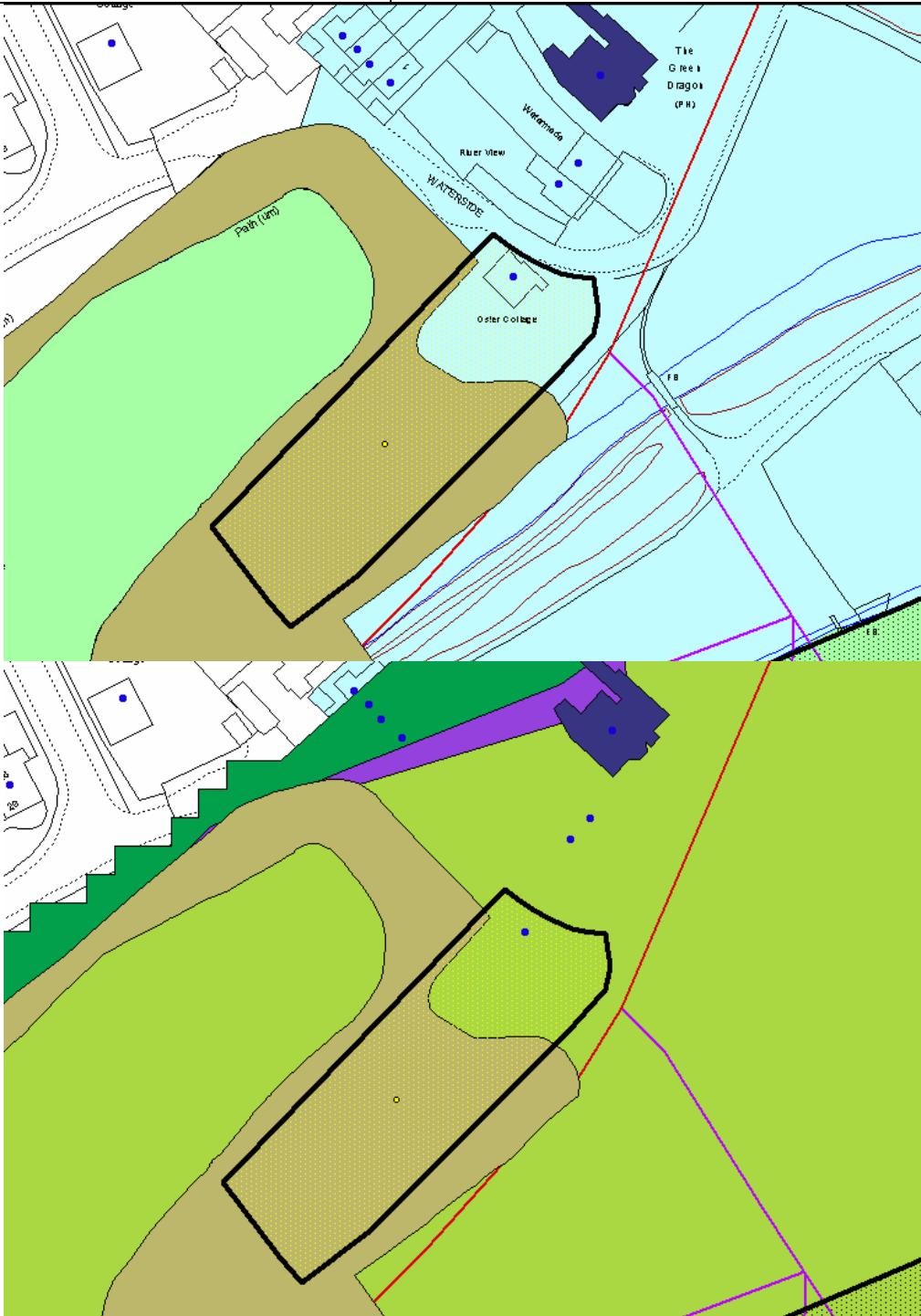
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is located within open countryside and is rural in character. Development would have a detrimental visual impact and would constitute encroachment into the surrounding countryside. It would also create significant additional development pressure on adjoining and nearby land.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-LC-35
Site address (or brief description of broad location)	Land at Osier Cottage, Waterside, London Colney



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr Ansari
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.19 Hectares
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential house and large garden
Character of surrounding area (including adjoining land uses; site outlook etc)	Lake and nature reserve adjoining site to the west. Small residential area to the north. Open green space to the east and south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>“The site scores poorly against Green Belt Purpose 3. Although in this case this is perhaps not sufficient reason alone to prevent progression to stage 2, the site is also located entirely within the flood plain, and therefore additional development is highly unlikely to be acceptable. There is no case to alter the Green Belt boundary, which is currently well defined.</p> <p>Furthermore, the area of land in question forms part of an important green open space extending into the settlement along the River Colne, which, along with adjacent development, is a designated Conservation Area and Wildlife Site (77/006).</p> <p>Given these particular circumstances and constraints it is not recommended that this site be considered under stage 2.”</p> <p>Nothing else relevant post 2000.</p>

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	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	Yes
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.	Perhaps
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Entire site is in Flood Zone 3b Functional Flood Plain. * Site immediately adjacent to County Wildlife site 77/006 and NR2 Nature Reserve – Broad Colney Lakes. * The site forms part of an important green open space extending into the settlement along the River Colne. * Whole of site inside London Colney Conservation Area. * Substantial hedge/tree screening. 			

* Public footpath runs along southern site boundary.			
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)	On edge of HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): * Approx two-thirds of site is in a TPO woodland, though aerial photography shows this area as grass now.			

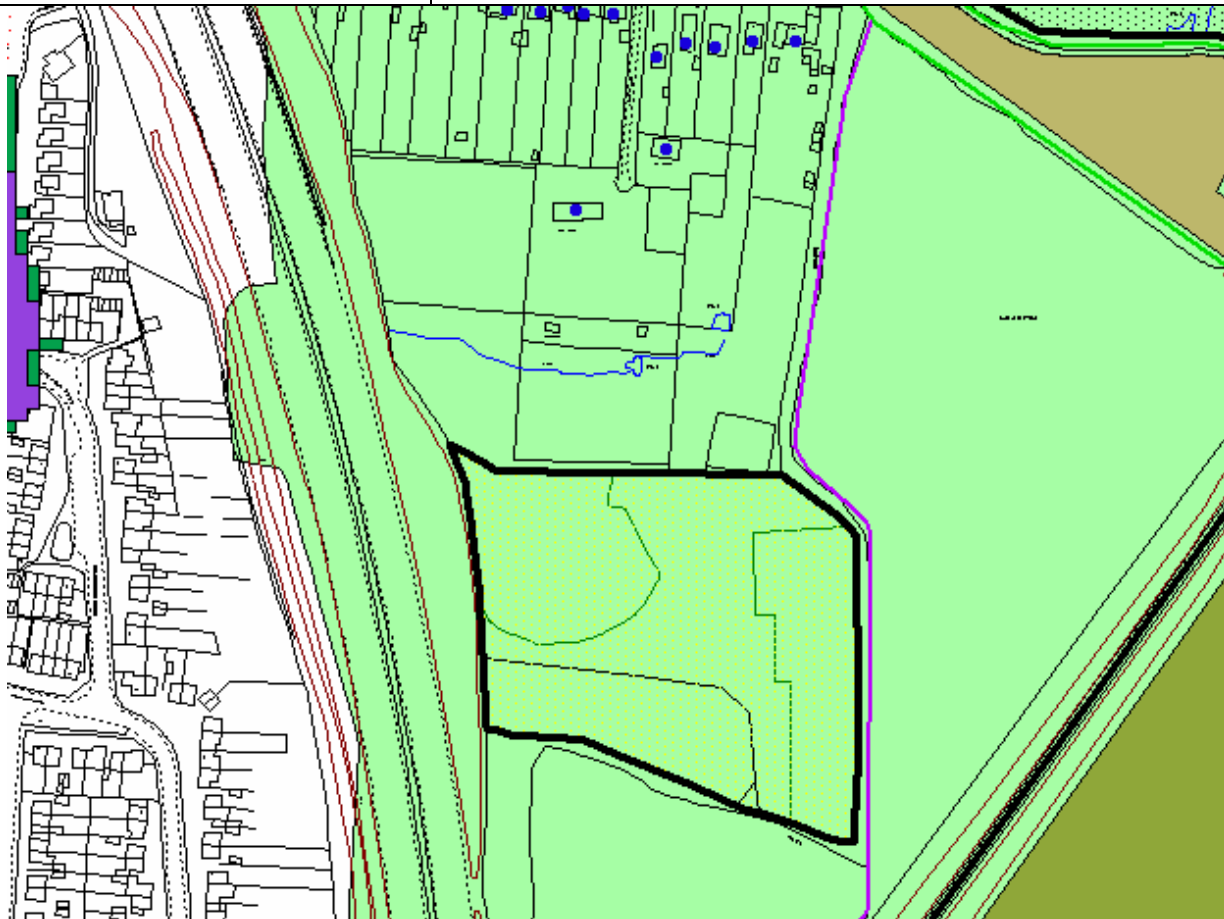
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The entire site is in Flood Zone 3b Functional Flood Plain. The site forms part of an important green open space extending into London Colney along the River Colne. Development would create additional development pressure on adjoining land. Approx two-thirds of site is in a TPO Woodland (although aerial photography shows this area as grass now) and falls within the London Colney Conservation Area.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-OS-194
Site address (or brief description of broad location)	Land at Mutchetts Wood, Garston



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Rosalind Mann, Strutt & Parker
Area of site or broad location (hectares)	2.02 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Wood).
Current use(s)	Small wood, immediately adjacent to an Ancient Woodland and forming part of a belt of woodland that links to the nearby SSSI Bricket Wood Common.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open green space, rear gardens and manege, to the north. Ancient woodland to the east and south. M1 to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for removal from Green Belt in Local Plan in 2001.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>The site is rural in character and lies to the east of the M1 motorway, which forms a very strong and logical green belt boundary. Development of this site would not only have a harmful visual impact on the surrounding landscape, but would also create considerable development pressure on adjoining land between the motorway and railway line.</p> <p>The site has an important role to play in protecting open countryside and woodland to the east of the M1 from unrestricted urban sprawl and its retention within the green belt would prevent further coalescence between the settlements of Garston and Bricket Wood.</p> <p>None else post 2000.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	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	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)	Perhaps*

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	Yes
Development would result in unrestricted sprawl of large built up areas.	Arguable	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.	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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Public footpath around eastern and southern boundaries of the site. * County Wildlife Site 76/027 * Site currently has no direct access. Nearest access is by public footpath. * Almost entire area is mature trees. * Adjacent to M1 * Development would cause demonstrable harm to the character of the adjoining Ancient Woodland. * Development would significantly contribute to the coalescence of Garston and Bricket Wood. 			
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 HCC Character Area 18	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

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

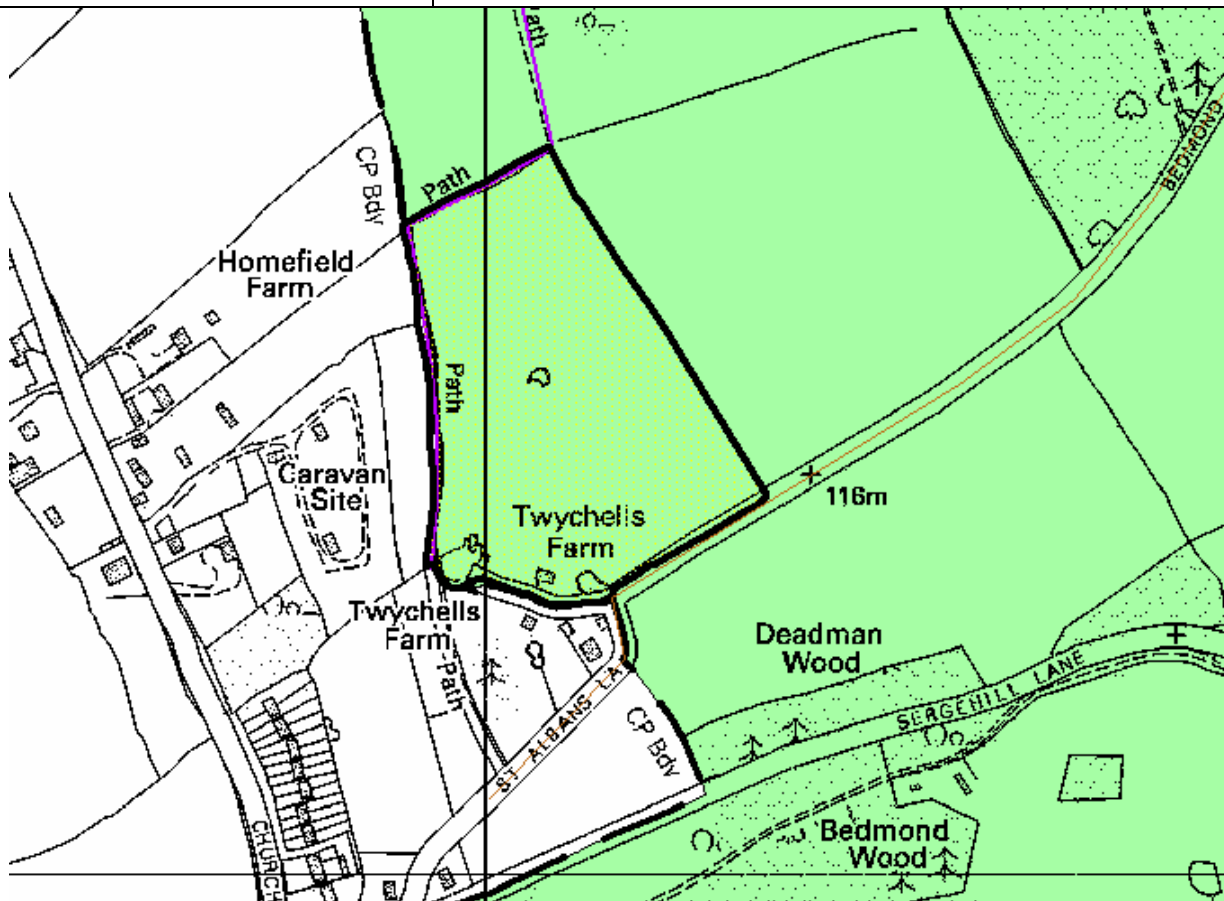
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would cause demonstrable harm to the character of the adjoining Ancient Woodland and would be visually intrusive from the surrounding countryside.</p> <p>Development would also contribute to the coalescence of Bricket Wood and Garston.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-OS-269
Site address (or brief description of broad location)	Twychells Farm, west of St Albans Lane, just outside Bedmond



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Rosemary Clemens & David Hedges
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	4.95 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Former farm buildings and farm land that is now grass and scrub. Buildings now gone and the site has been subject to fly-tipping in the past.

Character of surrounding area (including adjoining land uses; site outlook etc)	Arable fields to the north and east. Mixture of a caravan park, a field and residential gardens to the west. Arable fields, including an isolated residence, to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000. Site is on border with Three Rivers District and they indicated no relevant applications on adjoining land.

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	Yes
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)	No
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Existing access via Bedmond Lane is narrow and unsuitable for substantial new housing development.</p> <p>* Public footpath along west and north boundaries of the site.</p>			
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 HCC Character Area 9	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

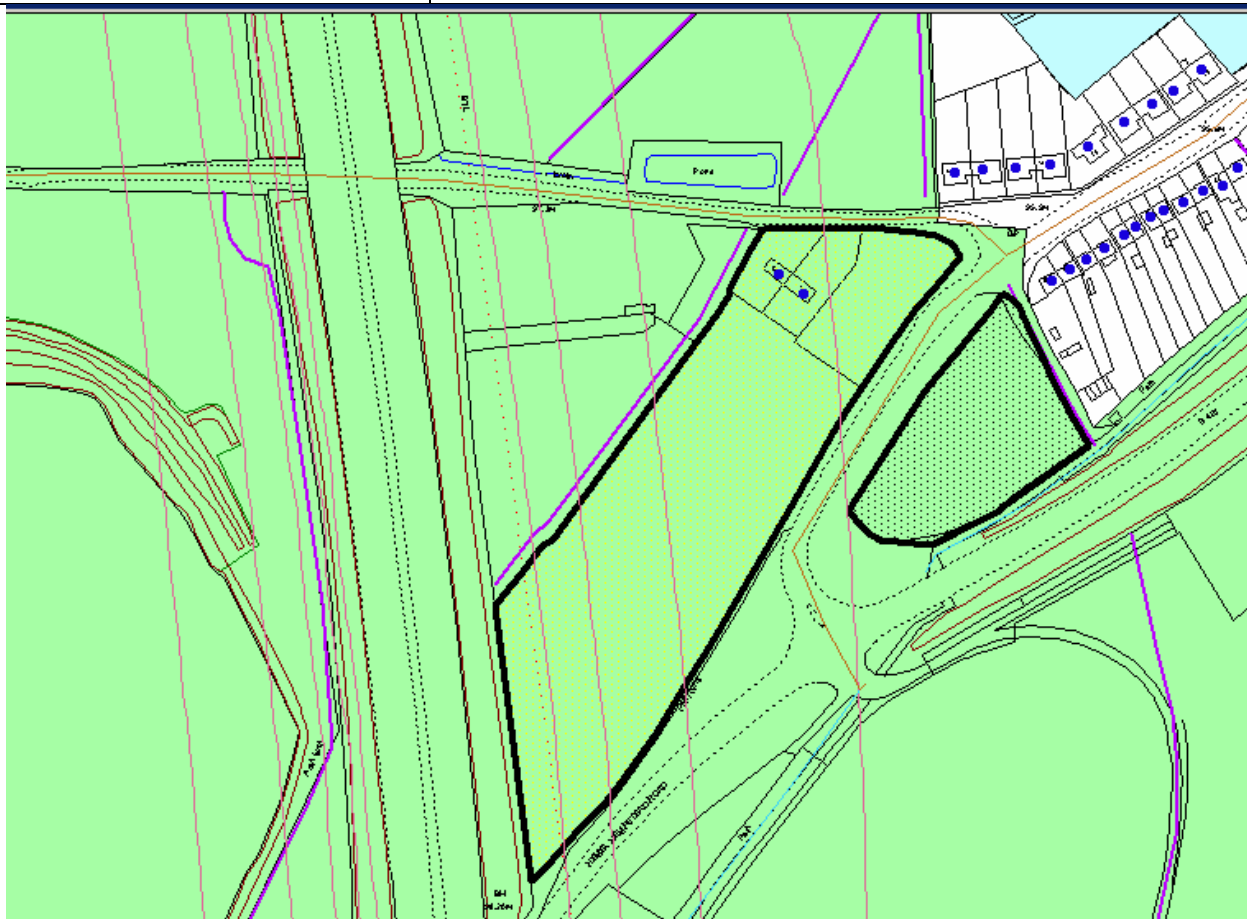
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would create additional development pressure on adjoining land.</p> <p>Existing access via Bedmond Lane is narrow and unsuitable for substantial new housing development.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-OS-271
Site address (or brief description of broad location)	Land to the south west of Redbourn, to the north west of Hemel Hempstead Road (Site A)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Crown Estate
Contact details - if different from above (e.g. agent, planning consultant etc)	Entec
Area of site or broad location (hectares)	1.6 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)

Current use(s)	Open field
Character of surrounding area (including adjoining land uses; site outlook etc)	Small equestrian paddock to the north, with open fields over road beyond. Edge of residential area to the east. Small open field, with open fields over road beyond, to the south. M1 to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

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	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)	Yes*
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
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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Site is adjacent to the M1. Arcview Merged Air Quality warning boundary extends across the entire site. * Overhead power lines cross the site.			
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 HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

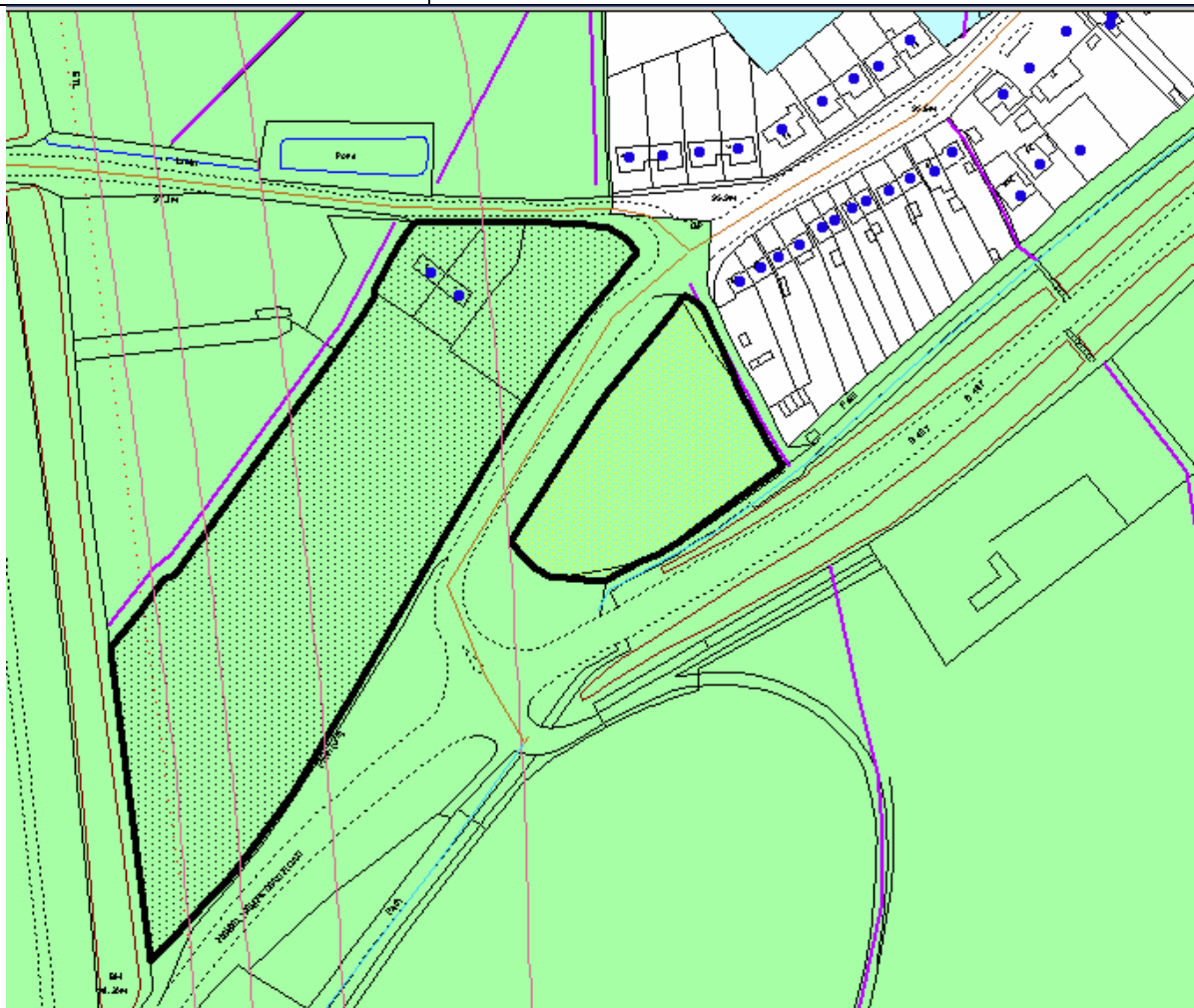
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would create additional development pressure on adjoining land.</p> <p>Given the likely extensive eastward expansion of Hemel Hempstead, it is crucial to maintain green separation between the settlements.</p> <p>Site is adjacent to the M1. Arcview Merged Air Quality Warning boundary extends across almost the entire site.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-OS-272
Site address (or brief description of broad location)	Land to the south west of Redbourn, to the north west of Hemel Hempstead Road (Site B)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Crown Estate
Contact details - if different from above (e.g. agent, planning consultant etc)	Entec
Area of site or broad location (hectares)	0.43 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)

Current use(s)	Paddock
Character of surrounding area (including adjoining land uses; site outlook etc)	Partly a small equestrian paddock to the north, with open fields over road beyond and partly the edge of a residential area. Edge of residential area to the east. Open fields over road beyond, to the south. A small equestrian paddock to the west, with the M1 beyond.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
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)	Possibly*
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
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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Urban Survey Site R09. * M1 is close by.			
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 HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

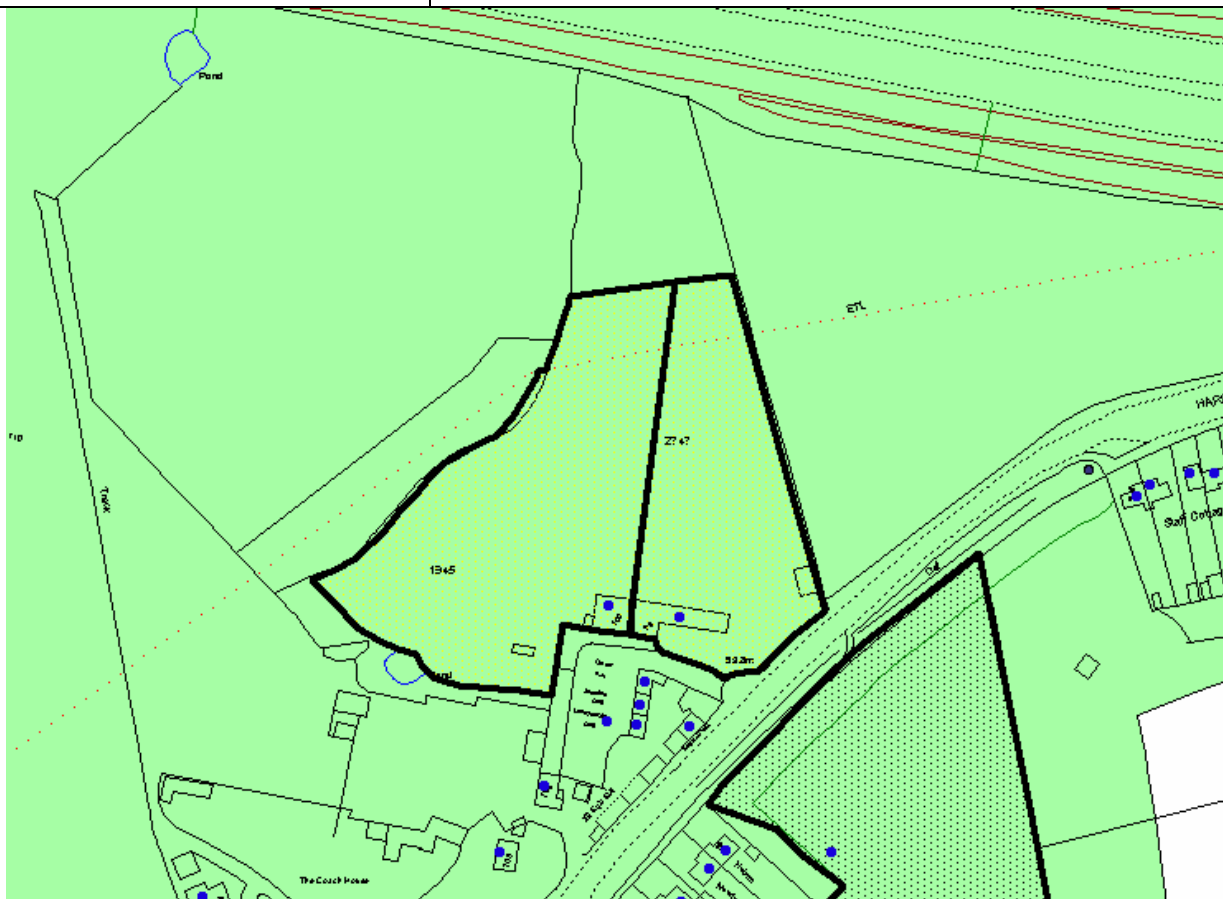
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would create additional development pressure on adjoining land.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-OS-99A and B
Site address (or brief description of broad location)	Land at 98 Harper Lane, Shenley, Radlett



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Andrew Keating
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.4 ha
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential house and large gardens

Character of surrounding area (including adjoining land uses; site outlook etc)	Open space to the north and west. Northern end of the Harperbury Hospital site over the road to the south and east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2003/1790 98 & 100, Harper Lane, Shenley, Radlett, Two storey extension and conversion to form 18 two bed residential units This application was given the decision - DC4 Refusal on 19/12/2003</p> <p>The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire County Structure Plan and Policy 1 of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>5/2004/0174 98-100, Harper Lane, Shenley, Radlett, 98-100, Harper Lane, Shenley, Radlett, Conversion of former studio to provide four residential units (one, three bed and three, two bed and attached double garage) This application has been withdrawn</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
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	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)	Perhaps*

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	Yes
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.	N/A
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	No
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
* Part of the site is Ecology Database Site 77/008 * Not far from the M25.			
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 HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

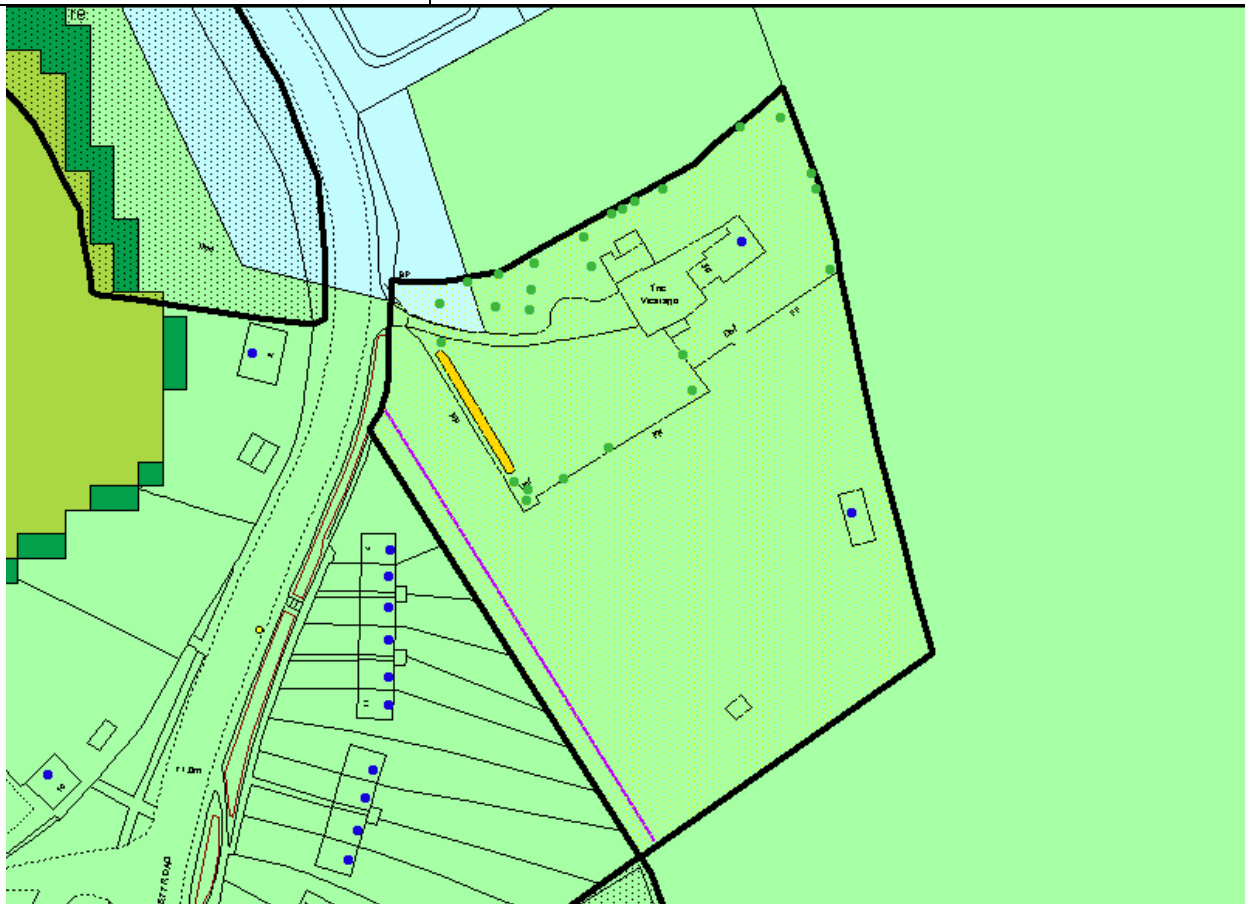
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No 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, would cause demonstrable harm to the character and amenity of surrounding areas/land uses and would create additional development pressure on adjoining land.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-118
Site address (or brief description of broad location)	Holy Trinity Vicarage and Glebe, 39 Frogmore, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans Diocesan Board of Finance
Contact details - if different from above (e.g. agent, planning consultant etc)	Alastair Woodgate, Rumball Sedgwick Chartered Surveyors
Area of site or broad location (hectares)	1.1 ha
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Vicarage with associated buildings and large gardens.

Character of surrounding area (including adjoining land uses; site outlook etc)	Church (Listed) and graveyard/churchyard to the north. Open fields to the east and south, at edge of former Radlett Aerodrome (SRFI enquiry site). Car showroom and associated parking to the south west. Rear gardens of residential houses to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

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)	Yes*	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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps*	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 up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps*
Development would result in	Yes*	Development would result in	Perhaps*

neighbouring towns merging into one another.		encroachment into open countryside.	
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps*
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	Perhaps	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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Site is adjacent to Park Street/Frogmore Conservation Area. * Site contains Ecology Database Site 77/007 * Listed Grade II church close by to the north. * Substantial number of mature trees around site perimeter and inside the site. * Combination of substantial number of trees and open undeveloped areas constitutes a Green Space. * Site lies close to Watling Street, a busy through route. * Development would cause demonstrable harm to the character and amenity of surrounding areas and be visually intrusive from the surrounding countryside if tree numbers were significantly reduced. * Development would result in neighbouring settlements of Park Street/Frogmore and Radlett Road/Frogmore merging more closely with one another. 			
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 HCC Character Area 19	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): <ul style="list-style-type: none"> * Approx 20 TPO points and a TPO Group inside the site. 			

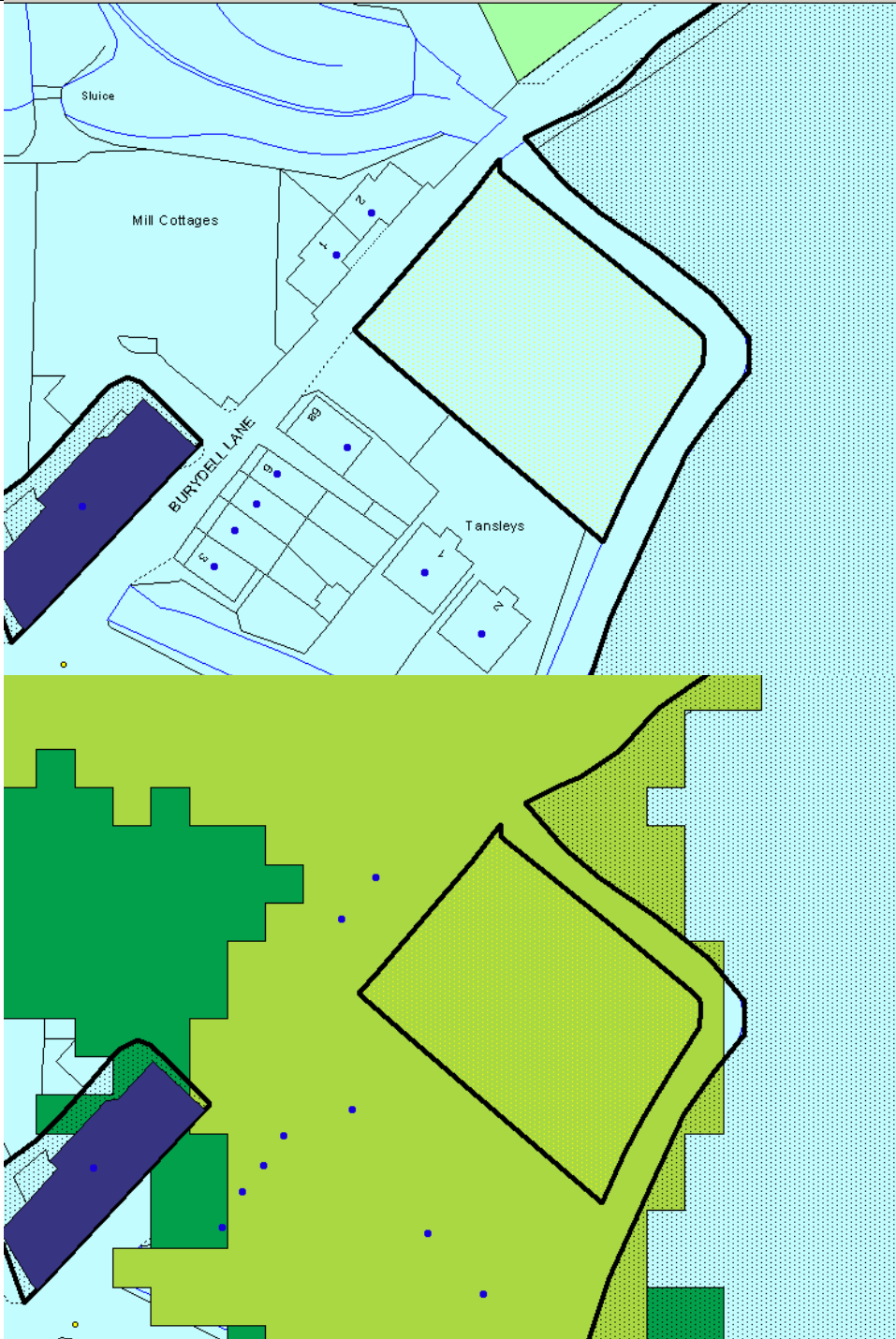
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Site comprises a vicarage with associated buildings and large gardens. It lies immediately to the west of the former Radlett Aerodrome site. There are a substantial number of mature trees around the site perimeter and inside the site, with approximately 20 TPO points and a TPO Group, together with ecology database site 77/007.</p> <p>Development would cause demonstrable harm to the character and amenity of the immediate area and be visually intrusive from the surrounding countryside, particularly if development necessitated a reduction in the number of trees not covered by TPOs.</p> <p>Development would also result in increased coalescence between Park Street/Frogmore and Radlett Road/Frogmore. The degree of separation at present is small and this green space contributes significantly to maintaining at least some degree of separation between the settlements.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-122
Site address (or brief description of broad location)	Land south of Burydell Lane & west of River Ver, Park Street / Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	P Clarkson & R Pinnock
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.11 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Vacant land / scrub.
Character of surrounding area (including adjoining land uses; site outlook etc)	Green space / scrub / vacant land to the east and partly to the south. Residential properties to the west and partly to the south. Allotments over Burydell Lane to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 Update</p> <p>Site to be excluded from Green Belt, but not for housing (May 2003)</p> <p>Green Belt Review 2003</p> <p>Development of the site would to some extent effect the openness and character of the countryside, and cause limited coalescence (Green Belt purposes 2 and 3). Development would not cause excessive detrimental harm to the purposes and principles of the Green Belt. Re-aligning the Green Belt in this location may in fact provide a more logical long-term boundary.</p> <p>However, the site lies completely within the flood plain and for this reason it is considered that the site could not be brought forward for development and should not therefore be considered under stage 2.</p> <p>Also see SHLAA-GB-PS-189, as land was often considered together.</p> <p>Three relevant applications have been made in recent years (5/1410/83, 5/0925/84 and 5/0925/88).</p> <p>All were for residential development (2 for 11 dwellings), all were refused on Green Belt grounds, and two were dismissed at appeal.</p> <p>Nothing else post 2000.</p>

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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Tree and hedgerows	Some	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	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 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	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
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	Perhaps
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			No

Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * The entire site lies within Flood Zone 3b Functional Flood Plain * Site is close to Ecology Database Site 76/061 * Listed Building Park Mill close by to the west. * Inside the Park Street/Frogmore Conservation Area. * The amount of scrub/tree area, adjacent to a river, constitutes a Green Space. 			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

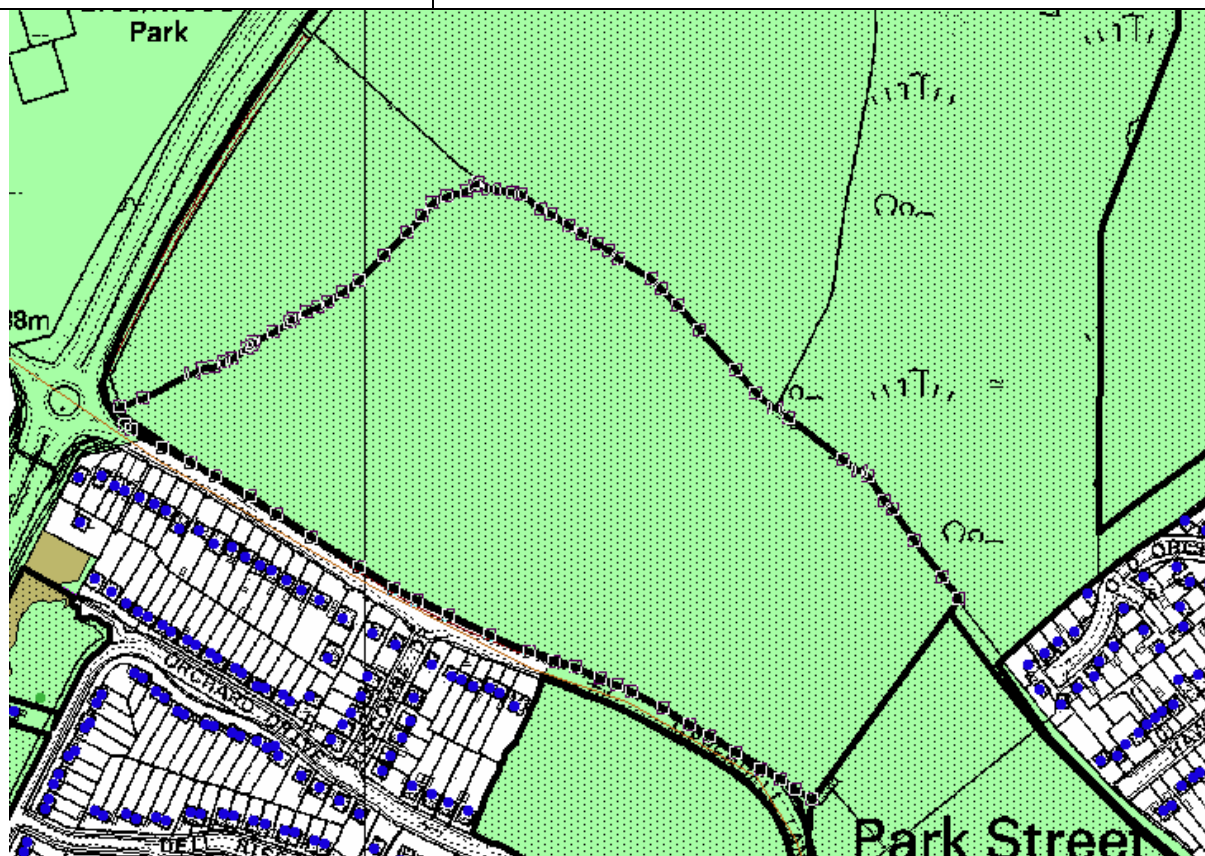
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>The site lies within the Park Street/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>The entire site also lies within Flood Zone 3b - Functional Flood Plain - where PPS25 advises new residential development should not be allowed.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-14
Site address (or brief description of broad location)	Land north of Tippendell Lane, Park Street (Part of 255)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Richard Allen, Garwood Developments (Same fields, with slightly different boundary, also put forward by Geoff Alexander, Alexander & Co)
Area of site or broad location (hectares)	11.5 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Arable fields.

Character of surrounding area (including adjoining land uses; site outlook etc)	Tippendell Lane to the south and south west, with primarily residential areas beyond and partly open green space. Open fields and a former Sewage Works site, that is now largely open green space, to the east. Open fields and the A405 with open fields beyond, to the north and north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>“The site scores particularly badly against the above Green Belt Criteria 2 and 3. In short, development would cause demonstrable harm to the Green Belt by detracting from its openness and leading to the coalescence of neighbouring settlements. Maintaining the openness of this land is critical in this respect. Even limited linear development on Tippendell Lane would cause significant harm to the Green Belt, and weaken the long-term boundaries and its integrity.</p> <p>It is therefore considered that this site should not be considered further.”</p> <p>Nothing else post 2000.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Part of “Possible Locations For A Park And Ride Site” No. 2</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	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	Yes
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.	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
* Part of site is adjacent to Ecology Database Site 76/015			
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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

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

Site has been looked at in the past as part of possible Park and Ride or possible relocations of St Albans Football Club schemes.

<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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of adjoining land, would be visually intrusive and result in encroachment into surrounding open countryside.</p> <p>Development would contribute to coalescence between Park Street and How Wood and between Park Street and Chiswell Green. It could also prevent the land from making a positive contribution to the Watling Chase Community Forest.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-189
Site address (or brief description of broad location)	Land south of Burydell Lane and east of the River Ver, Park Street / Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	P Clarkson & R Pinnock
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	1.95 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Vacant land / scrub.
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixture of trees and scrub and arable fields to the east. Business Park/Industrial Estate and residential properties to the south. Residential properties also to the west. Small scrub area also to the west. Allotments over Burydell Lane to the north. Residential properties to the north east.
Method of site identification (e.g. proposed by landowner etc)	Proposed for exclusion from the Green Belt by landowner via agent in 2001.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>The Council argued as below, but did not consider the site contributed visually to the wider Green Belt (although it does form part of the predominantly open countryside to the east of Park Street).</p> <p>The Inspector agreed the River Ver forms a logical and defensible Green Belt boundary. However, he noted the site was physically enclosed to the north and east, and felt the site should be excluded given the continuing pressure for such a decision.</p> <p>The Inspector recommended the site should be excluded. The Council did not follow this recommendation.</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>The Council considered the land formed an important part of the open land to the east of the River Ver, that the River Ver formed an appropriate boundary, and that access to the site was very poor.</p> <p>The Inspector agreed, having no doubt as to the importance of this land to the openness of the Green Belt and character of the area. He also noted the sites apparent nature conservation interest.</p> <p>The Inspector recommended no modification.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>Although a reasonably accessible location that is well served by local services, there are considerable constraints to development on this site – particularly from flooding.</p> <p>In addition, and partly because of this, exclusion of this site would cause some detriment to the purposes and functions of the Green Belt</p>

	<p>– in particular its openness.</p> <p>In practice, this site would be very difficult to develop, and given the constraints, may have an unacceptable impact on the character of the area and the function and purposes of the Green Belt.</p> <p>4 applications for residential development have been refused since the watercress beds were filled in 1962 (C/1084/62, C/1626/64, W/1848/66, W/3079/73. All were refused on Green Belt grounds, and 2 were dismissed at appeal.</p> <p>An earlier application (5/0512/74) for residential development was refused and dismissed at appeal.</p> <p>Nothing else post 2000.</p>
--	--

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)	Yes
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
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	Perhaps	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 up areas.	No	Scale and nature of development would be large enough to significantly change size and	No

		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	Perhaps
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	Perhaps	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Approx 10% of the site along the western side of the site lies within Flood Zone 3b Functional Flood Plain * Site contains Ecology Database Site 76/061 * New access would have to be created from Sycamore Drive. * Listed Grade II Toll Cottage adjacent to north east corner of the site. * The whole site is inside the Park Street/Frogmore Conservation Area. * The considerable amount of scrub/tree area, adjacent to a river, constitutes a Green Space. 			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site lies within the Park Street/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>Approximately 10% of the site along the western side of the site lies within Flood Zone 3b Functional Flood Plain. It also contains Ecology Database Site 76/061.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-190
Site address (or brief description of broad location)	Land at Frogmore Garage (Minster Court), Park Street / Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.45 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Vacant land with trees, scrub, grass.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area to the north. Frogmore Road with churchyard beyond, to the east. One residential property and garden, to the south. Wide basin of River Ver to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for removal from Green Belt in Local Plan Review in 2000.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</i></u></p> <p>This site was not directly considered at this Inquiry, but the Inspector did comment on the importance of maintaining the gap between Park Street/Frogmore and Radlett Road/Frogmore. He also commented on the wider importance of preventing coalescence and ribbon development along the A5183.</p> <p>The wider Frogmore garage site was also excluded as a result of proposed changes by the Council, which were accepted by the Inspector. However, the site in question here remains in the Green Belt.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>Development of this site would lead to the almost complete coalescence of Park Street/Frogmore and Radlett Road / Frogmore. The present gap between the two settlements is very narrow, and is considered important in maintaining the character of the area and, more generally, in preserving the openness of the Green Belt between London and St Albans, in this case on a busy transport corridor, which is in danger of becoming one long strip of ribbon development.</p> <p>It is acknowledged that the built development (particularly the wall) to the south of the site at no. 2 Radlett Road damages this important green gap between the settlements, but by no means removes all its value.</p> <p>Any further development within the green gap between the two settlements should be strongly resisted (a view also taken by the Inspector at the last Local Plan Inquiry), and this site should not therefore progress to stage 2.</p>

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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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.	Yes*	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	Perhaps	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	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Approx 10% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 20% lies within Flood Zone 2 (Medium Probability). * Listed Grade II church close by to the east. * Site is adjacent to County Wildlife Site 76/023 * Front edge of site lies within Park Street/Frogmore Conservation Area. * Combination of substantial number of trees and open undeveloped areas constitutes a Green Space. * Site lies close to Watling Street, a busy through route. * Development would result in neighbouring settlements of Park Street/Frogmore and Radlett Road/Frogmore completely coalescing. 			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site comprises vacant land with trees, scrub & grass. Approx 10% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 20% lies within Flood Zone 2 (Medium Probability). The front edge of the site lies within Park Street/Frogmore Conservation Area, whilst County Wildlife Site 76/023 lies immediately adjacent.</p> <p>Development would result in complete coalescence between the settlements of Park Street/Frogmore and Radlett Road/Frogmore. This green space contributes significantly to maintaining at least some degree of separation between settlements.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-191
Site address (or brief description of broad location)	Frogmore Home Park and land to the west of Park Street / Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.91 ha
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Frogmore Home Park mobile home park and associated car parking.
Character of surrounding area (including adjoining land uses; site outlook etc)	Partly the Red Lion pub and its car park, partly the River Ver, to the north. A small copse/scrub area with a line of residential properties immediately beyond, including several Listed buildings, to the east. Open scrub and the River Ver, to the south. River Ver to the west.
Method of site identification (e.g. proposed by landowner etc)	Green Belt Review 2003.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Not considered directly, however, the Inspector did note when considering the extension of specified settlement Park Street into this part of Frogmore that the boundaries had been drawn quite tightly in this area (although he considered that the chance of further development was unlikely).</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 Update</p> <p>Site to be excluded from the Green Belt, but not allocated for housing (May 2003)</p> <p>Green Belt Review 2003</p> <p>PS 6 - Land at Frogmore Home Park and to the west of Park Street / Frogmore</p> <p>This area of land is being included because given the other sites in the area (PS 4, PS 5, and PS 7) it is appropriate to consider Frogmore Home Park and whether there is a case to consider moving the Green Belt boundary to run along the River Ver from the Old Red Lion to Minister Court. On paper this would be the most obvious long-term and defensible boundary given the circumstances</p> <p>There are considerable constraints on development in the wider location which mean that in practice very little new development may be forthcoming.</p> <p>However, there are valid arguments that realigning the Green Belt boundary along the River Ver would add to its permanence. In such a case, there may conversely be long-term pressure through the normal planning application process to develop land in the floodplain. However, some limited development outside the floodplain may provide the opportunity to enhance the nature conservation importance of the area, thus also reducing the risk of further pressure for development in the floodplain.</p>

	<p>Although re-aligning the Green Belt in this location may lead to increased pressure on conservation and flooding, I consider that there are adequate safeguards elsewhere in the planning system to address this, and that it would be unsafe to retain the Green Belt status purely for this reason.</p> <p>Numerous householder applications – largely for roof alterations and extensions. An application for residential development (erection of 7 flats) was refused in 1988 because of its impact on the green belt and neighbouring amenity (5/88/1368). A subsequent appeal was dismissed on grounds of disturbance from noise and scale of proposed development on neighbouring properties.</p>
--	--

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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
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	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 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	No	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	Perhaps
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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Almost the entire site lies within Flood Zone 3b Functional Flood Plain * Urban Survey Sites F5, F6 and F7 adjacent to the site. * County Wildlife Site 76/023 adjacent to the site. * Several Grade II Listed buildings to the east. * Eastern edge of site is inside/immediately adjoining the Park Street/Frogmore Conservation Area. * CPRE expressed concern regarding potential impacts on wildlife at the disused workings further south, caused by building on the flood plain here. 			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Urban Survey Sites and a County Wildlife site lie adjacent. Given these constraints and Listed Building and Conservation Area constraints, residential capacity on this site is likely to be limited.</p> <p>Affordable housing issues (including the future of the mobile home park) which would need to be considered. Ownership of the site is believed to be by individual plot owners, which could impact on the deliverability of any scheme.</p> <p>Almost the entire site is within Flood Zone 3b Functional Flood Plain. PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in Flood Zone 3b.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-200
Site address (or brief description of broad location)	Land to rear of Brinsmead, Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr J Collins
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.48 Hectares
Category of site (e.g. agricultural etc)	Sites within the Green Belt
Current use(s)	Copse of trees and scrub.
Character of surrounding area (including adjoining land uses; site outlook etc)	Area of hardstanding to the north. A line of residential properties to the east, including several Listed buildings. Open scrub to the south. Frogmore Home Park to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</i></u></p> <p>The Inspector felt that the site would be better considered through a normal planning application, and that it was anyway a late objection so he would therefore not make a recommendation.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 Update</p> <p>Site to be excluded from the Green Belt, but not allocated for housing (May 2003)</p> <p>Green Belt Review 2003</p> <p>Although scoring well against Green Belt criteria, this site has numerous constraints which in practice may mean little if any development could take place.</p> <p>Considered as a site in itself, changing the Green Belt boundary would be difficult and would not add to the overall permanence of the Green Belt. There may, however, be a case to consider excluding this site as part of a wider Green Belt boundary alteration (i.e. to follow the River Ver from the Old Red Lion to its current position at Minister Court). This is considered in PS 6.</p> <p>As part of wider area - whether there is a case to consider moving the Green Belt boundary to run along the River Ver from the Old Red Lion to Minister Court (from PS6).</p> <p>There are considerable constraints on development in the wider location which mean that in practice very little new development may be forthcoming.</p> <p>However, there are valid arguments that realigning the Green Belt boundary along the River Ver would add to its permanence. In such a case, there may conversely be long-term pressure through the normal planning application process to develop land in the floodplain. However,</p>

	<p>some limited development outside the floodplain may provide the opportunity to enhance the nature conservation importance of the area, thus also reducing the risk of further pressure for development in the floodplain.</p> <p>Although re-aligning the Green Belt in this location may lead to increased pressure on conservation and flooding, I consider that there are adequate safeguards elsewhere in the planning system to address this, and that it would be unsafe to retain the Green Belt status purely for this reason.</p> <p>The site has been subject to numerous planning applications in the past. The latest most relevant application was for a detached house, which was refused on Green Belt grounds and because of detriment to the open character and amenity of the area (5/2024/91).</p>
--	--

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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
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	Perhaps*	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 up areas.	No	Scale and nature of development would be large enough to significantly change size and	No

		character of the settlement.	
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	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	Perhaps
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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Approx 80% of the site lies within Flood Zone 3b Functional Flood Plain and a further 15% is in Flood Zone 2 (Medium Risk) * Urban Survey Sites F5, F6 and F7 either on or adjacent to the site. * Development in this area was refused permission back in the 1970s, when Brinsmead was created, due to impact on the setting of the Grade II Listed Frogmore House, close by to the east. * Development may cause demonstrable harm to the amenity of adjacent residential properties. * Site is inside the Park Street/Frogmore Conservation Area. * CPRE expressed concern regarding potential impacts on wildlife at the disused workings further south, caused by building on the flood plain here. 			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): <ul style="list-style-type: none"> * 13 TPO points throughout the site. 			

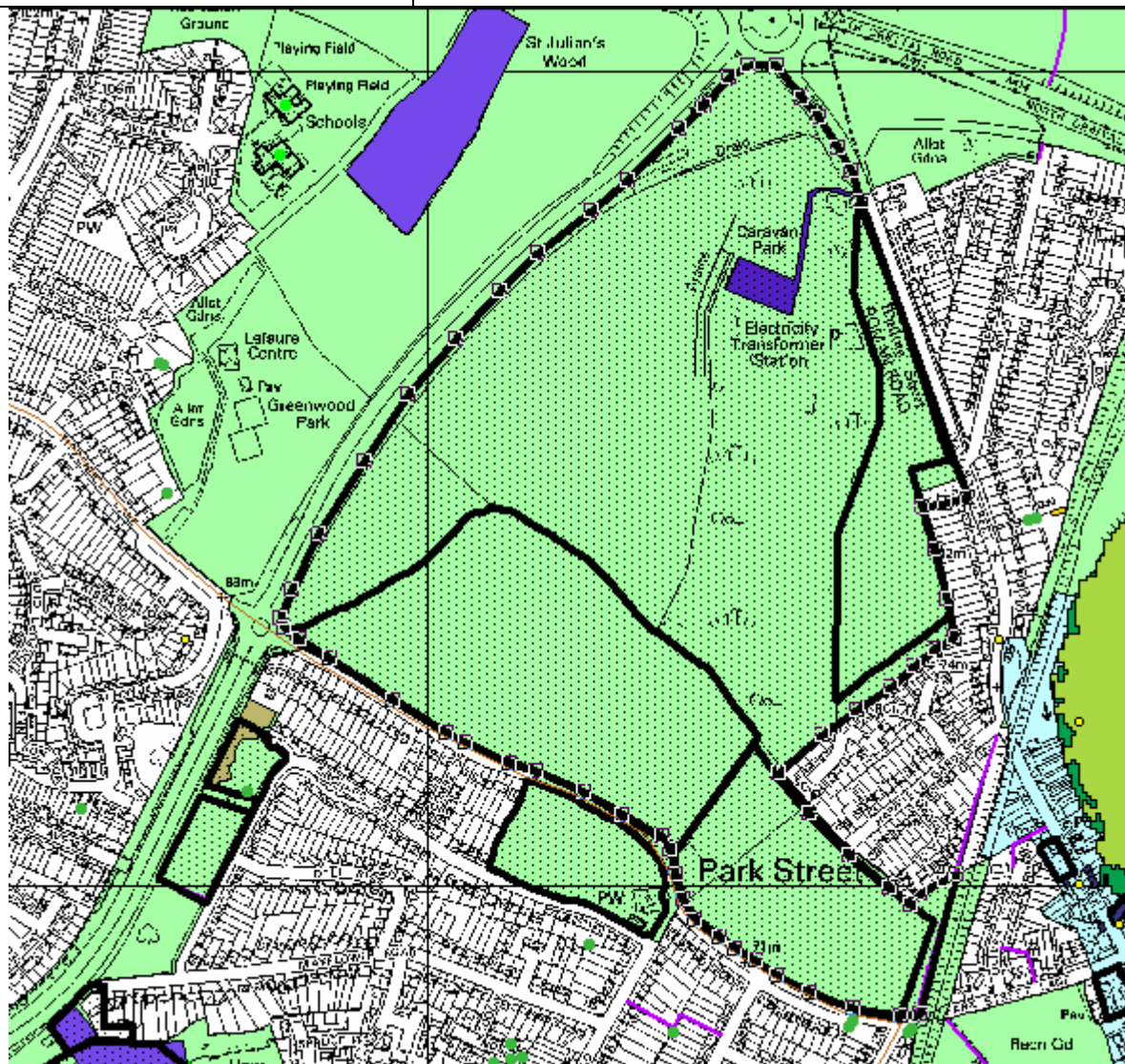
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>Approx 80% of the site lies within Flood Zone 3b Functional Flood Plain and a further 15% is in Flood Zone 2 (Medium Risk). PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in Flood Zone 3b.</p> <p>Other serious constraints include: 13 TPO points throughout the site, adjacent Urban Survey and County Wildlife Sites and adjacent Listed Building and Conservation Area.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-255
Site address (or brief description of broad location)	Park Street Sewage Works site Includes sites 14, 46 & 47



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Multiple
Contact details - if different from above (e.g. agent, planning consultant etc)	Multiple
Area of site or broad location (hectares)	53 ha

Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Arable fields.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas to the east and the south. A405 with open space beyond, to the west. A405, A414 and A5183 to the north.
Method of site identification (e.g. proposed by landowner etc)	Previous representations from landowners via agents.
Planning History (including Local Plan Inquiries, LDF etc)	Extensive history from 1983 Enquiry Inspector, 1993 Enquiry Inspector and Green Belt Boundary Review 2003 – see individual sites histories for sites 14, 46 and 47. <u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u> Part of “Possible Locations For A Park And Ride Site” No. 2

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	Yes*	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	Yes
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.	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	Perhaps
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			No
Comments/observations (including details of other physical constraints or site designations) * Part of site is County Wildlife Site 76/015 and an Ecology Database Site.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): Site has been looked at in the past as part of possible Park and Ride or possible relocations of St Albans Football Club schemes. Much of the site is inside area UVC 1, covered by Local Plan Policy 143, relating to Land Use Proposals within the Upper Colne Valley			

<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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of surrounding areas, would result in encroachment into open countryside and would be visually intrusive from the surrounding countryside.</p> <p>Development would also result in coalescence between Park Street and How Wood and significant encroachment between Park Street and Chiswell Green and Park Street and St Albans.</p> <p>Much of the site is inside area UVC1, covered by Local Plan Policy 143, relating to Land Use Proposals within the Upper Colne Valley.</p> <p>This site has been looked at in the past for a possible comprehensive development scheme including one or more of the following: Park and Ride, football stadium, hotel, Watling Chase Community Forest enhancement. In this context, housing was considered <u>only</u> as enabling development.</p> <p>Only development of strategic and District-wide importance would ever be considered acceptable in this location.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-313
Site address (or brief description of broad location)	Hall & Co Builders Yard, Moor Mill Lane, Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.41 ha
Category of site (e.g. agricultural etc)	Employment Land
Current use(s)	Builders Yard

Character of surrounding area (including adjoining land uses; site outlook etc)	In open countryside, except the M25 close by to the south.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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	Yes*	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)	Yes*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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.	Perhaps
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	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	N/A
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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Approximately 65% of the site is within Flood Zone 3b Functional Flood Plain * County Wildlife Site 76/023 adjacent * Exposed site adjacent to the M25, inside the Air Quality Management Area 			
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 HCC Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Residential development would not be appropriate for this isolated and exposed site immediately adjacent to the M25, inside the Air Quality Management Area. Additionally, whilst it is Previously Developed Land, it consists primarily of an area of hardstanding, containing only two single storey buildings. Residential development would be more visually intrusive from the surrounding countryside.</p> <p>Approximately 65% of the site is within Flood Zone 3b Functional Flood Plain.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-45
Site address (or brief description of broad location)	Land south of Frogmore Home Park, Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.92 hectares
Category of site (e.g. agricultural etc)	Sites In The Green Belt - Agricultural
Current use(s)	Disused
Character of surrounding area (including adjoining land uses; site outlook etc)	The site is situated to the rear of residential properties fronting the west side of Radlett Road and is immediately to the south east of Frogmore Home Park. To the north is another vacant plot (also being put forward for consideration as part of the SHLAA – Site 200). The River Ver forms the site's southern boundary. Beyond the river is an area of wetland and vegetation.
Method of site identification (e.g. proposed by landowner etc)	Looked at as part of Green Belt Boundary Study, 2003 – (Site PS4).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Local Plan Inquiry 1982 - Site came forward as a late objection, and the Inspector made no recommendation. However, the Inspector did comment that, subject to flooding constraints, he could see no overriding physical objection to development. The District Council made preliminary officer comments that the site made an important contribution to the Green Belt when seen from the other side of the River Ver (although the landscape character is now somewhat different), and that other land in the vicinity should be considered with this site as there are a range of fragmented land uses with obvious development opportunities.</p> <p>Development Control history - An application for 24 bungalows was refused on Green Belt and highways grounds in 1973 (5/0034/73). No objection was made by the appropriate rivers authority on grounds of flood risk (although such considerations were perhaps given different priority 30 years ago).</p>

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	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)	Possibly
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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	Perhaps
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Almost the entire site lies within Flood Zone 3b Functional Flood Plain</p> <p>** Site lies adjacent to County Wildlife Site 76/023 Moor Mill and Park Street Pits – Infill gravel workings, permanent and temporary pools, scattered willow and hawthorn scrub.</p> <p>*** Site lies close to Watling Street, a busy through route.</p> <p>* CPRE expressed concern regarding potential impacts on wildlife at the disused workings further south, caused by building on the flood plain here.</p>			

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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

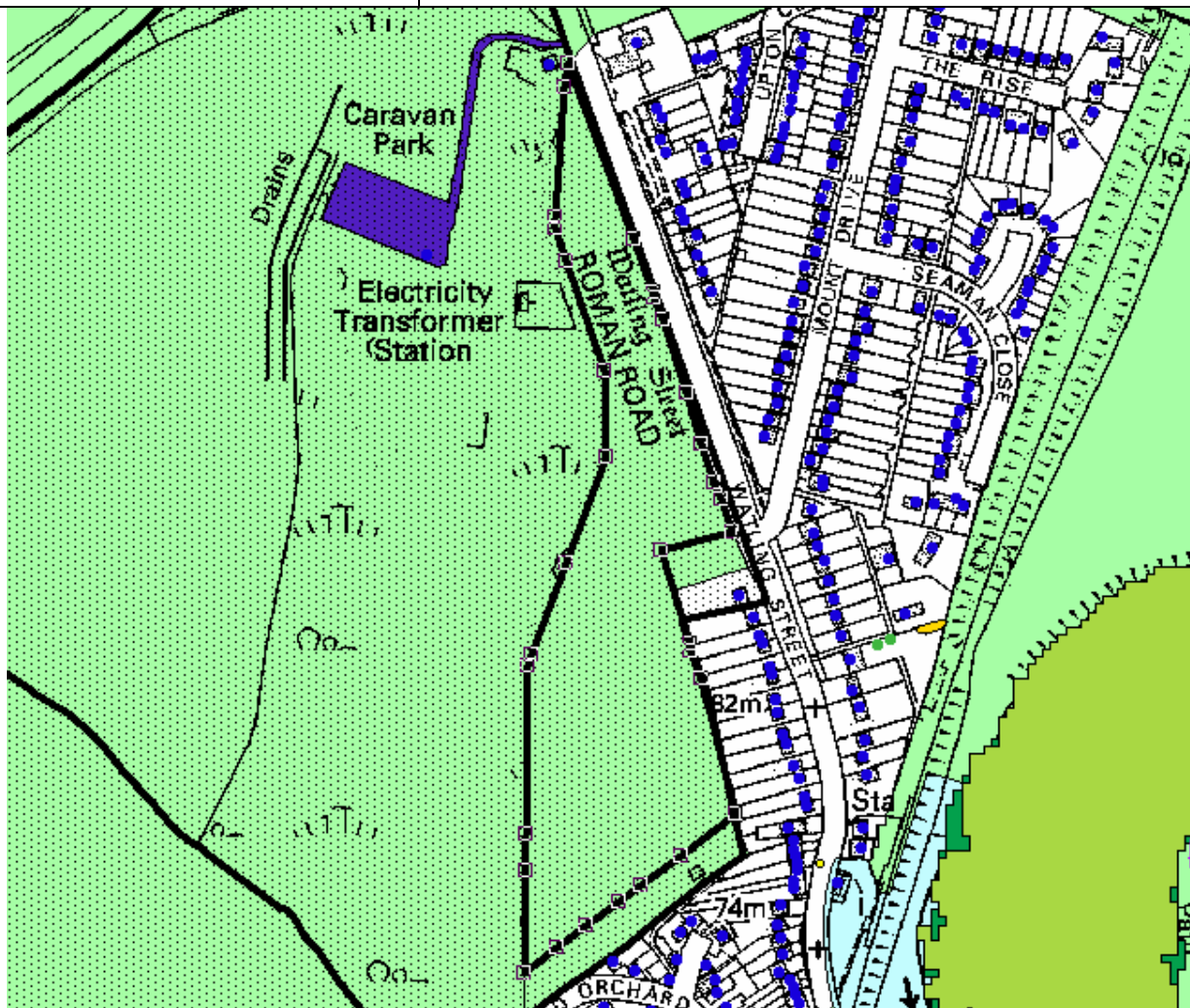
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No</p> <p>The site lies adjacent to a County Wildlife Site (Moor Mill and Park Street Pits). Given these constraints and Listed Building and Conservation Area constraints, capacity on this site for residential development is likely to be limited.</p> <p>Almost the entire site is within Flood Zone 3b Functional Flood Plain. PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in Flood Zone 3b.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-46
Site address (or brief description of broad location)	Land at St Julian's Farm, off Watling Street, Park Street (Part of 255)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Stephen French, Taylor French
Area of site or broad location (hectares)	4.3 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)

Current use(s)	Arable fields.
Character of surrounding area (including adjoining land uses; site outlook etc)	Partly Watling Street to the east, with primarily residential areas beyond and partly residential part of Park Street. Former Sewage Works site, which is now largely open green space, to the north and west. Residential area of Park Street to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>This site was considered along with land to the south (PS 8).</p> <p>The Council argued the site is well defined and that development on both sites would to differing extents contribute to furthering the sprawl of existing settlements encroach into the Green Belt countryside, lead to coalescence between Park Street, Chiswell Green and St Albans, and damage the visual openness of the Green Belt.</p> <p>The Inspector viewed the land as one of the few significant gaps remaining between settlements, and had no doubt about the contribution the land made to maintaining the openness of the Green Belt.</p> <p>The Inspector recommended no modification.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>"This site forms part of strategically important open land, which as a whole separates the settlements of Park Street, How Wood, Chiswell Green and St Albans. The land in question runs up to a prominent ridge and makes an important contribution to the visual openness and character of the Green Belt in an extremely sensitive location. Development would be particularly intrusive when viewed from the A405 North Orbital Road and travelling south along the A5183 (Watling Street).</p> <p>The Green Belt boundary is well defined at present and there is no case to alter this. The site should therefore not proceed to Stage 2."</p> <p>An application in 1972 for residential development on 60 acres including this site was refused (5/72/4673). Subsequent applications in 1974 and 1975 were refused for residential schemes of 25 dwellings (5/238/75, 5/237/75 and 5/1184/74). In 1977 an application for an agricultural dwelling was refused (5/676/77).</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Part of "Possible Locations For A Park And Ride Site" No. 2</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	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	Yes
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.	Perhaps
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 (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	No
Comments/observations (including details of other physical constraints or site designations)	
* Adjacent to County Wildlife Site 76/015	

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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
Part of site is inside area UVC 1, covered by Policy 143, relating to Land Use Proposals within the Upper Colne Valley.			
Site has been looked at in the past as part of possible Park and Ride or possible relocations of St Albans Football Club schemes.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

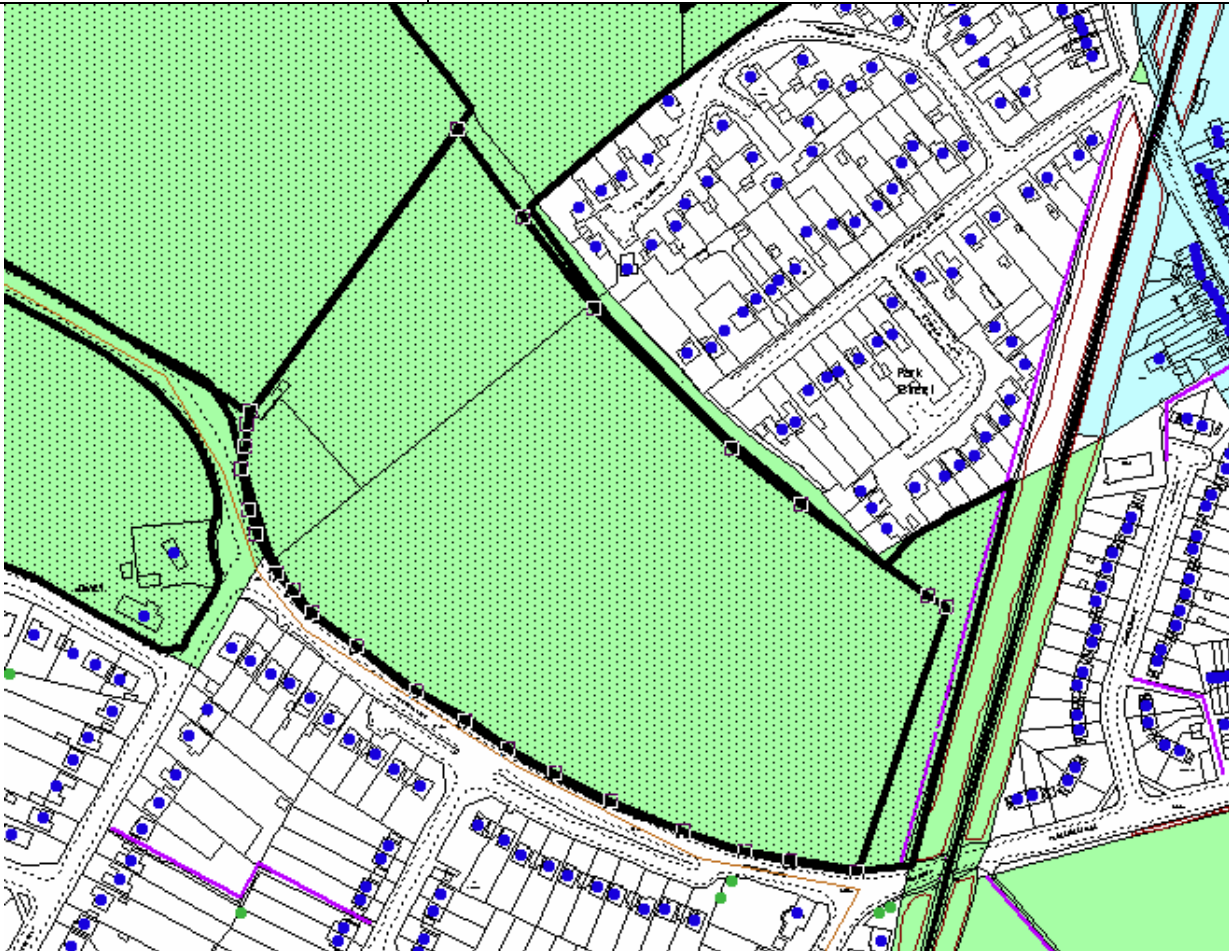
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site is part of the Upper Colne Valley, where leisure uses compatible with the nature conservation and ecological interest of the area are promoted. Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of adjoining land, would be visually intrusive and result in encroachment into surrounding open countryside. Development would also result in increased coalescence between How Wood and St Albans and could prevent the land from making a positive contribution to the Watling Chase Community Forest.
---	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-PS-47
Site address (or brief description of broad location)	Land north of Tippendell Lane, Park Street (Part of 255)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC – Taylor Wimpey have an option.
Contact details - if different from above (e.g. agent, planning consultant etc)	Geoff Armstrong, DPP
Area of site or broad location (hectares)	5.5 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)

Current use(s)	Paddocks.
Character of surrounding area (including adjoining land uses; site outlook etc)	Tippendell Lane to the south, with residential areas beyond. Railway line to the east, with residential area beyond. Partly a residential area, partly a former Sewage Works site, which is now largely an open green space and partly open fields, to the north. Partly open fields and partly Tippendell Lane, with a church and open green space beyond, to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by option owner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Strongly supported by the local communities, the Council argued development of the site would lead to the coalescence of the two distinctive settlements of How Wood and Park Street</p> <p>The Inspector agreed with the Council's view, and dismissed (on lack of evidence) the objector's argument that substantial community benefits would come about through development. The Inspector argued the land is considerably more important than that to the south of Tippendell Lane (HW 2), and so recommended no modification.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>Development would cause unacceptable and demonstrable harm to the openness of the Green Belt, and would lead in particular to the complete coalescence of the settlements of How Wood and Park Street (Green Belt purposes 2 & 3). The site is part of a very important area of open land separating How Wood, Park Street, Chiswell Green and ultimately St Albans. Development on this site would seriously undermine the integrity of this land.</p> <p>It is therefore considered that this site should not be considered under Stage 2 on this assessment.</p> <p>5/2002/1143 Retention of stables (renewal of planning permission 5/97/0711) This application was given the decision - DC3 Conditional Permission on 20/08/2002</p> <p>There is a long history of planning applications and appeals on this site. The latest relating to a residential proposal (5/0563/72) was refused in 1972 and subsequently dismissed at appeal in 1974 (primarily on grounds of coalescence). There is a long list of applications up to the present date relating to equestrian activities on the site.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Adjacent to "Possible Locations For A Park And Ride Site" No. 2</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	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	Yes
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.	Perhaps
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 (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			No

Comments/observations (including details of other physical constraints or site designations)			
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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

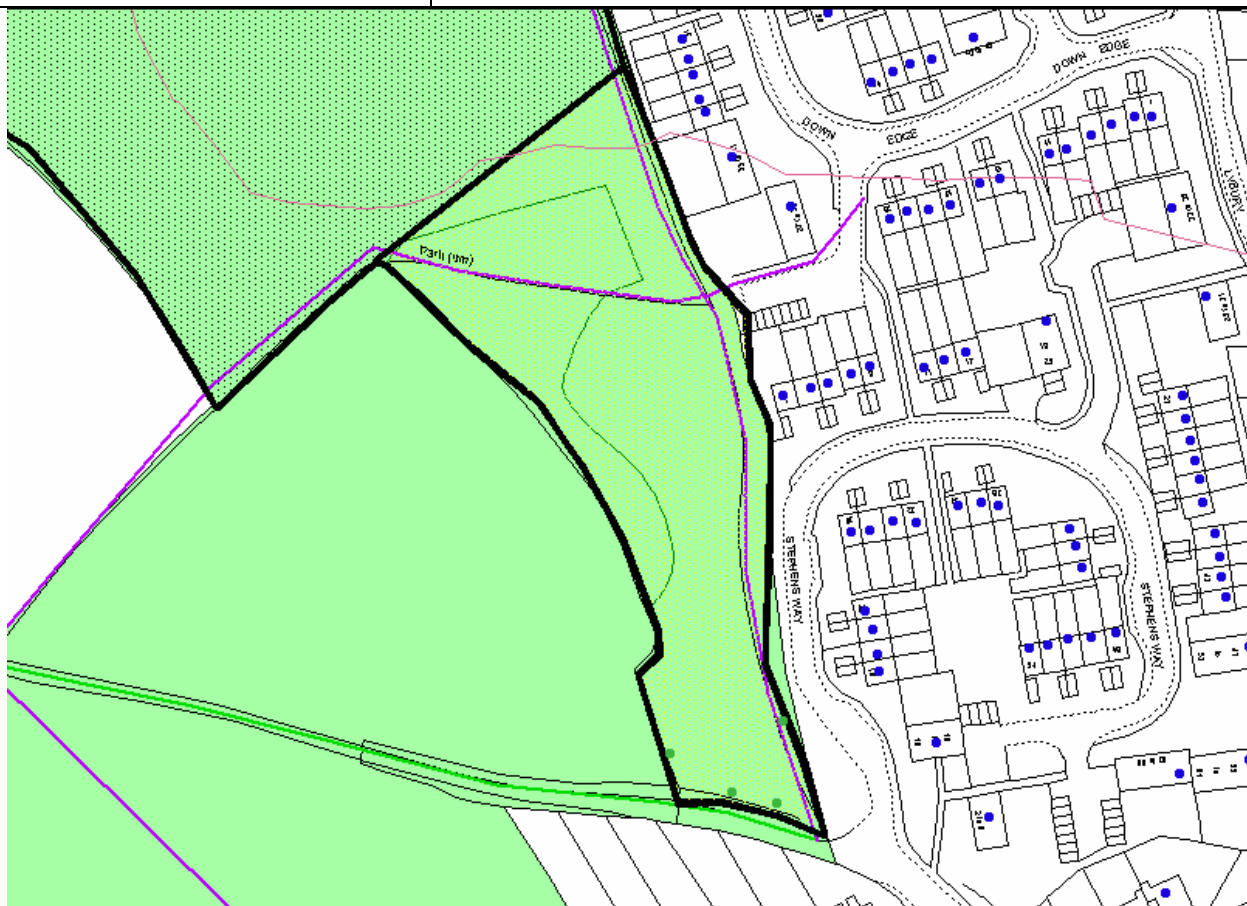
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development would affect land that is presently rural rather than urban in nature, would cause demonstrable harm to the character and amenity of surrounding areas, would be visually intrusive and result in encroachment into surrounding open countryside. Development would also result in complete coalescence between Park Street and How Wood and could prevent the land from making a positive contribution to the Watling Chase Community Forest.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-139
Site address (or brief description of broad location)	Land to the west of Stephens Way and north of Flamsteadbury Lane, Redbourn



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council Leased to Redbourn Parish Council till 2010
Area of site or broad location (hectares)	0.9 ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Open Space)
Current use(s)	Children's play area and public open space

Character of surrounding area (including adjoining land uses; site outlook etc)	Open arable fields to north and west. Residential housing to the east. Residential housing over road to south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</i></u></p> <p>Site was acquired in 1967 as a school site, but by 1982 it was surplus to County Council needs. It was considered for allocation in the draft District Plan as a housing and open space site but was rejected because of high motorway noise levels and the site's contribution to the green belt and agriculture.</p> <p>The Council considered that the site was not well contained by development and that the history of the acquisition of the site provided no justification for its development for housing. The noise problem did not favour residential development and there was an identified need for children's play space in the area, which would be allocated in the Plan, whether or not there were plans for residential development on the site.</p> <p>The Inspector considered the site in two parts; (1) land to the north of Site R5 in agricultural use and (2) the County Council site itself. He concluded that the agricultural land was appropriately included in the Green Belt.</p> <p>However, he went on to say that the County Council land served no special function and was a source of complaint from local residents. He suggested that its location and shape lent itself to some open use associated with the local community. It was noted that the Council intended to allocate a quarter of the site for a children's play area and that, if implemented, this would leave the future and viability of the remainder of the site uncertain. In the Inspector's opinion, there was no overriding objection to limited residential development on this land, which the Council conceded made no great contribution to the green belt. Consequently, he recommended that the land be excluded from the Green Belt and allocated for residential/public open space use.</p> <p>The site was not released from the Green Belt.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>Following further investigations on sites which were first presented to Members in March, officers considered that there were overriding reasons for keeping four of these sites in the Green Belt. The officers' report which will be considered by Members at their next meeting on 22nd May, refers to Site R5 as follows:</p> <p>'This is a small site (0.74 hectares) with only limited scope for meeting the District's housing needs. Whilst the site does not make a significant contribution to Green Belt objectives, its development would involve the loss (or relocation) of a children's play area. In the absence of a District-wide open space strategy, officers consider that it is inappropriate to make judgements about whether there is a surplus or deficit of open space in Redbourn, which could lead to the loss of an existing facility. In addition, the site does not score particularly highly on accessibility grounds and is close to the M1 motorway with environmental implications. It is therefore recommended that this site remains in the Green Belt.'</p> <p>This site does not serve any clear Green Belt objectives and could be developed without any major visual impact on the surrounding countryside. However, the site is relatively small and some if not all the public open space (including a children's play area) may need to be retained, which further reduces the net developable area.</p> <p>Although the Inspector at the last public local inquiry recommended that the site be removed from the Green Belt and allocated for housing and public open space in the District Plan, this is arguably not appropriate</p>

	<p>when considered now against the above assessment. For example, the site scores poorly in terms of accessibility and is unlikely to contribute much to meeting housing needs in the District (including for affordable housing).</p> <p>5/0394/85 Change of use from agricultural to playspace (Permission granted).</p>
--	--

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
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	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)	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.	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*
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	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Urban Survey site – R8 * Substantial mature trees around most of site perimeter, especially on western and northern sides. * Public footpath across northern perimeter of site and possibly also down eastern side of the site. * Site is only approx 300m away from the M1, but has considerable tree screening on that side. * As a whole, the children’s play area and open public space beyond, bounded by mature trees, are primarily rural in nature. * The existing trees, if retained to a significant degree, would amply shield the site from the surrounding countryside. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	TBC*
Landscape Character Area - i.e. those areas where emphasis is on conservation (NB: Local Plan still refers to Landscape Conservation Areas)	Yes HCC Character Area 95	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): <ul style="list-style-type: none"> * Green Spaces Strategy may identify this site for protection or alternative Green Space uses * The children’s play area and the wider public space beyond have considerable social and community value. * 4 TPO trees at the southern end of the site. 			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

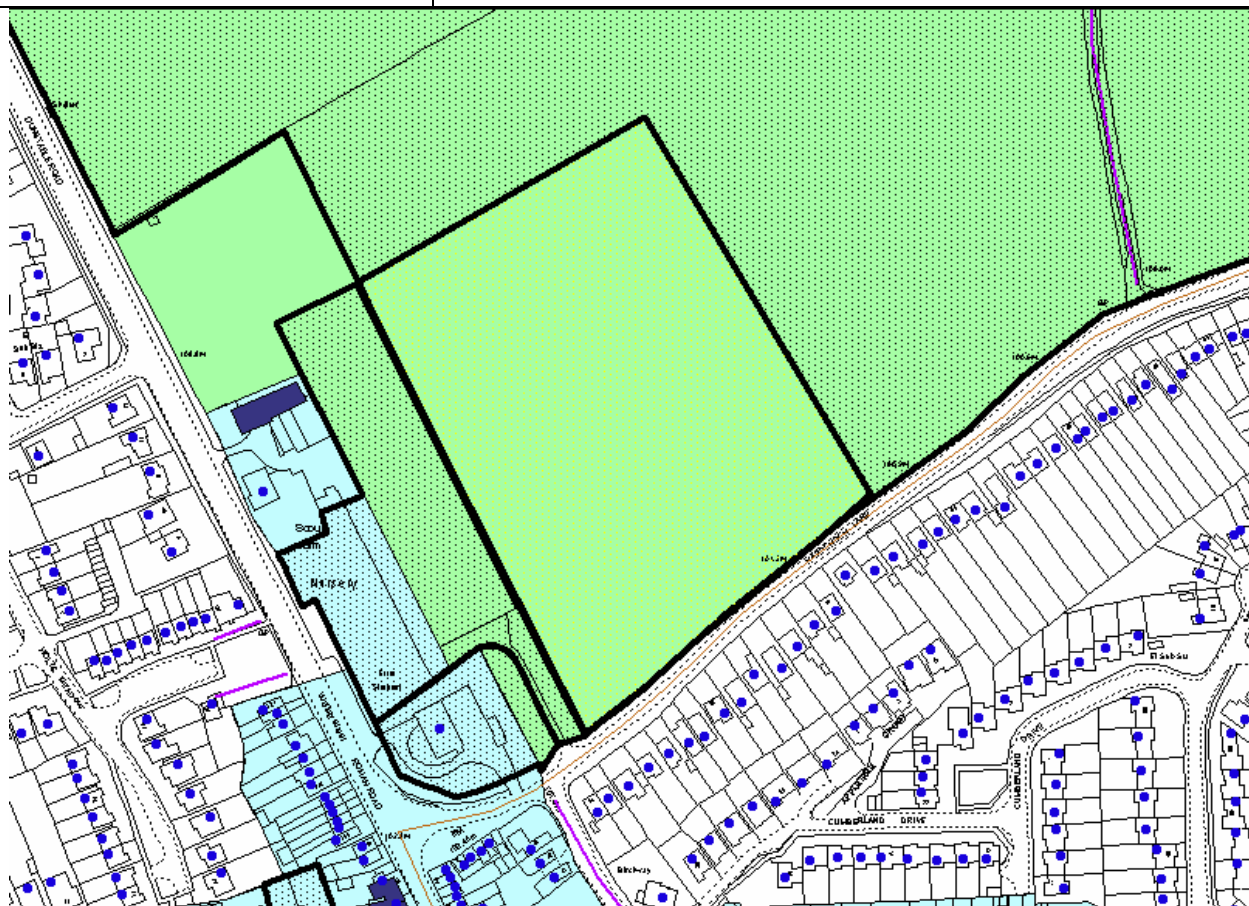
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is green space, which is also an Urban Survey site with wildlife interests. There are substantial mature trees around most of the site perimeter, especially on its western and northern sides. A public footpath crosses the northern perimeter and there is a children's play area within the site.</p> <p>Overall, the site is rural in nature and whilst any development would be screened from the open countryside beyond by existing vegetation, it would still constitute encroachment into the surrounding countryside, beyond the existing built edge of Redbourn.</p> <p>The Tree Preservation Orders and mature trees on the site would require retention and would severely limit any dwellings capacity of the site (as would the children's play area, unless a suitable alternative location was found). The proximity of the M1 to the west would be a further constraint.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-173
Site address (or brief description of broad location)	Land east of Scout Farm (part), 10 Dunstable Road, Redbourn (part of 95)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Lawes Agricultural Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.59 Ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Agricultural)
Current use(s)	Part of a larger arable field

Character of surrounding area (including adjoining land uses; site outlook etc)	Open arable fields to north and east. Fire station site and Scout Farm glasshouses to the west. Busy Harpenden Road along the southern perimeter and residential area beyond.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for release from Green Belt in 1999 at local plan review.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Adjacent to west on Scout Farm greenhouses site - 5/2006/0249 Part Of, Scout Farm, 10 Dunstable Road, Redbourn, AL3 7PQ Residential development (outline) This application was given the decision - DC4 Refusal on 23/03/2006</p> <p>The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire County Structure Plan and Policy 1 of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>5/2007/1417 Land & Glasshouses At, Scout Farm, 10 Dunstable Road, Redbourn, Demolition of existing glasshouses and erection of two semi-detached four bedroom dwellings with associated parking and access This application was given the decision - DC4 Refusal on 15/08/2007</p> <p>1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt by definition, and cannot be justified in terms of the purposes specified. Whilst the Applicant has advanced a case of very special circumstances, no exceptional circumstances are apparent in this case that would be sufficient to outweigh the normal presumption against inappropriate development, particularly in regard of the considerable discrepancy between the height, character, visual prominence and scale of formalised development of the structures proposed compared to those existing on site. The application is therefore unacceptable in terms of Policy 5 (Green Belt) of the Hertfordshire County Structure Plan and Policy 1 (Metropolitan Green Belt) of the St. Albans District Local Plan Review 1994.</p> <p>2. The proposed dwellings would be sited within the Redbourn Conservation Area, where new development is required to enhance or preserve the character and appearance of its surrounds. The proposed erection of a pair of semi detached two storey dwellings would significantly increase the level intrusion of built development upon this part of the Conservation Area within the Metropolitan Green Belt, which is essentially quite rural at this point. It is considered that the proposal would fail to enhance or preserve the character of the Conservation Area in this location, by virtue of size, height and frontage length, and also as a result of the increased urbanising influence that it would introduce into a the rural character of the streetscene at this point, contrary to Policies 69 (General Design and Layout) and 85 (Development in Conservartion Areas) of the St Albans District Local Plan Review 1994.</p> <p>Green Belt Review 2003</p> <p>"This site is essentially rural in character and its development would not only result in visual intrusion into the surrounding open countryside (contrary to Green Belt Purpose 3), but would also place additional development pressure on land to the north and east.</p> <p>The Dunstable Road and Harpenden Lane form a strong visual edge to the built up area of Redbourn, and the existing Green Belt boundary in the vicinity is logical and well defined."</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)	Yes*
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.	Perhaps	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 (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			No*
Comments/observations (including details of other physical constraints or site designations)			

- * Grade II Listed Scout Farm Barn close by to the west.
- * Locally Listed Scout Farm close by to the west.
- * Modest hedgerows on south, east and west edges of site.
- * Minor noise pollution from Harpenden Lane adjacent.
- * Development would be visually intrusive from the surrounding open countryside to the north and east.
- * The existing Green Belt boundary is very well defined along the Harpenden Lane and Dunstable Road boundary.
- * Removal of the site from the Green Belt would create significant additional development pressure on adjoining farmland to the north and east.
- * Whilst being highly visible on the eastern approach, via Harpenden Lane, development would be unlikely to affect the historic centre of Redbourn.

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 HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site is rural in character and its development would result in encroachment into open countryside. There would also be visual intrusion from the surrounding countryside and additional development pressure on adjoining farmland to the north and east (including Site 95). Development could adversely affect the setting of Grade II Listed Scout Farm Barn close by to the west (and the Locally Listed Scout Farm).

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-174
Site address (or brief description of broad location)	No. 98 Lybury Lane, Redbourn, glasshouses and stables/sheds



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.46 Hectares
Category of site (e.g. agricultural etc)	Mixed - Other commercial uses / Sites within the Green Belt / Residential
Current use(s)	One residential property with extensive glasshouses and stables/sheds

Character of surrounding area (including adjoining land uses; site outlook etc)	Open paddocks and fields to north and east and across road to the west. Residential properties and gardens to the south.
Method of site identification (e.g. proposed by landowner etc)	Green Belt Review 2003.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 “Although this site partly comprises previously developed land, the existing structures on the site are clearly rural in character (and may also be considered temporary structures). Development would not only harm the rural setting of Lybury Lane but would also be visually intrusive from the surrounding open countryside, contrary to Green Belt Purpose 3.</p> <p>The existing Green Belt boundary is well defined, following the northern edge of the built up area of Redbourn. Removing this site from the Green Belt could create additional development pressure on land to the north and west.</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	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	Yes*	Development would involve land that could otherwise help to meet the objectives of Watling Chase	No

surrounding areas/land uses		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 (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			No
Comments/observations (including details of other physical constraints or site designations) <p>* Modest hedgerow on western side of site only.</p> <p>* Although this site partly comprises previously developed land, the site as a whole is clearly rural in character, including the existing structures on the site (some of which may also be considered temporary structures).</p> <p>* Development would be visually intrusive from the surrounding open countryside to the north, east and west.</p> <p>* The existing Green Belt boundary is well defined, following the northern edge of the built up area of Redbourn. Removing this site from the Green Belt would create significant additional development pressure on land to the north, east and west.</p>			
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 HCC Character Area 95	Site with social or community value (provide details)	Perhaps*
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): <p>* Perhaps some community value to the stables.</p>			

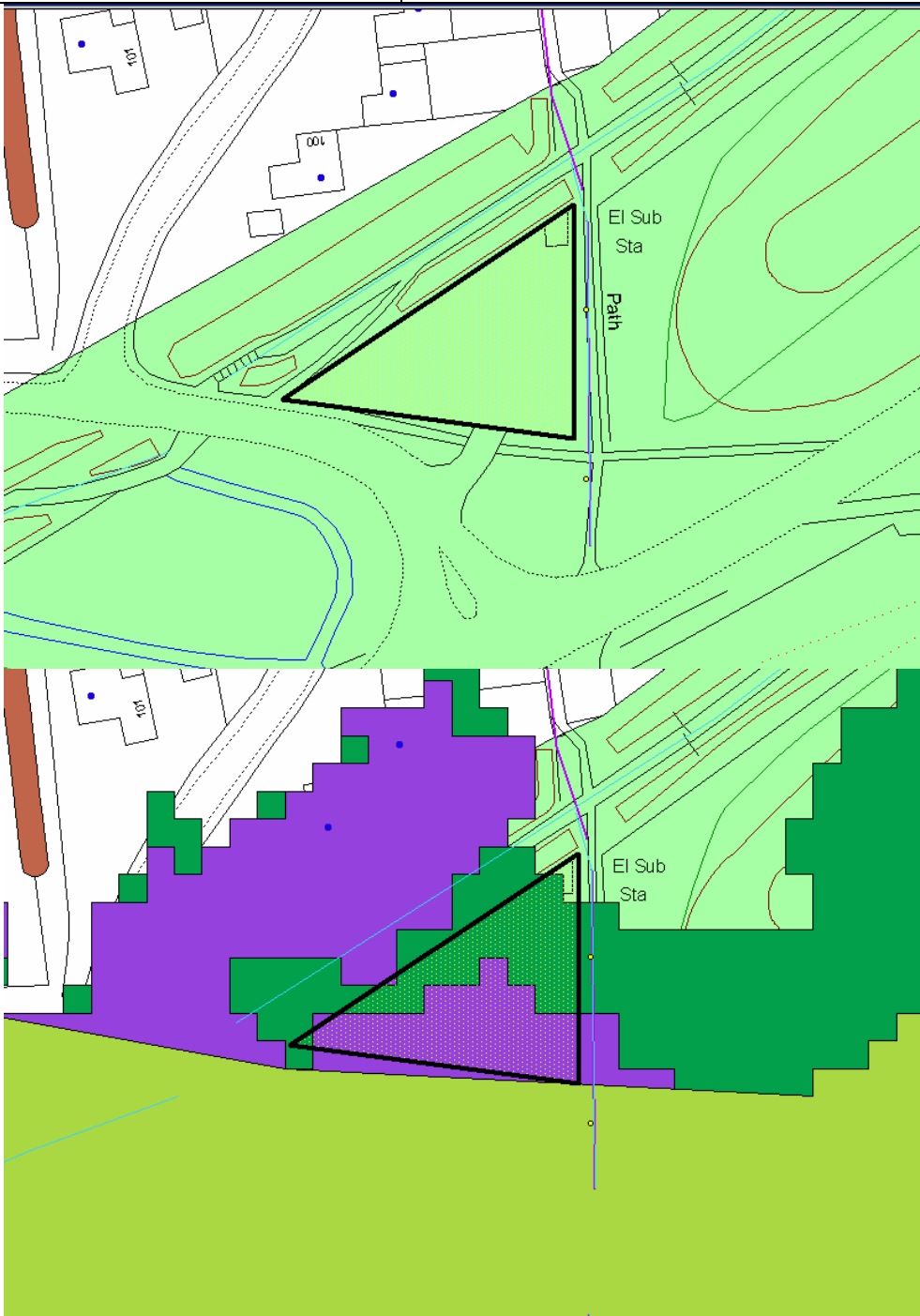
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Although this site partly comprises previously developed land, it is rural in character and the structures (bar the existing dwelling) are all temporary in nature. Further residential development would be visually intrusive and would create significant additional development pressure on surrounding open countryside to the north, east and west.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-199
Site address (or brief description of broad location)	Land at Builders Yard, Chequer Lane, Redbourn



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.11 Hectares
Category of site (e.g. agricultural etc)	Vacant/disused land
Current use(s)	Former Builders Yard, now mixed scrub and trees
Character of surrounding area (including adjoining land uses; site outlook etc)	Wooded Green Belt to east and north east and across Chequer Lane to south west. Nicky Line old railway line and embankment borders site to north. Road and open Green Belt to the south.
Method of site identification (e.g. proposed by landowner etc)	Several applications in 1990s for residential use. Refused and lost at Appeal.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003 "Although this is a small site, it lies in a prominent location on the edge of Redbourn and to the south of the Nicky Line, which provides a strong visual barrier to the settlement. Consequently, development of the site would not only have a visual impact on the surrounding countryside to the south, but may also have an impact on the setting of the historic centre of Redbourn.</p> <p>The existing Green Belt boundary is well defined and removing the site from the Green Belt could create additional development pressure on adjoining land."</p> <p>Several applications in 1990s for residential use. Refused and lost at Appeal. Primary reason for refusal was Green Belt policy. No further details.</p>

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	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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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	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 (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			Perhaps*
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Over 90% of the site is in is Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).</p> <p>* Urban survey site R04 adjacent.</p> <p>* Substantial trees and hedgerow on Chequer Lane boundary and along boundary with the Nicky Line.</p> <p>* Major road B487 approx 20-30m away.</p> <p>* The site is likely to be visually intrusive from countryside to the south.</p> <p>* The existing settlement and Green Belt boundary is very well defined, following the Nicky Line along the southern edge of Redbourn. Removal of the site from the Green Belt would create significant additional development pressure on adjoining land to the north of the B487.</p>			

* The site is located in a prominent location to the south of Redbourn village and development could be considered to affect the setting of its historic centre.

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 HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

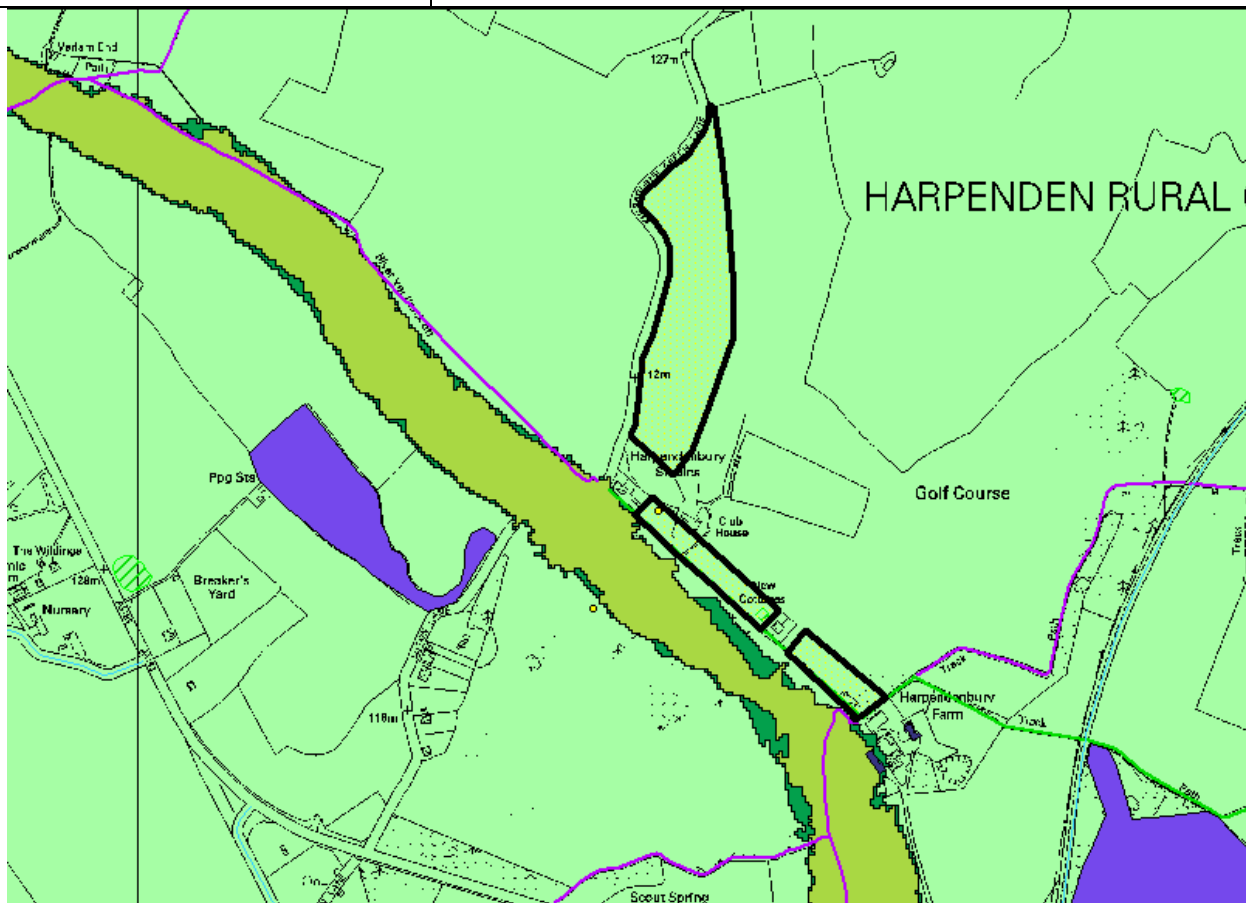
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site is located in a prominent location to the south of Redbourn. Development would consequently be visually intrusive from countryside to the south and could be considered to affect the setting of the historic centre of the village. Development would also create additional development pressure on adjoining land to the north of the B487. Over 90% of the site is in is Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-20
Site address (or brief description of broad location)	Land at Redbourn Golf Club, Kinsbourne Green Lane, AL1 3JE (3 separate areas)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Burhill Golf and Leisure Ltd – own this land in its entirety.
Contact details - if different from above (e.g. agent, planning consultant etc)	Carol Ripley Strutt and Parker
Area of site or broad location (hectares)	Three sites comprise an area of 7 hectares.
Category of site (e.g. agricultural etc)	Part recreational use/part unused.
Current use(s)	Currently used in part as a golf course.

Character of surrounding area (including adjoining land uses; site outlook etc)	Golf course is surrounded by open countryside. Kinsbourne Green Lane abuts the western/south western boundaries of all 3 parcels of land. Parcel 1 lies immediately to the north west of Harpendenbury Farm. 'New Cottages' lie between Parcels 1 and 2.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	Post 2000 – No development control history. Pre 2000 – Only golf course, clubhouse and car park related applications.

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	Partly – golf course
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	Some	Other habitat/green space	Golf course
Proximity to Hazardous Installations	No	Public Right of Way	Yes - adjacent
		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.	Yes
Development would result in	No	Development would result in	Yes

neighbouring towns merging into one another.		encroachment into open countryside.	
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	N/A
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	N/A
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			N/A
Comments/observations (including details of other physical constraints or site designations)			
<p>* Site can only be accessed by narrow country lane.</p> <p>* Parcel of land 1 lies adjacent to Site AS.R.4 Medieval Manor Harpendenbury (where development may be subject to a recording condition).</p> <p>* Harpendenbury Farmhouse and main barn are Grade II * listed.</p>			
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
Comments/observations (including details of any other national, regional or local policy constraints):			
<p>* Parcels 1 and 2 are designated as Landscape Development Area.</p> <p>* Golf course</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?	No – see below.
--	-----------------

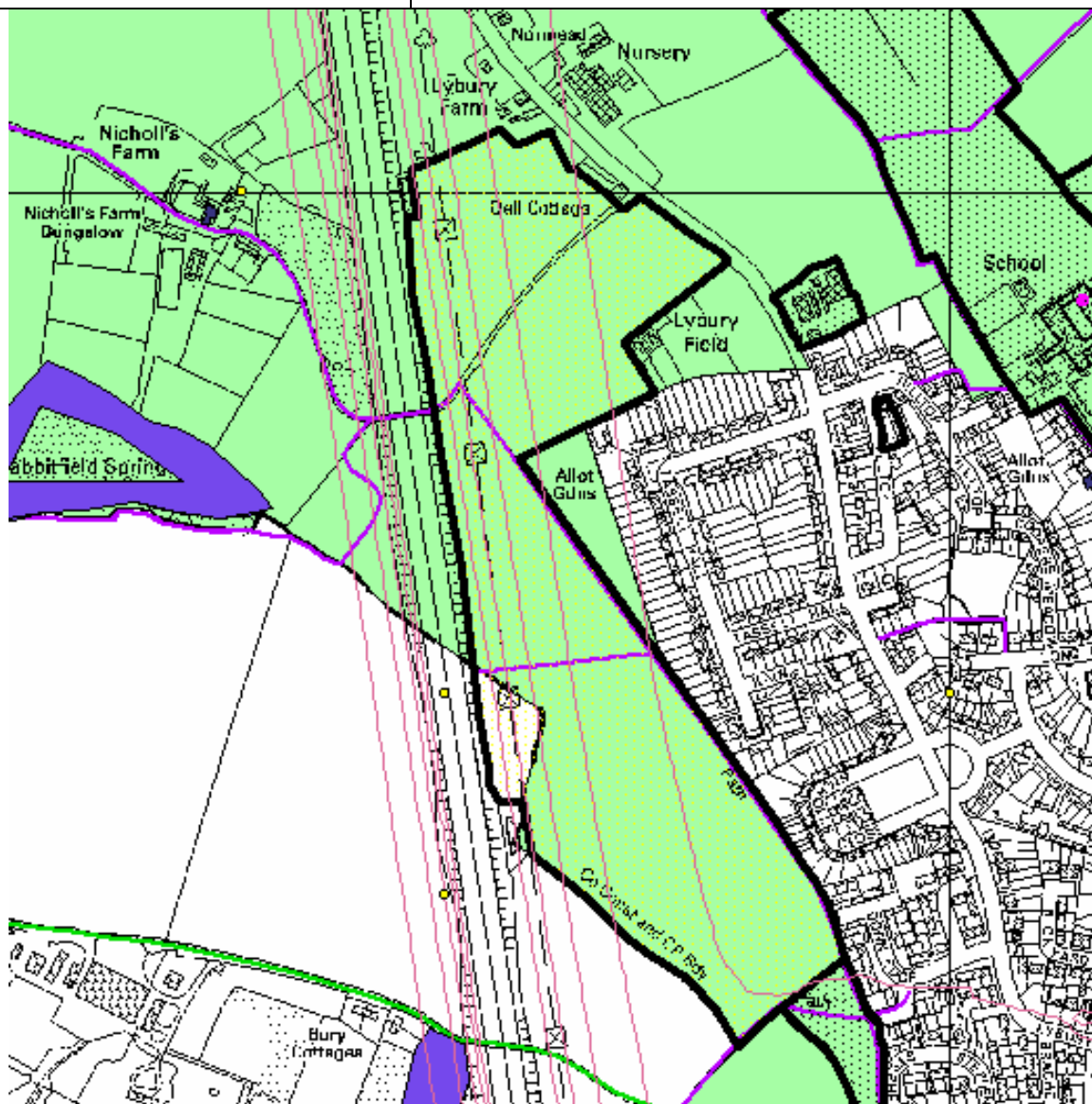
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site (i.e. all 3 parcels of land) is situated in an isolated location within open countryside, some distance from any existing settlement. It is rural in character and development would be unsustainable, inaccessible, have a detrimental visual impact and constitute encroachment into the surrounding countryside. Development would also be harmful to the setting of Harpendenbury Farmhouse and main barn (both Grade II * listed). Road access would not be suitable for the scale of development proposed and road upgrades would be inappropriate in this part of the District.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-22
Site address (or brief description of broad location)	Land on the west side of Redbourn (between the built up area and the M1 motorway), possibly including land adjoining Stephens Way (Site No. 139)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Pennard Holdings
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr S Milliken Graham Sutton Surveyors

Area of site or broad location (hectares)	17.7 Hectares (slightly less in reality, as part of site allocated for M1 expansion and part of indicated site believed to be owned by Herts CC)
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Agricultural)
Current use(s)	Open arable fields.
Character of surrounding area (including adjoining land uses; site outlook etc)	Site bounded by M1 on west. Open arable fields to north and part of south. Residential housing to most of east boundary. Open space including children's play area to the south. (Southern part of indicated site believed to be owned by Herts CC – site 22)
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Area adjacent to southern tip - 5/0394/85 Change of use from agricultural to playspace - Permission granted

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	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.	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 (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			No*
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * New access would need to be created for large scale development. * Not an official Air Quality Management Area, but adjacent M1 would have to be taken into account. * Trees and hedgerows of varying quality and density around site perimeter * Public right of way up most of eastern site boundary and across the body of the site at two locations. * Site is bordered on most of its western side by the M1. * Development would be visually intrusive from the surrounding countryside to the north and south. * Development of this site would lead to strong additional development pressure on adjoining land to the south and to some extent to the north. * Whilst the site would be unlikely to visually affect the historic centre of Redbourn, associated issues such as increased traffic flows may have some implications for the historic village centre. 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Perhaps	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 HCC Character Area 95	Site with social or community value (provide details)	No

Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

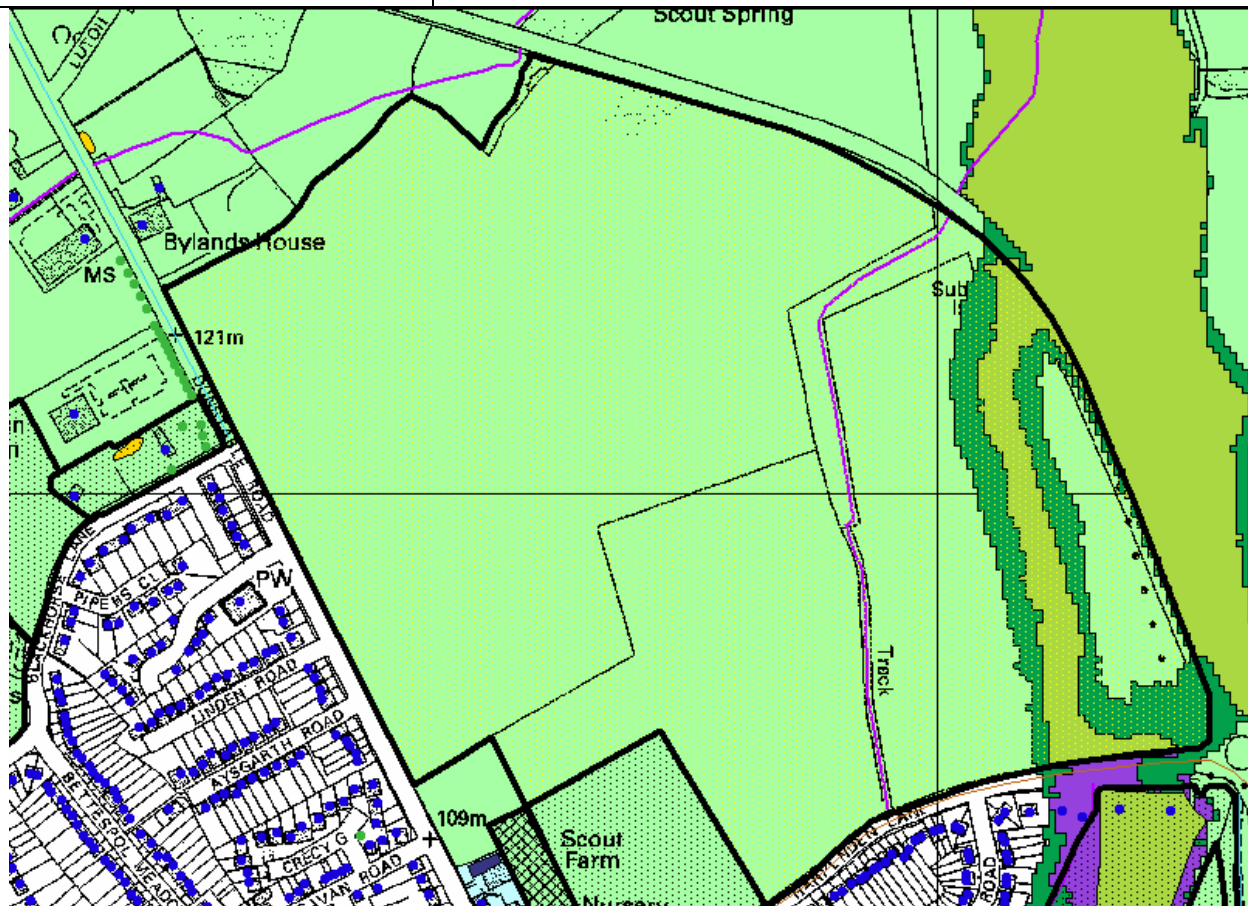
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>Development would have an adverse effect on the openness of and would constitute encroachment into surrounding countryside. It would be visually intrusive and would affect land that is rural in nature.</p> <p>This is a very large site and its development would significantly affect the setting, character and overall size of Redbourn. Proximity of the M1 to the west (and the resultant noise and air quality issues), would also be a constraint to residential development.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-R-95
Site address (or brief description of broad location)	Land to the north east of Redbourn (north of Harpenden Lane, east of Dunstable Road and west of the A5183)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Lawes Agricultural Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	Richard Oakley Bidwells
Area of site or broad location (hectares)	42 hectares
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Agricultural, except for the disused nursery and fire station to the south west of the site.

Character of surrounding area (including adjoining land uses; site outlook etc)	The A5183 Redbourn bypass follows the eastern boundary of the site. To the north and east lies open countryside (Redbourn Golf Course is situated immediately to the north, on the opposite side of the bypass. Residential development to the west, but separated from the site by the Dunstable Road. Redbourn Recreation Centre also lies to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner, via agent
Planning History (including Local Plan Inquiries, LDF etc)	Nothing relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
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)	Yes*	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	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.	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 (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			Yes
Comments/observations (including details of other physical constraints or site designations)			
<p>* Eastern part of the site lies within the flood plain of the River Ver (Approx 5% in Flood Zone 2 and Approx 5% in Functional Flood Plain 3b)</p> <p>* Urban Survey Site R/o5 inside the site</p> <p>* Scout Farm Barn Grade II Listed close to western edge of the site.</p> <p>** Eastern part of the site lies adjacent to the A5183 Redbourn Bypass.</p> <p>*** Public footpath crosses the eastern part of the site from north to south.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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)	HCC Character Area 96	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site is rural in character and its development would result in significant encroachment into open countryside. There would also be visual intrusion and additional development pressure on adjoining farmland to the north.</p> <p>It is a very large site and its development would adversely affect the setting, character and overall size of Redbourn.</p> <p>The public footpath crossing the site and the River Ver are constraints to development on the eastern half of the site. The Eastern part of the site lies within the flood plain of the River Ver (Approx 5% in Flood Zone 2 and a further approx 3% in Functional Flood Plain 3b)</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-104
Site address (or brief description of broad location)	Land to west of B651 Sandridge High Street, between Sandrigebury Lane and recreation ground



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	CJS King
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.37 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Agricultural field / paddock.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields and agricultural buildings of Pound Farm, to the north. Line of properties in village centre, including the village hall, Green Man pub and houses, to the east. Playing fields, children's playground and village hall parking, to the south. Open fields to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No*
Tree and hedgerows	Modest	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	Perhaps	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	N/A
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future. Also minor surface water flooding nearby in the past. * Site immediately adjacent to AS.R.19 Saxon and Medieval Village Sandridge (An archaeological site which may be subject to a recording condition) * Several Grade II Listed buildings on High Street, close by to the east. * Properties on Hopkins Crescent (to the south of the site) are locally listed. * Immediately adjacent to Sandridge Conservation Area. * Hertfordshire Way public footpath immediately to the south. 			
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 HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

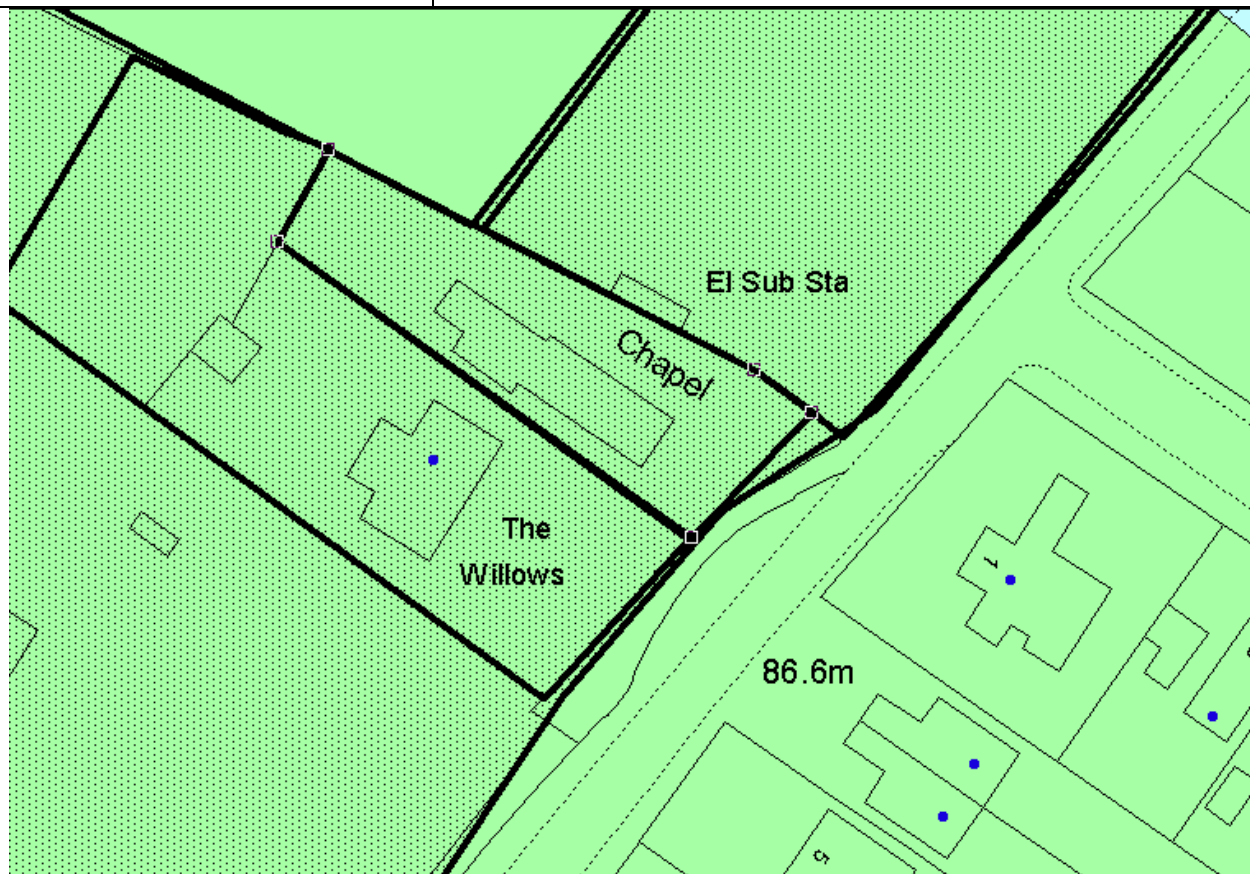
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development would affect land that is presently rural rather than urban in nature, would constitute visual intrusion and result in encroachment into open countryside.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-107
Site address (or brief description of broad location)	Former Baptist Chapel, St Albans Road, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr D Jelley
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr Graeme Free DLA Town Planning Ltd
Area of site or broad location (hectares)	0.08 hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Former Baptist Chapel and grounds)
Current use(s)	Vacant

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is more rural than urban in nature, with access via St Albans Road. Residential properties lie to the east, on the opposite side of the St Albans Road. The site itself is well screened by trees and vegetation. Open, agricultural land lies to the north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (who has also put forward two adjacent sites - one immediately to the north, the other to the south).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Development control history:</p> <p>5/2001/2015 – Appeal against Enforcement Notice for the erection of a new residential property. Appeal dismissed.</p> <p>5/2006/1770 – Reinstatement of Place of Worship on existing foundations. Refused on three grounds:</p> <ol style="list-style-type: none"> 1) Inappropriate development in the Green Belt; 2) Lack of parking off-road to detriment of highway/pedestrian safety; 3) Size, form, design and use of materials fail to relate to the adjoining development and fail to make a positive contribution to the area.

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	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.	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	Possibly***
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
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	N/A
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			No
Comments/observations (including details of other physical constraints or site designations) <p>* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.</p> <p>** Site is situated adjacent to the St Albans Road, which is a busy through route.</p> <p>*** Possibly visible, although site is well screened to the rear.</p>			
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 HCC Area 102	Site with social or community value (provide details)	No*
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints): <p>* Site was formerly occupied by a Baptist Chapel – However, this building is no longer there (See development control history)</p>			

<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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site is rural in character, with an open aspect broken up only by sporadic buildings. Any intensification of development along the western side of St Albans Road would result in visual intrusion and encroachment into open countryside. It would also constitute undesirable ribbon development, leading to further coalescence between Sandridge and St Albans.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-108
Site address (or brief description of broad location)	The Willows, St Albans Road, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr D Jelley
Contact details - if different from above (e.g. agent, planning consultant etc)	Mr Graeme Free DLA Town Planning Ltd
Area of site or broad location (hectares)	0.18 hectares
Category of site (e.g. agricultural etc)	Residential
Current use(s)	Residential property and grounds.

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is more rural than urban in nature, with access via St Albans Road. Residential properties lie to the east, on the opposite side of the St Albans Road. The site itself is well screened by trees and vegetation. Open, agricultural land lies to the north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner (who has also put forward two sites immediately to the north).
Planning History (including Local Plan Inquiries, LDF etc)	<p>Land adjacent to the Willows - below</p> <p>Local Plan Inquiry 1982 – Site was asked to be included within the settlement boundary – SADC objected and pointed out that Green Belt policies would still apply – the Inspector agreed and no changes were made.</p> <p>Local Plan Inquiry 1992 – Inspector concluded that circumstances were same as at previous inquiry. Having regard to the need to retain the character of the Sandridge Conservation Area and the rural nature of the Green Belt, he considered that the boundary along the west side of the B651 had rightly been tightly drawn to include only the cohesive existing frontage development. The overall character of the area to the west of the road was clearly rural, with a few sporadic buildings, significant open gaps and extensive tracts of open countryside and any further consolidation of the existing built development should be resisted. In this context, the open objection land was an integral part of the rural scene and he had no doubt that its development would be an erosion of the Green Belt and the countryside.</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	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.	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	Possibly***
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
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	N/A
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) <p>* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.</p> <p>** Site is situated adjacent to the St Albans Road, which is a busy through route.</p> <p>*** Possibly visible, although site is well screened to the rear.</p>			
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
Comments/observations (including details of any other national, regional or local policy constraints):			

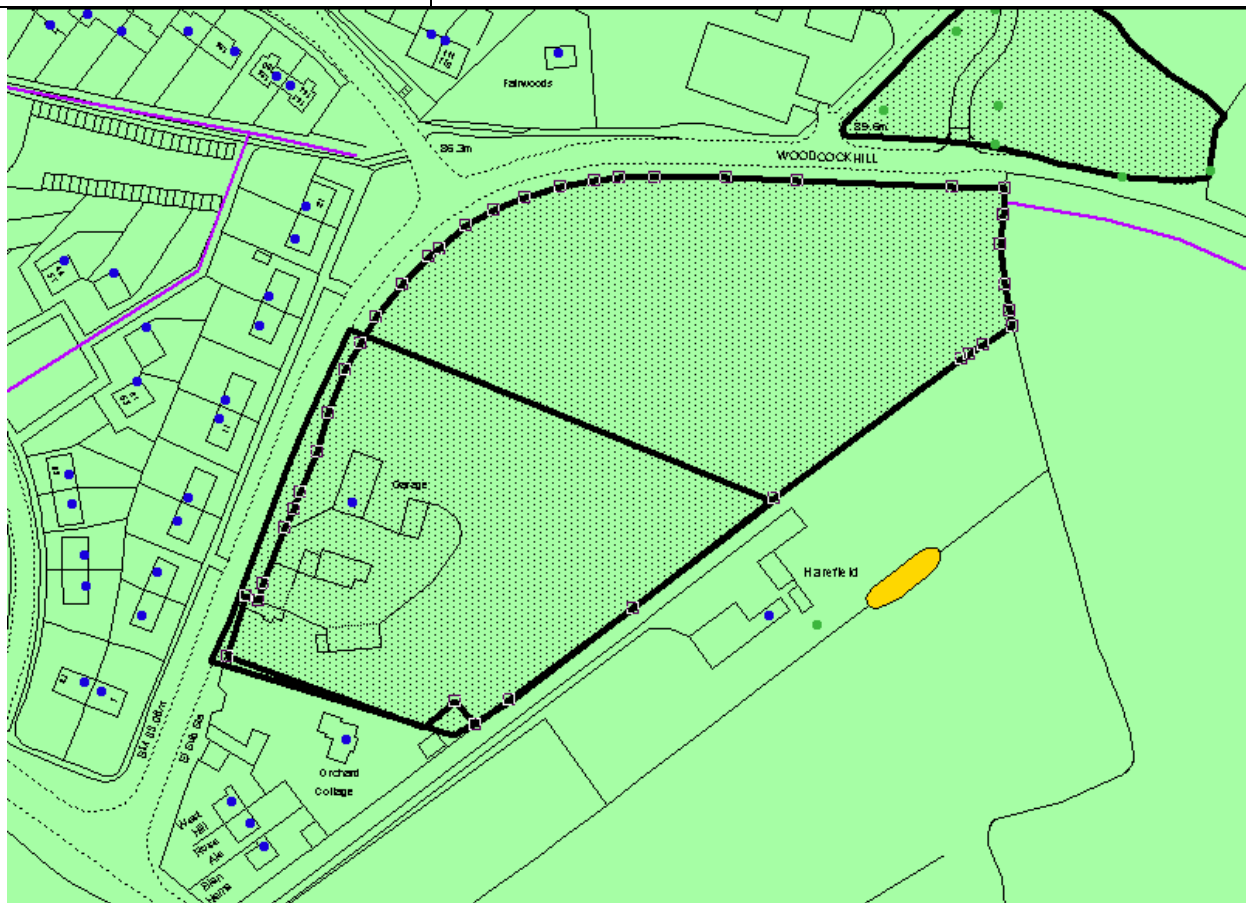
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site is rural in character, with an open aspect broken up only by sporadic buildings. Any intensification of development along the western side of St Albans Road would result in visual intrusion and encroachment into open countryside. It would also constitute undesirable ribbon development, leading to further coalescence between Sandridge and St Albans.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-116
Site address (or brief description of broad location)	East of Woodcock Hill, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	D'Arblay Investments Limited
Contact details - if different from above (e.g. agent, planning consultant etc)	Derek Bromley Bidwell Faulkner
Area of site or broad location (hectares)	2.4 hectares
Category of site (e.g. agricultural etc)	Employment
Current use(s)	Orchard Garage

Character of surrounding area (including adjoining land uses; site outlook etc)	The site lies on the eastern extremity of Sandridge. Garage buildings and hardstanding occupy a small area to the south west of the site. The remainder of the site is green space with some trees/vegetation. Woodcock Hill forms the northern and western boundary. Residential properties to the west on the opposite side of the road. Individual properties (Orchard Cottage and Harefield to the south and east respectively).
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent (and considered as part of the 2003 Green Belt Boundary Study).
Planning History (including Local Plan Inquiries, LDF etc)	<p>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</p> <p>Site considered with respect of extending the Green Belt Settlement boundary and building in the region of 65 dwellings. The Council argued that large scale development of this site would be hard for the village to absorb, and would damage attractive views, particularly from the south and southeast. The Inspector did not consider this site the most appropriate for housing, and was concerned about the villages proximity to Jersey Farm – therefore supporting its position as a Green Belt Settlement washed over by the Green Belt. He recommended no modification.</p> <p>Development Control</p> <p>5/603/80 - Housing (outline) refused on Green Belt grounds, land of need and erosion of distinctiveness of two settlements (Sandridge and St Albans) though intrusion of development into countryside.</p> <p>Three other applications for a mixture of 2 dwellings and 6 workshops, 6 workshops, and 1 dwelling (5/88/0957, 5/88/2406 and 5/90//1278 respectively). All refused.</p> <p>Green Belt Review 2003</p> <p>The issue of affordable housing is significant in this case. In terms of Green Belt purposes and boundary definition the case is marginal, and it would clearly be preferable to set a boundary along Woodcock Hill if Sandridge was to be excluded.</p> <p>Nevertheless, assuming the site was to be released for development it would be possible to create a satisfactory residential environment that scores well against the vast majority of the above sustainable development criteria. Increased reliance on the car for essential trips would however, to some extent result.</p> <p>The main issue therefore is whether the planning gain of affordable housing outweighs the damage to the permanence of Green Belt boundaries (if Sandridge was to be excluded). In this respect, and taking account of the characteristics of the site, there is a strong argument to support this. However, if the site was to be excluded my view is that this should not include the northern most tip of the site, which should arguably be kept in an open use.</p> <p>I do not, however, think that development on the scale previously indicated (up to 65 dwellings) would be appropriate (see history).</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	No
Proximity to Hazardous Installations	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	Perhaps	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.	Possibly
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	Partially	Development would be visually intrusive from the surrounding countryside	Partially
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Partially	Existing Green Belt boundary is well defined	n/a
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	n/a
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			Yes

Comments/observations (including details of other physical constraints or site designations)			
* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	tbc
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		
Comments/observations (including details of any other national, regional or local policy constraints):			
* In 2003, Officers gave some thought to the possibility of achieving a cemetery on part of this site (i.e. SHLAA site 198). Was considered to have merit as the existing village cemetery was almost full.			

Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. SHLAA site 198 forms part of site 116 and comprises garage buildings and hardstanding, together with green space and trees/vegetation). Site 198 has been shortlisted on the basis that it is (partially) previously developed land and that some limited residential development could constitute 'enabling development' to secure a new cemetery in the northern part of the site, for which there is a demonstrable need. However, development over the full extent of Site 116 would constitute unacceptable encroachment into open countryside to the north east and would adversely affect land that is rural rather than urban in nature.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-150
Site address (or brief description of broad location)	Great Barn Dell, St Albans Road, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Matt Parry, Cranford Developments Ltd
Area of site or broad location (hectares)	1.0 ha
Category of site (e.g. agricultural etc)	Other commercial uses / Residential
Current use(s)	Commercial orchid nursery with large greenhouses and two residential properties adjacent.

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is more rural than urban in nature, with access via St Albans Road. Residential properties lie to the east, on the opposite side of the St Albans Road. The site itself is well screened by trees and vegetation. Open, agricultural land lies to the north west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner/agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2008/1315 Removal of Condition 3 (agricultural occupancy) from planning permission 5/00/2365 dated 15/06/2001 (resubmission following refusal of 5/08/0018) This application is now under consideration. A decision is due to be made on or before 31/07/2008</p> <p>5/2008/0018 Removal of Condition 3 (agricultural occupancy) from planning permission 5/00/2365 dated 15/06/2001 This application was given the decision - DC4 Refusal on 06/03/2008</p> <p>By reason of the inadequate information provided by the applicant and any other interested parties, the evidence supporting the removal of condition 3 (agriculture occupancy) does not clearly justify this otherwise inappropriate development in the Green Belt. The applicant has failed to supply comparable evidence, either in the market value of the property or the use of a local specialist to market the property. The proposal would therefore be contrary to the requirements of PPS7 (Sustainable Development in Rural Areas). The proposal is also contrary to Policies 1 (Metropolitan Green Belt) and Policy 11 (Residential Conversion) of the St. Albans City and District Local Plan Review, 1994.</p> <p>5/2000/2365 Erection of detached four bedroom dwelling house This application was given the decision - DC3 Conditional Permission on 15/06/2001</p> <p>Condition: 3. The occupation of the building hereby permitted shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990 or in Forestry (including any dependants of such a person residing with him) or a widow or widower of such a person. Reason: 3. This dwelling is permitted as an exceptional to the general presumption against development in the countryside in order to meet the essential needs of agricultural only, in accordance with District Plan Policy.</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	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.	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	Perhaps*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
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 (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			No

Comments/observations (including details of other physical constraints or site designations)			
<p>* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.</p> <p>* Whilst there are two residential properties and large greenhouses in situ, the site overall in context is clearly more rural than urban in nature.</p> <p>* Development may be visually intrusive from the surrounding countryside, although the site is well screened to the rear.</p>			
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
Comments/observations (including details of any other national, regional or local policy constraints):			

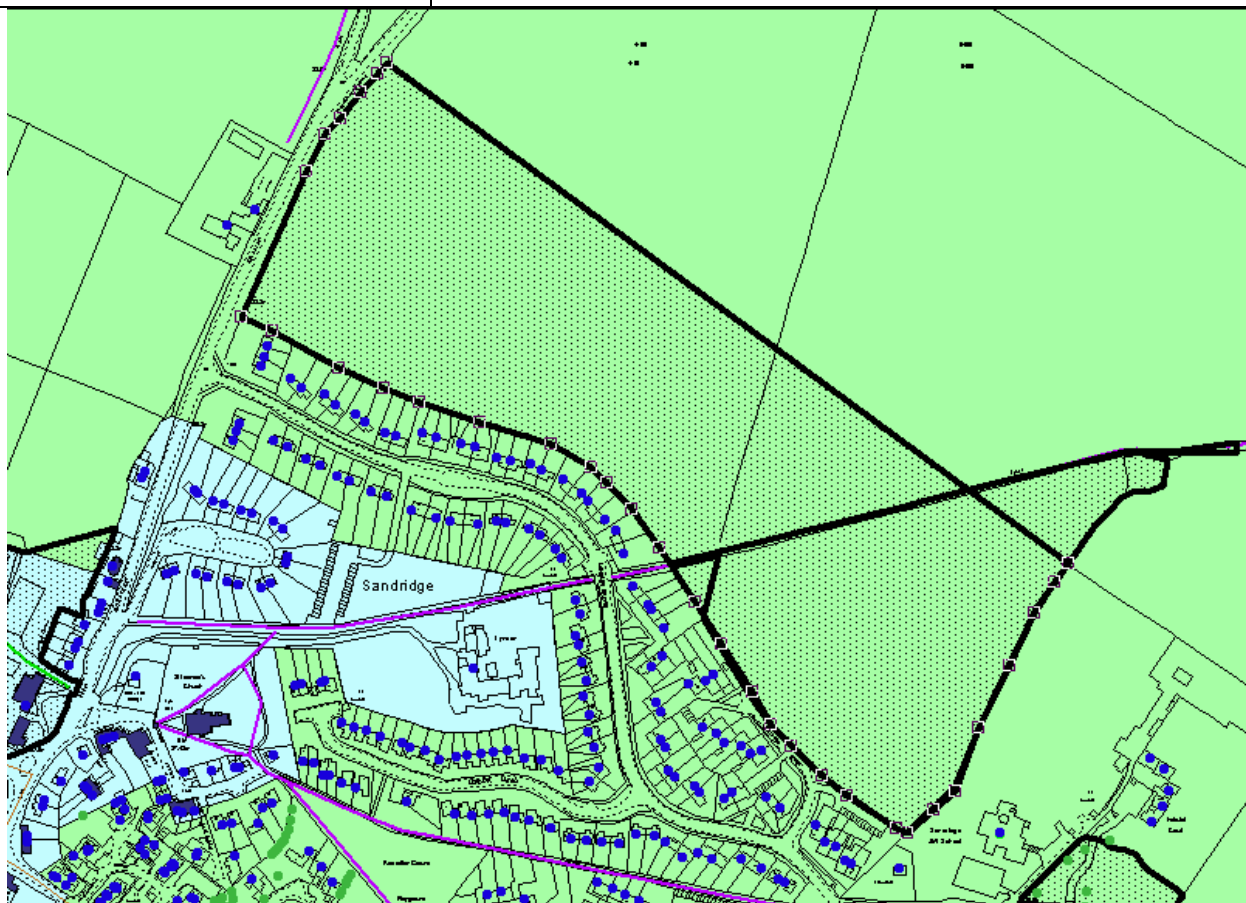
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. 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 along the western side of St Albans Road would result in visual intrusion and encroachment into open countryside. It would also constitute undesirable ribbon development, leading to further coalescence between Sandridge and St Albans.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-151
Site address (or brief description of broad location)	Land at r/o Shottfield Close, Sandridge (overlaps with site 26)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Legal Estates plc
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA
Area of site or broad location (hectares)	10.0 Hectares
Category of site (e.g. agricultural etc)	Sites within the Green Belt (Agricultural)
Current use(s)	Arable fields

Character of surrounding area (including adjoining land uses; site outlook etc)	Site abuts the north eastern corner of Sandridge village. Residential properties to the south west and open fields to the north/west. Trees/hedgerows mark the south eastern site boundary with Sandridge JMI school.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Nothing relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Perhaps*	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)	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.	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	No
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Sandridge lies within an area at risk of groundwater flooding. * A public footpath (The Hertfordshire Way) runs across south east portion of the site. * Dependent on its scale and nature, development of such a large site as part of Sandridge village could well be large enough to have a significant adverse effect on the size and character of the settlement – existing infrastructure already stretched. * Only very slight issue of coalescence between Sandridge and Wheathampstead. 			
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)	Possibly – site on edge of HCC Character Area 32	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

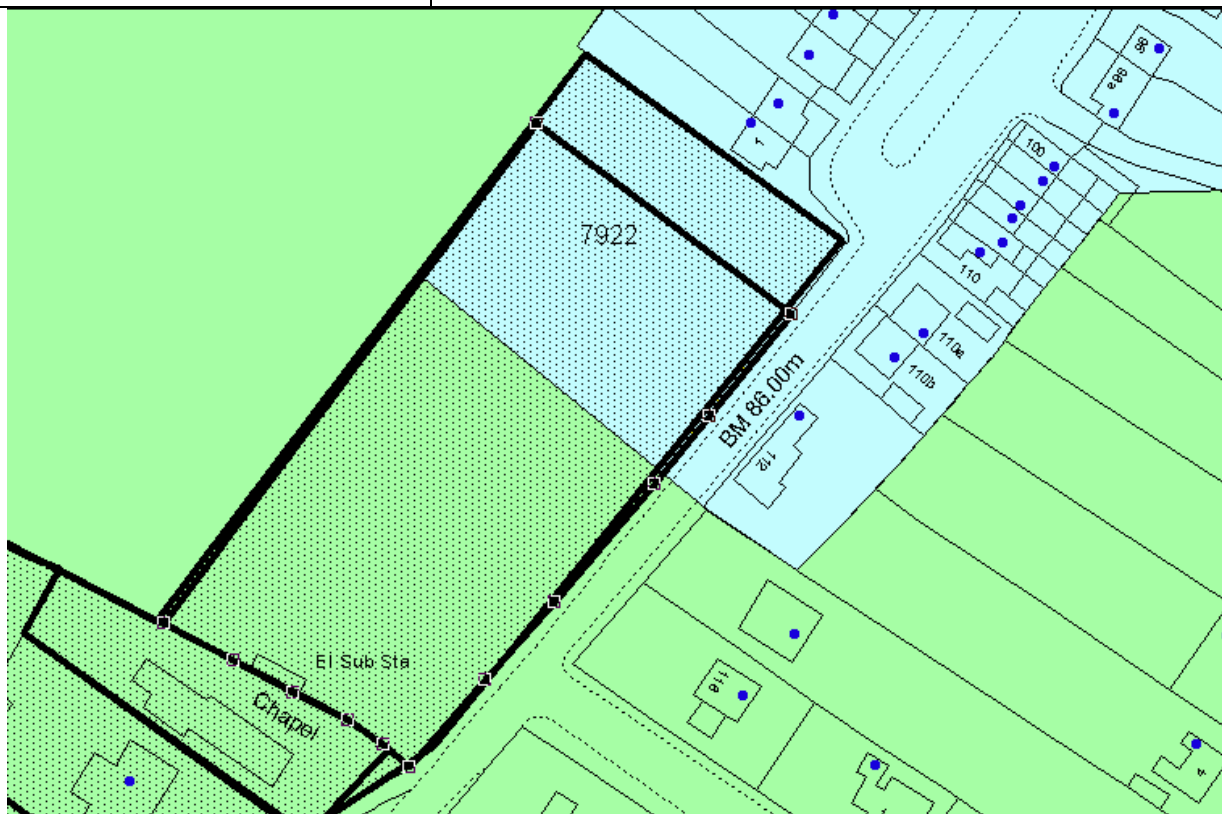
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is located within open countryside and is rural in character. Development would result in visual intrusion and would constitute encroachment into the surrounding countryside. Development of such a large site could also have a significant adverse affect on the size and character of Sandridge village, where infrastructure is already stretched.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-24
Site address (or brief description of broad location)	Land to the west of St Albans Road (south of Hopkins Crescent), Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr D Jelley
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lane DLA Town Planning Ltd
Area of site or broad location (hectares)	0.4 hectares
Category of site (e.g. agricultural etc)	Site in the Green Belt (Vacant land)
Current use(s)	Vacant, with trees and scrub on the site.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential properties in Hopkins Crescent to the north; former Baptist Chapel site to the south west. Arable farmland to the north west. South eastern boundary is bounded by the St Albans Road.

Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Development Control</p> <p>5/2006/1763 Detached 3 bed dwelling, attached garage and associated access. Refused on two grounds: 1) Inappropriate development in the Green Belt and 2) Loss of landscaping and loss of an open area within the Sandridge Conservation Area which would neither preserve nor enhance the character and appearance of the Conservation Area or the visual amenity of the area in general.</p> <p>Local Plan Inquiry 1982 – Site was asked to be included within the settlement boundary – SADC objected and pointed out that Green Belt policies would still apply – the Inspector agreed and no changes were made.</p> <p>Local Plan Inquiry 1992 – Inspector concluded that circumstances were same as at previous inquiry. Having regard to the need to retain the character of the Sandridge Conservation Area and the rural nature of the Green Belt, he considered that the boundary along the west side of the B651 had rightly been tightly drawn to include only the cohesive existing frontage development. The overall character of the area to the west of the road was clearly rural, with a few sporadic buildings, significant open gaps and extensive tracts of open countryside and any further consolidation of the existing built development should be resisted. In this context, the open objection land was an integral part of the rural scene and he had no doubt that its development would be an erosion of the Green Belt and the countryside.</p> <p>The Inspector consequently recommended that the site be retained in the Green Belt.</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)	Yes****
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	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	Perhaps	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.	To a small extent	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	n/a
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	n/a
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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.</p> <p>** Site comprises AS.R.19 Saxon and Medieval Village Sandridge (An archaeological site which may be subject to a recording condition)</p> <p>*** Site is situated adjacent to the St Albans Road, which is a busy through route.</p> <p>**** Properties on Hopkins Crescent (to the north of the site) are locally listed.</p>			
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 HCC Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	No		
Comments/observations (including details of any other national, regional or local policy constraints):			

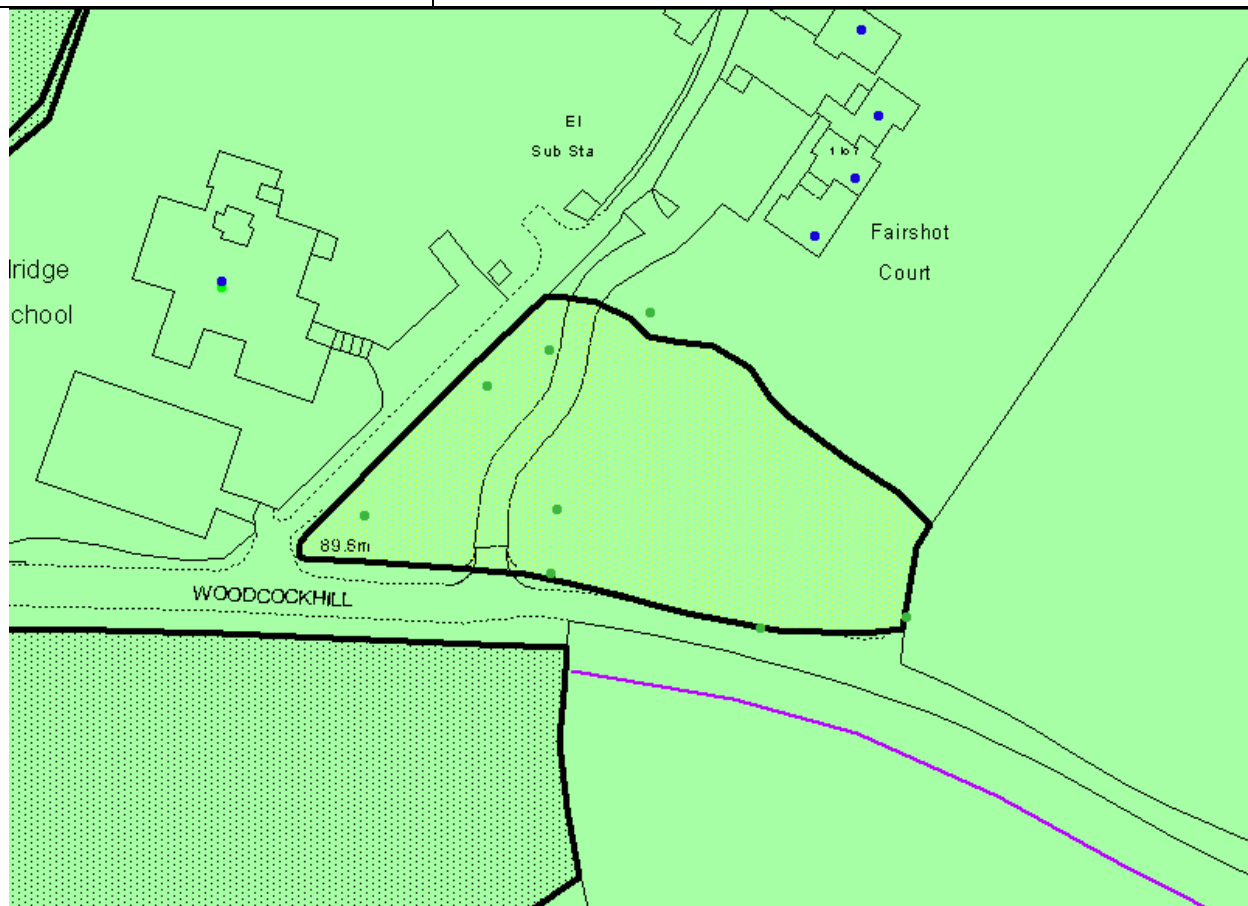
Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This site is rural in character, with an open aspect broken up only by sporadic buildings. Any intensification of development along the western side of St Albans Road would result in visual intrusion and encroachment into open countryside. It would also constitute undesirable ribbon development, leading to further coalescence between Sandridge and St Albans.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-198
Site address (or brief description of broad location)	Land at Fairshot Court, Woodcock Hill, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.36 Hectares
Category of site (e.g. agricultural etc)	Site in the Green Belt (Garden) / Residential.
Current use(s)	Large formal garden at front of Fairshot Court

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to east and over Woodcock Hill to the south. Trees/hedgerows mark the western site boundary with Sandridge JMI school. Fairshot Court, which is now residential apartments, to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner/agent for District Plan Review in 2002.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>“Although not scoring badly against most of the above purposes, the site does score very badly against Green Belt Purpose 3 and would also lead to pressure for further releases. The site occupies a very prominent position in the Green Belt. Fairshot Court is highly visible in the landscape, and any additional development would add to this.</p> <p>Further development should therefore be strongly resisted, and it is recommended that this site is not considered under Stage 2.”</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	N/A
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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Development would be very visually intrusive from the surrounding countryside, especially to the south and east, as it is highly prominent in the landscape.			
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 HCC Character Area 32	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): 6 TPO points inside the site.			

<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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site comprises large formal gardens to the front of Fairshot Court and is situated in a relatively isolated location to the east of the main village of Sandridge. It is also highly prominent in the landscape. Development would constitute serious visual intrusion and encroachment into surrounding countryside, especially to the south and east and would adversely affect land that is rural rather than urban in nature.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-263
Site address (or brief description of broad location)	Land @ St Albans Road, Sandridge. (Overlaps 24,107,108 & 150)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC (Multiple owners)
Contact details - if different from above (e.g. agent, planning consultant etc)	Renshaw Watts @ Revera
Area of site or broad location (hectares)	7.2 Hectares
Category of site (e.g. agricultural etc)	Mixed – Sites in the Green Belt / Other Commercial Uses / Residential
Current use(s)	Mixed – Plant nurseries, greenhouses, vacant agricultural land, residential property and gardens – (overlaps sites 24,107,108 & 150)

Character of surrounding area (including adjoining land uses; site outlook etc)	Site is more rural than urban in nature, with access via St Albans Road. Open, agricultural land lies to the north and west. Residential properties in Hopkins Crescent to the north. Residential properties lie to the east, on the opposite side of the St Albans Road. The site itself is mostly well screened by trees and vegetation to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by agent
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</i></u></p> <p>Objectors sought release of land from the Green Belt adjacent to The Willows, for erection of a meeting room. Inspector recommended that no modification be made to the Green Belt Settlement boundary.</p> <p><u><i>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</i></u></p> <p>Inspector concluded that circumstances were same as at previous inquiry. Having regard to the need to retain the character of the Sandridge Conservation Area and the rural nature of the Green Belt, he considered that the boundary along the west side of the B651 had rightly been tightly drawn to include only the cohesive existing frontage development. The overall character of the area to the west of the road was clearly rural, with a few sporadic buildings, significant open gaps and extensive tracts of open countryside and any further consolidation of the existing built development should be resisted. In this context, the open objection land was an integral part of the rural scene and he had no doubt that its development would be an erosion of the Green Belt and the countryside.</p> <p>The Inspector consequently recommended that the site be retained in the Green Belt.</p> <p><u>General Planning History</u></p> <p>Extensive – see overlapping sites 24,107,108 &150</p> <p>5/2006/1763 Detached 3 bed dwelling, attached garage and associated access. Refused on two grounds: 1) Inappropriate development in the Green Belt and 2) Loss of landscaping and loss of an open area within the Sandridge Conservation Area which would neither preserve or enhance the character and appearance of the Conservation Area or the visual amenity of the area in general.</p> <p>5/2001/2015 – Appeal against Enforcement Notice for the erection of a new residential property. Appeal dismissed.</p> <p>5/2006/1770 – Reinstatement of Place of Worship on existing foundations. Refused on three grounds:</p> <ol style="list-style-type: none"> 1) Inappropriate development in the Green Belt; 2) Lack of parking off-road to detriment of highway/pedestrian safety; 3) Size, form, design and use of materials fail to relate to the adjoining development and fail to make a positive contribution to the area. <p>5/2008/1315 Removal of Condition 3 (agricultural occupancy) from planning permission 5/00/2365 dated 15/06/2001 (resubmission following refusal of 5/08/0018) This application is now under consideration. A decision is due to be made on or before 31/07/2008</p> <p>5/2008/0018 Removal of Condition 3 (agricultural occupancy) from planning permission 5/00/2365 dated 15/06/2001 This application was given the decision - DC4 Refusal on 06/03/2008</p> <p>By reason of the inadequate information provided by the applicant and any other interested parties, the evidence supporting the removal of condition 3 (agriculture occupancy) does not clearly justify this otherwise inappropriate development in the Green Belt. The applicant has failed to supply comparable evidence, either in the market value of the property or the use of a local specialist to market the property. The proposal would therefore be contrary to the requirements of PPS7 (Sustainable Development in Rural Areas). The proposal is also contrary to Policies 1 (Metropolitan Green Belt) and Policy 11 (Residential Conversion) of the St. Albans City and District Local Plan Review, 1994.</p> <p>5/2000/2365 Erection of detached four bedroom dwelling house This application was given the decision - DC3 Conditional Permission on 15/06/2001</p>

	<p>Condition: 3. The occupation of the building hereby permitted shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990 or in Forestry (including any dependants of such a person residing with him) or a widow or widower of such a person.</p> <p>Reason: 3. This dwelling is permitted as an exceptional to the general presumption against development in the countryside in order to meet the essential needs of agricultural only, in accordance with District Plan Policy.</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)	Yes*
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	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	Perhaps	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	N/A
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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future. * Site includes AS.R.19 Saxon and Medieval Village Sandridge (An archaeological site which may be subject to a recording condition) * Properties on Hopkins Crescent (to the north of the site) are locally listed. * Northern tip of site is inside the Sandridge Conservation Area. * Dependent on its scale and nature, development of such a large site as part of Sandridge village could well be large enough to significantly change the size and character of the settlement. * Development would result in Sandridge and St Albans substantially merging into one another. 			
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 HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

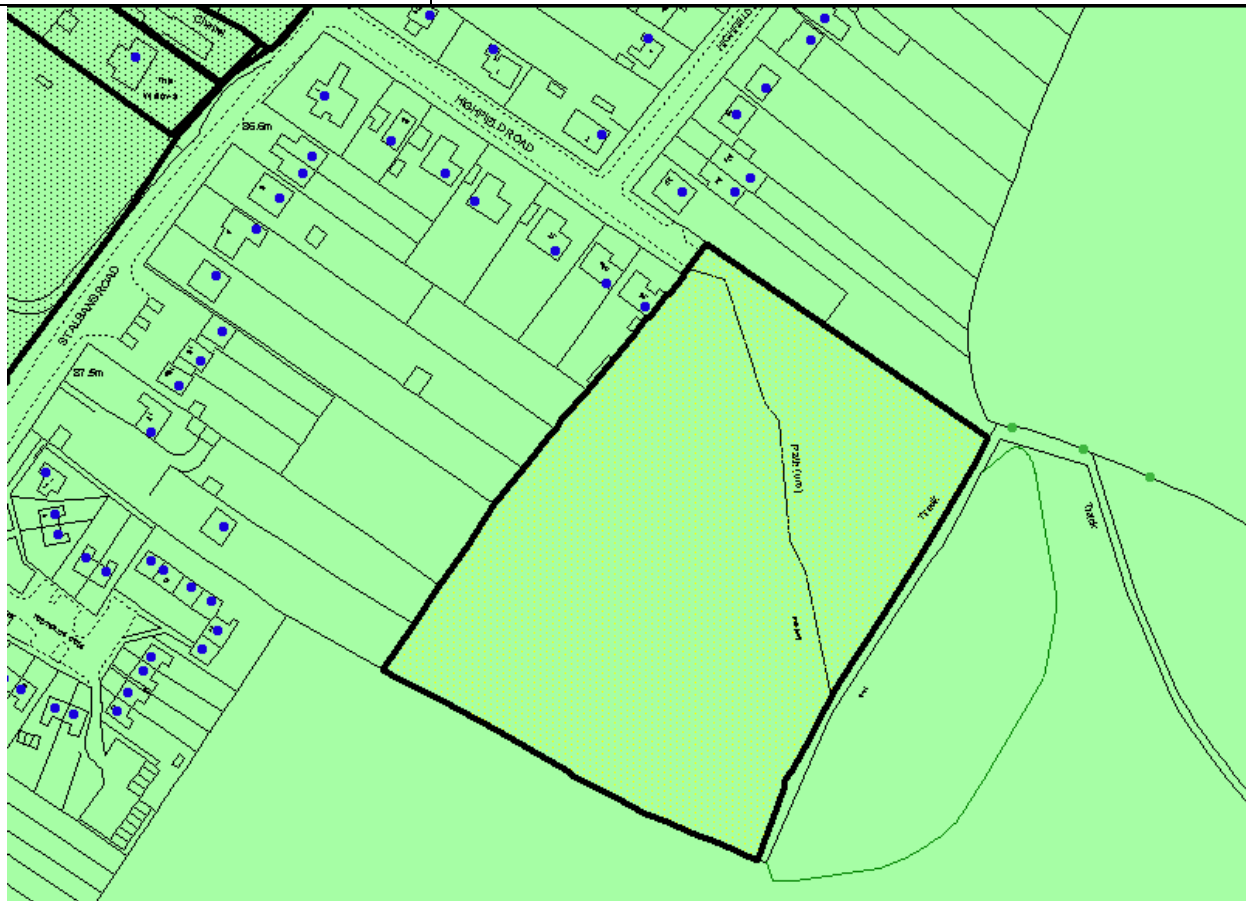
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site is rural in character, with an open aspect broken up only by sporadic buildings. Any intensification of development along the western side of St Albans Road would result in visual intrusion and encroachment into open countryside. It would also constitute undesirable ribbon development, leading to further coalescence between Sandridge and St Albans.</p> <p>Development of this large site (approx 7 ha) could also have a significant adverse effect on the size and character of Sandridge village, where infrastructure is already stretched.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-265
Site address (or brief description of broad location)	Land at Highfield Road, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.84 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Woodland / scrub

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area to the north and west. Open fields or public open space to the east and south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner for District Plan Review in 2000 (for two residences in corner of site and rest to be owned by Parish Council).
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>“This site scores very badly against Green Belt purposes 2 and 3. It is located in an extremely sensitive location on high ground above neighbouring built development with views into the site from the open countryside around (including to the west). Although strictly stage 2 matters, it is also likely that the site is of some nature conservation value, and access to St Albans Road from Highfield Road is substandard and difficult to improve.</p> <p>This site should not therefore be considered further, even for limited release, which the applicant proposes along with turning the remaining land over to community open space uses.”</p> <p>5/94/1437 Refusal – no further details.</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	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*
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
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 (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			No
Comments/observations (including details of other physical constraints or site designations) (All comments above and below are based on the original 2000 proposal for residential development on a limited portion of the site.) * Substantial number of trees on site constitutes a Green Space. * The site is located in an extremely sensitive location on high ground above neighbouring built development with views into the site from the open countryside around (including views from the countryside beyond the village to the west).			
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 HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

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

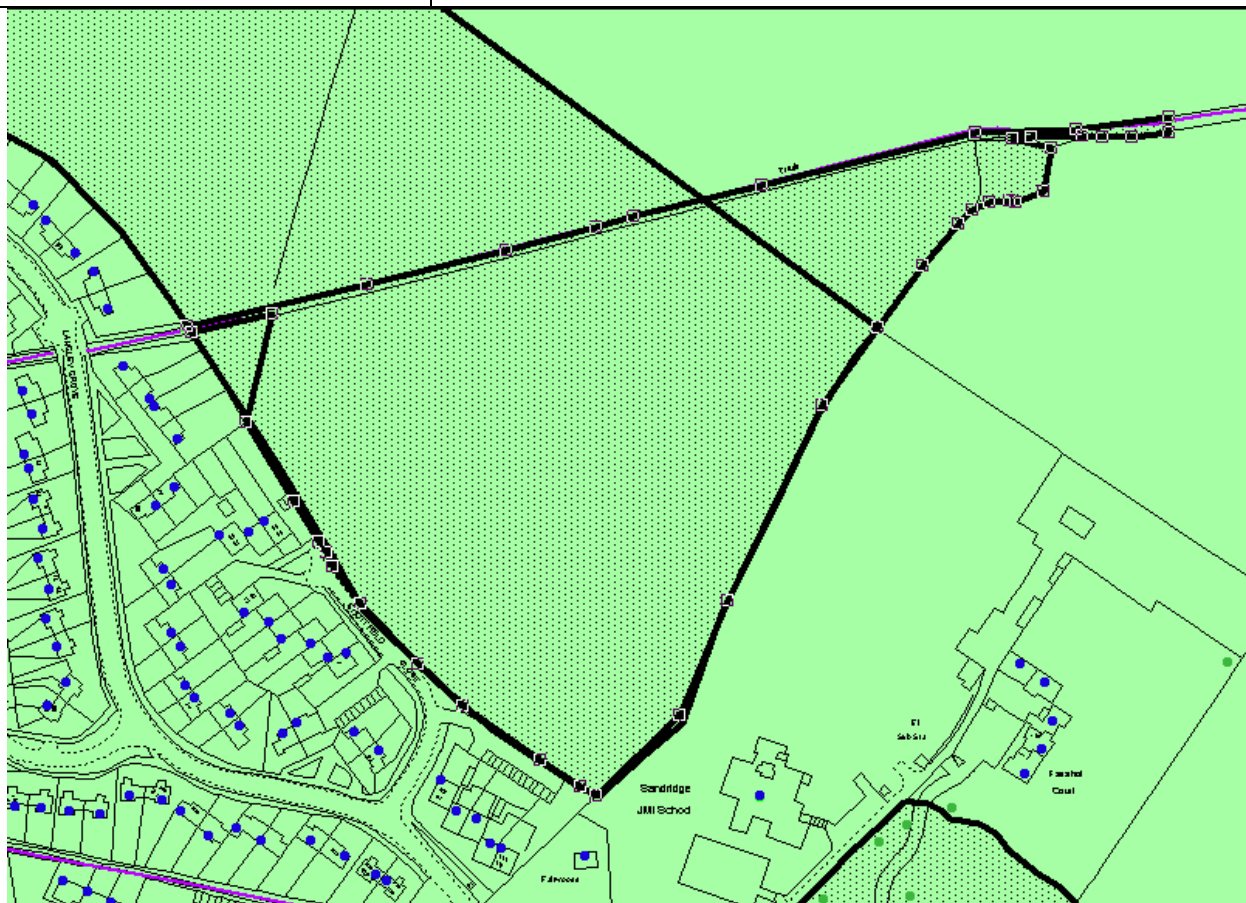
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No. The site is rural in nature, with a substantial number of trees/vegetation and is situated in a sensitive location on high ground above neighbouring built development, with views into the site from the countryside around (including long views from beyond the village to the west). Development would also result in encroachment into open countryside and would contribute towards coalescence between Sandridge and St Albans (Jersey Farm).</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-26
Site address (or brief description of broad location)	Land to the north east of Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	The Salvation Army
Contact details - if different from above (e.g. agent, planning consultant etc)	Carol Ripley Strutt and Parker
Area of site or broad location (hectares)	3.8 hectares
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Agricultural land

Character of surrounding area (including adjoining land uses; site outlook etc)	Site abuts the north eastern corner of Sandridge village. Residential properties to the south west and open fields to the north/west. Trees/hedgerows mark the south eastern site boundary with Sandridge JMI school.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner via an agent.
Planning History (including Local Plan Inquiries, LDF etc)	Post 2000 – No development control 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	Yes
Proximity to Hazardous Installations	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)	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	N/A
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	N/A
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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Footpath runs along the northern boundary of the site.</p> <p>* Sandridge lies within an area at risk of groundwater flooding. Historic data shows that this site has so far been unaffected, but this may not be true in the future.</p>			
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)	Unclear – edge of HCC Area 32	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

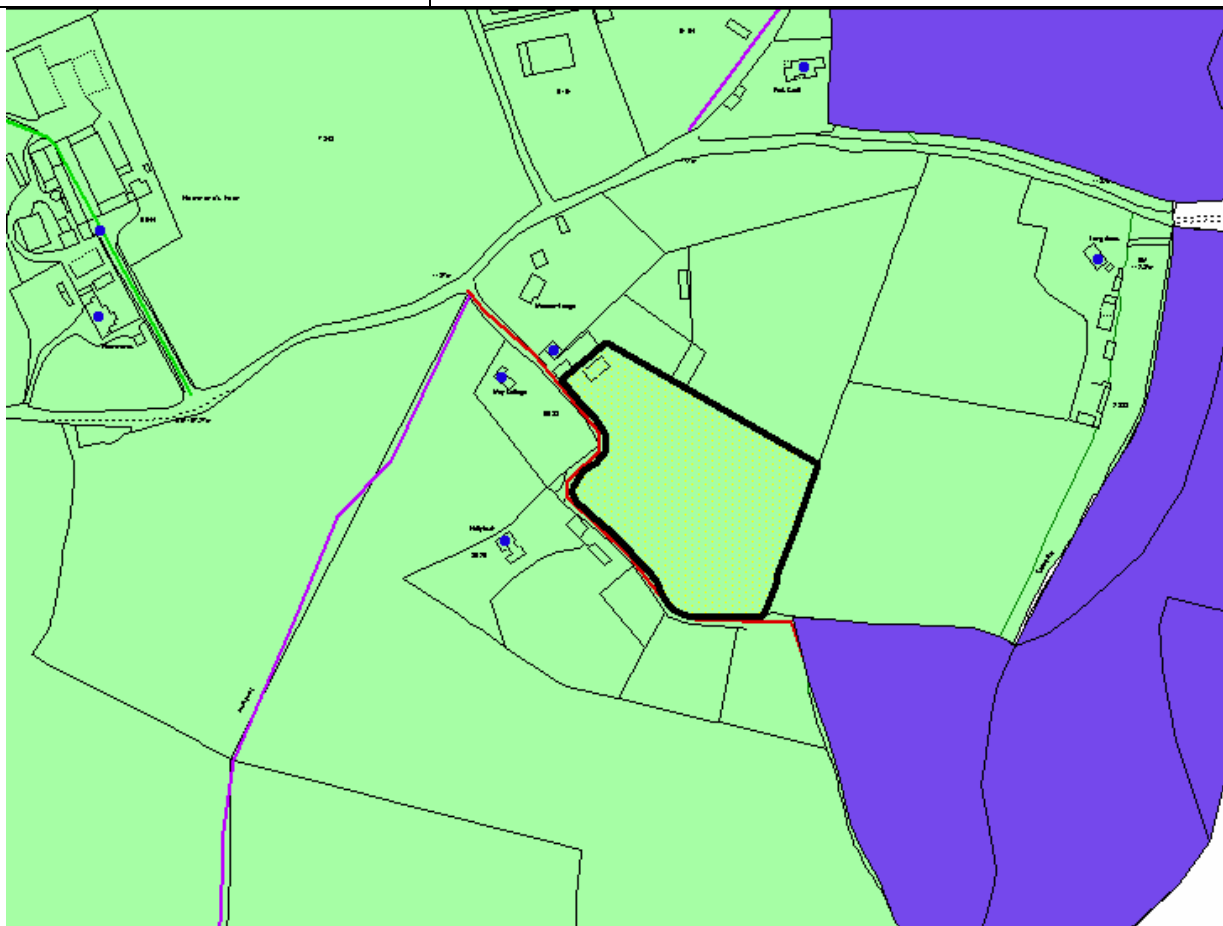
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Constraints relate to the site's location and rural character. These cannot be overcome.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site is located within open countryside and is rural in character. Development would result in visual intrusion and would constitute encroachment into the surrounding countryside.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-27
Site address (or brief description of broad location)	Land adjacent to Meadows Lodge, Hammonds Lane, Nr Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr A Dale and Miss B Dale
Contact details - if different from above (e.g. agent, planning consultant etc)	A James
Area of site or broad location (hectares)	1.27 ha
Category of site (e.g. agricultural etc)	Agricultural

Current use(s)	Agricultural
Character of surrounding area (including adjoining land uses; site outlook etc)	Site is surrounded by open countryside and agricultural fields. Isolated residential properties to the north and west. Access track off Hammonds Lane. Site lies close to the administrative boundary with Welwyn Hatfield. Some trees/vegetation along site boundaries.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	Relevant development control history: 5/1991/2013 – Stable and storage unit. Cond perm. 5/98/0404 – Continued use of barn to the r/o Meadow Lodge for B1 office uses. Refused. 5/2000/2044 – Erection of replacement barn. Refused. 5/2001/0229 - Erection of replacement barn. Cond perm. 5/2005/1826 – Manege. Cond perm.

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	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)	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.	N/A	Scale and nature of development would be large enough to significantly change size and character of the settlement.	N/A
Development would result in neighbouring towns merging into one another.	N/A	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	N/A
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	N/A
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			N/A
Comments/observations (including details of other physical constraints or site designations) * Site lies close to Symondshyde Great Wood – ancient woodland and county wildlife site. ** There is an access track to the site which serves the nearby properties (which is a restricted byway), but overall access via the local country lanes is poor. *** Quite close to sand and gravel extraction sites and within HCC mineral consultation area.			
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
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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site is located in an isolated, rural location, some distance from the closest settlement (Sandridge). Development would be unsustainable, inaccessible, would constitute visual intrusion and would result in encroachment into the surrounding countryside. It would also be harmful to the setting of Symondshyde Great Wood (ancient woodland and a county wildlife site).</p> <p>Road access would not be suitable for new residential development and road upgrades would be inappropriate in this part of the District.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-290
Site address (or brief description of broad location)	Land to the rear of Bridge Cottage, Sandridgebury Lane, Near Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Multiple owners – 107 plots
Contact details - if different from above (e.g. agent, planning consultant etc)	Andrew Campbell
Area of site or broad location (hectares)	9.87 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Set-aside field.

Character of surrounding area (including adjoining land uses; site outlook etc)	Predominantly open countryside, with two cottages in the northwest corner of the field, the mainliner railway line to the west and Porters Wood industrial estate to the south west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner/agent
Planning History (including Local Plan Inquiries, LDF etc)	5/2007/2871 Land Adjacent 2 Bridge Cottages, Sandridgebury Lane, St Albans, Deemed application, on appeal against an Enforcement Notice, for the use of the land for the storage of plant machinery, builder materials, skips, vehicles, portable wooden buildings and other materials This application was given the decision - Appeal Withdrawn on 04/04/2008

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	Minor	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)	Perhaps*
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.	N/A
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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Only access is down the narrow Sandridgebury Lane, which goes under the railway, close by to the site.</p> <p>* ASR 20 Area Subject To A Recording Condition</p> <p>* The site is adjacent to the mainline railway.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Perhaps	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)	HCC area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

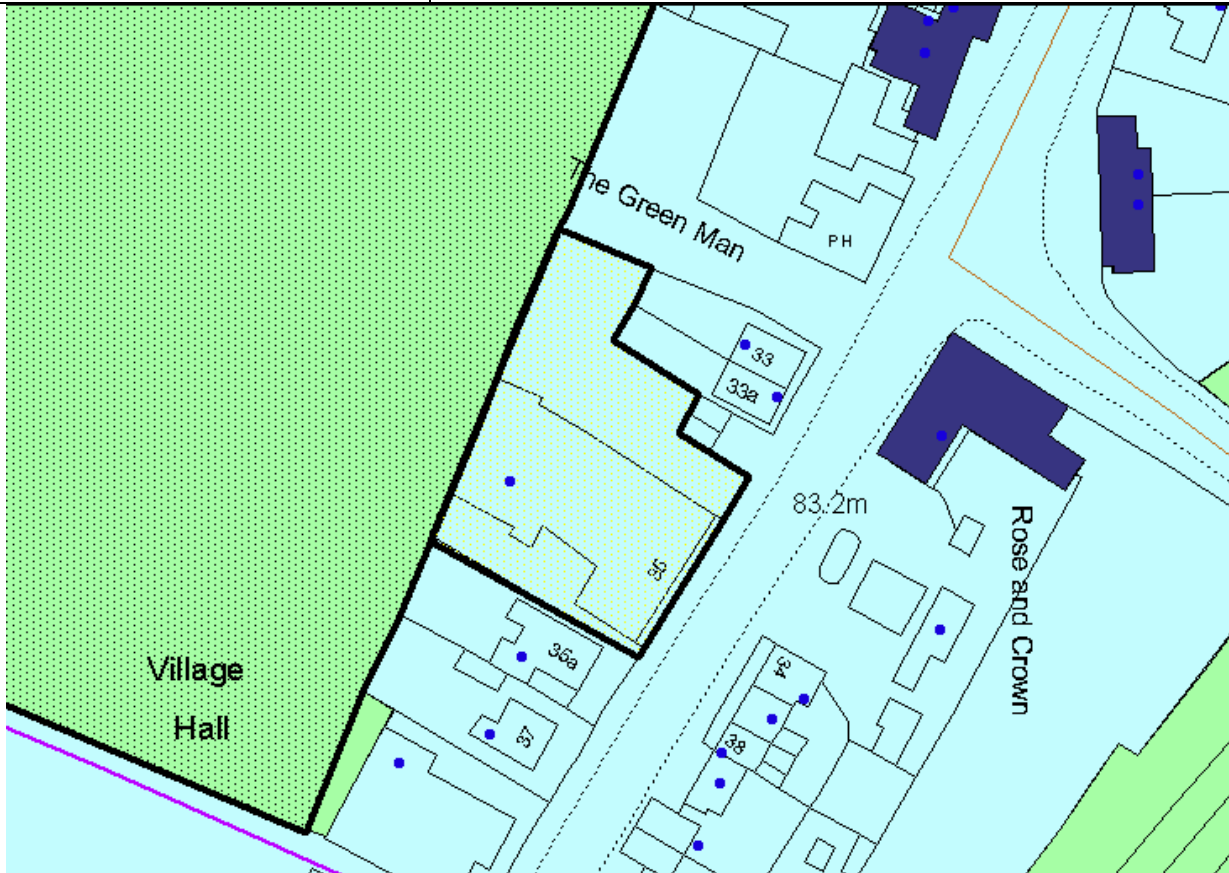
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would cause demonstrable harm to the character and amenity of surrounding areas/land uses.</p> <p>It would be inappropriate to locate additional housing in this unsustainable, isolated location in the open Green Belt, which also has considerable access problems.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-S-318
Site address (or brief description of broad location)	35 High Street, Sandridge



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.098 ha
Category of site (e.g. agricultural etc)	Employment Land
Current use(s)	Offices

Character of surrounding area (including adjoining land uses; site outlook etc)	Middle of Sandridge High Street. Mixture of offices, shops, residential, pubs etc. Open fields to the west.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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)	Yes
Proximity of Listed Building(s)	Yes	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
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.	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	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	No
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Grade II Listed Rose and Crown pub close by.</p> <p>* Public footpath adjacent to the north east.</p>			
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
Comments/observations (including details of any other national, regional or local policy constraints):			
* Undesignated employment area. Scored Average overall and average for all categories except "Good" for External Environment in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

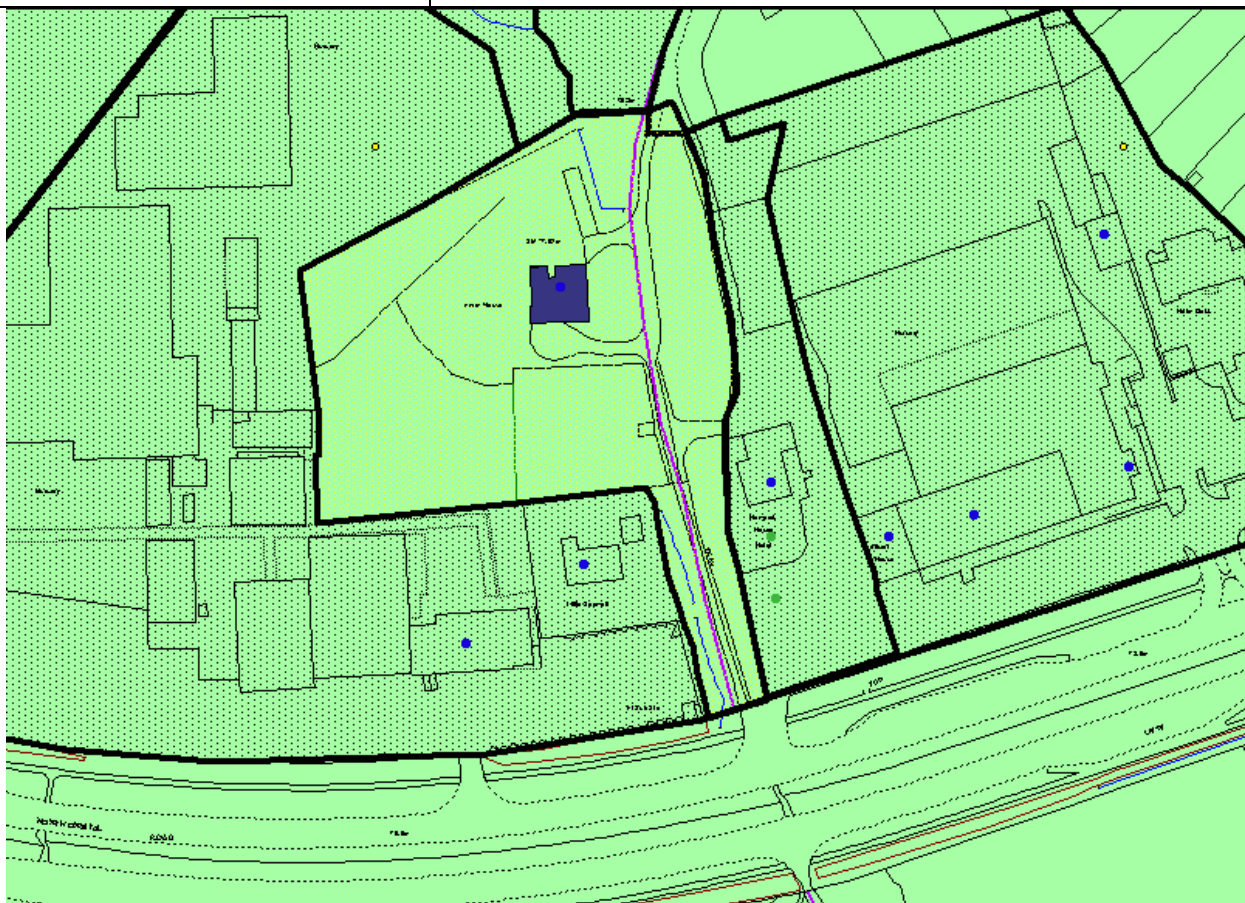
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This site was included in the 'long list' as it is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review.</p> <p>However, whilst the site consists of previously developed land within the Sandridge Conservation Area, it is essentially just a single building in office use, with extremely limited, if not no, potential for housing.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-109
Site address (or brief description of broad location)	Land at Llys Eira, Birklands Lane, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	One residential owner
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free DLA Town Planning Ltd
Area of site or broad location (hectares)	1.09 hectares
Category of site	Residential
Current use(s)	Residential property and private grounds (also lies within Area of Search No. 2)

Character of surrounding area (including adjoining land uses; site outlook etc)	Large property in extensive, heavily wooded grounds. Ayletts nursery complex lies to the west and other retail/garden centre operations lie to the east. Access is via Birklands Lane from the north and also onto the North Orbital Road (A414) to the south. The site is south of Birklands Meadow.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p>No relevant development control history.</p> <p>Area of Search No. 2 – South East of St Albans</p> <p>This area of search comprises up to 40 hectares of Green Belt land, situated to the east of the main railway line, north of the A414 and the London Colney roundabout and to the east and west of London Road. Whilst some of the land is currently green space or agricultural, other land is occupied by various commercial uses. It is possible that the area could accommodate up to approximately 1,200 new homes.</p> <p>The area could alternatively accommodate a substantial amount of employment land, possibly adjoining the existing North Orbital Commercial Park. Again, such development could comprise a high quality business park.</p> <p>The area has very good access to the existing road network and there are regular bus services into St Albans City Centre and London Colney (including services to the Colney Fields retail park) via London Road. It is therefore envisaged that the area would be attractive to developers from both a housing or employment perspective.</p> <p>It is uncertain whether new access arrangements would be required (although the case is probably stronger, if this area were to emerge as a preferred option for employment development). Development could increase the need for (and potentially fund) a new link road from London Road onto the North Orbital Road and possibly across to Shenley Lane (see paragraph 10.135 above).</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)	Yes	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	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	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 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	No*	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 (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			Possibly
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Property is a Grade II listed building. * Adjacent to County Wildlife Site 68/064 * Access currently via Birklands Lane or North Orbital (A414). However, intensification of use of access onto A414 may comprise user safety. * Public footpath runs close to the house. * Site lies adjacent to the busy A414 dual carriageway. * Site is heavily screened by trees/woodland. * Whole of the surrounding area falls within Area of Search No. 2 * Not unless all surrounding land was also released up to the North Orbital Road. 			

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	Partly*
Comments/observations (including details of any other national, regional or local policy constraints): * Private grounds surrounding the house.			

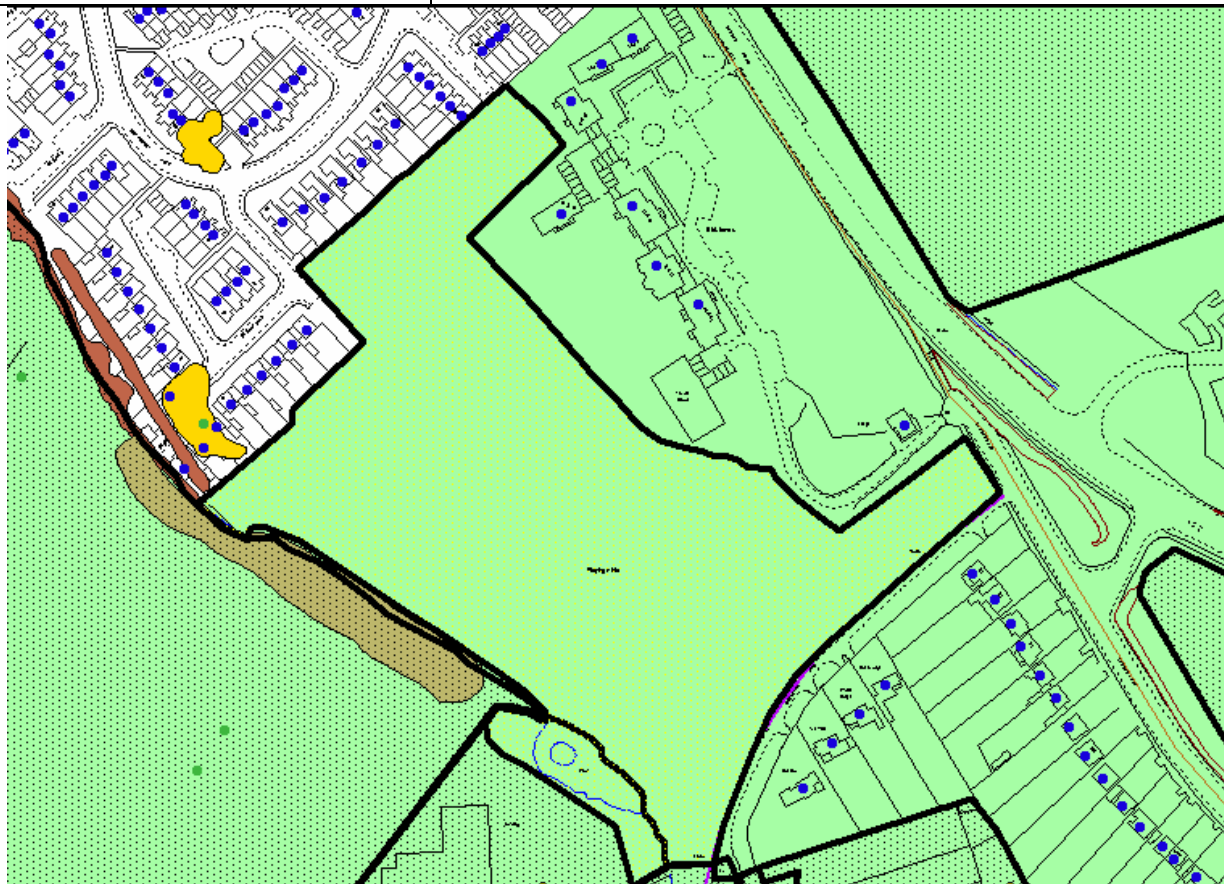
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site comprises a large Grade II Listed house in a heavily wooded location. Additional dwellings in this isolated part of the wider site and their impact on the Listed building would not be acceptable. Consequently, the site has been rejected as an individual SHLAA site and <u>only</u> given consideration in its broader context within Area of Search 2.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-162
Site address (or brief description of broad location)	Birklands Detached Playing Field, London Road (Part of Area of Search No. 2)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Herts Property Hertfordshire County Council Matthew Wood
Area of site or broad location (hectares)	4.2ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Disused)
Current use(s)	Field/meadow with small area of recently re-planted orchard

Character of surrounding area (including adjoining land uses; site outlook etc)	Site comprises of open land criss-crossed with mown footpaths between wild meadowland and trees. The site abuts residential development to the north; Birklands Park which is a flatted private gated housing development to the east; residential development and garden centres to the south fronting the A405; and open land to the west.
Method of site identification (e.g. proposed by landowner etc)	Response by landowner via agent to Core Strategy Issues and Options Consultation 2007
Planning History (including Local Plan Inquiries, LDF etc)	Core Strategy Issues and Options Consultation 2007 Representations made on behalf of HCC by Vincent and Gorbng (one of many sites)

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	TBC
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 Screening	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	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 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.	Yes*	Development would result in encroachment into open countryside.	Perhaps
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	Perhaps
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	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
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			
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> -County Wildlife Site 68/064 Unimproved neutral grassland with good range of indicator species. The pond in the southern corner provides a valuable additional habitat along with a small stream and scrub. There are some scattered oak. The site also contains Birklands Meadow Community Orchard -Currently there is a pedestrian access to the site from London road but no vehicular access. -The county council have allowed public access onto the land but on site signage indicates that the land is not public open space and there are no established rights to roam. - Policy 143 of the St Albans Local Plan Review 1994 identifies the site as UCV.6. - No contamination on site however GIS records a pollution incident beyond the south boundary of the site in 1994. No details of type of pollution are on record. - Development of the site would reduce the gap between St Albans and London Colney, however, the North Orbital Road and existing residential development to the south would contain development 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	Yes*
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)	Perhaps
Tree Preservation Orders	No	Greenfield site	Yes
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <p>Policy 143 of the St Albans Local Plan review 1994 identifies the site as UCV.6.</p> <p>* Birklands Meadow was included as a natural/semi-natural green space in the GSS. However, the GSS itself does not come to any specific conclusions about what should happen to individual sites.</p>			

<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>	<p>Need to consult with the Hertfordshire Biological Records Centre to determine their views on the possibility of development on some (or all) of the site.</p> <p>Need to take into account the findings of the Green Spaces Strategy for this particular area.</p>
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site is designated as a County Wildlife Site. The County Council has allowed public access onto the land but on-site signage indicates that the land is not public open space and there are no established rights to roam. The site also contains Birklands Meadow Community Orchard.</p> <p>Some concerns were raised by the Panel in relation to the above constraints and also regarding potential coalescence which could result between St Albans and London Colney, if this area were developed. In light of these concerns, this site was rejected as an individual SHLAA site and was considered <u>only</u> in its broader context within Area of Search No. 2 (South East of St Albans).</p>

STAGE 2

AVAILABILITY FOR HOUSING

Is the site considered available for development?	Yes, site proposed by the landowner.
---	--------------------------------------

ACHIEVABILITY FOR HOUSING

Is there a reasonable prospect that housing will be developed on the site?	Yes, after due consideration through the LDF process, as a site in the Green Belt close to St Albans, only as part of Area Of Search 2.	
Likely timeframe for development (i.e. completion)	0-5 Years	
	6-10 Years	
	11-15 Years	
	16+ Years	

ESTIMATING HOUSING POTENTIAL

CAPACITY ASSUMPTIONS This site would only be considered as part of a comprehensive scheme for Area Of Search 2 and is therefore included in the estimate for the area as a whole.

Estimated capacity suggested by landowner/agent	
Council's own estimated capacity	

IS THE SITE: DELIVERABLE; DEVELOPABLE; OR NOT CURRENTLY DEVELOPABLE; FOR HOUSING?

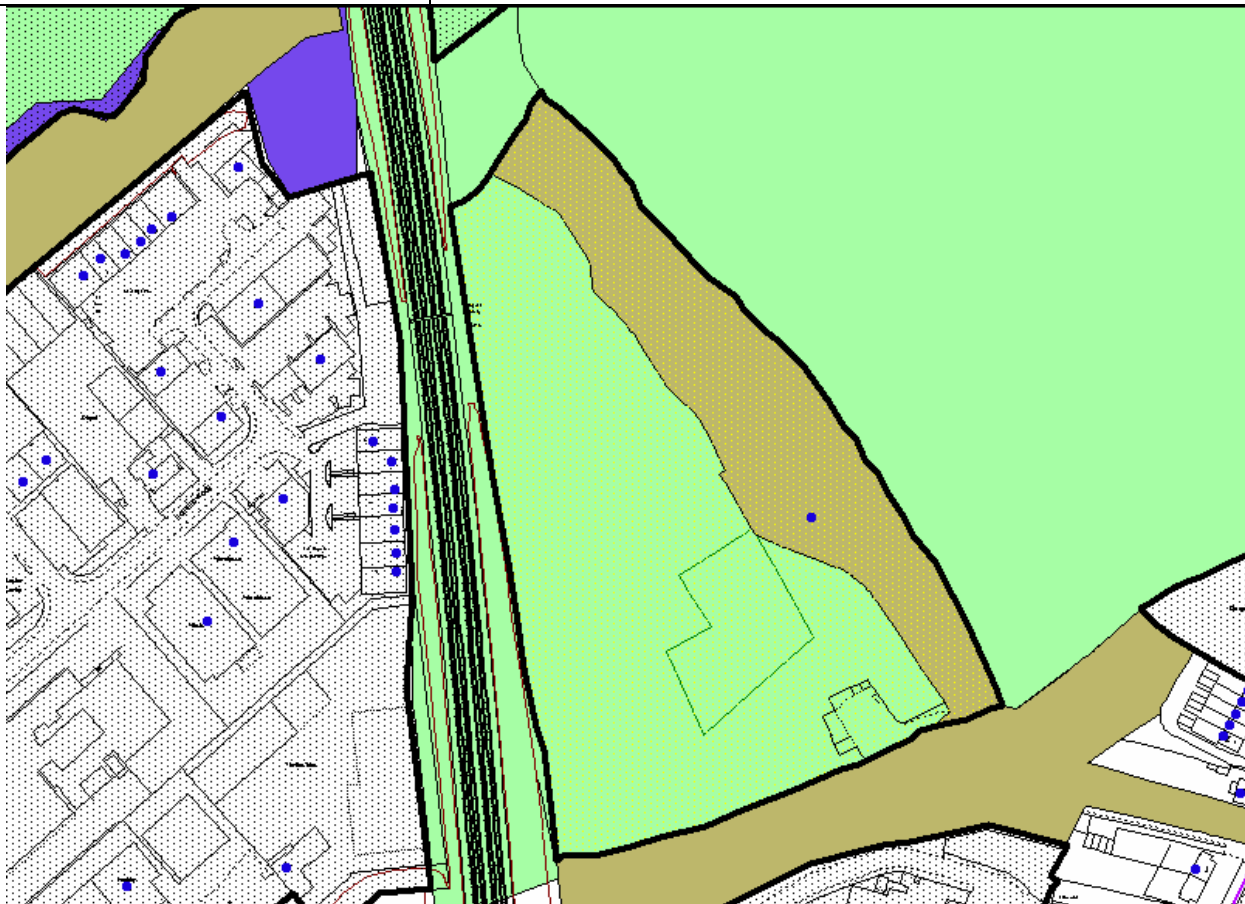
Deliverable	
Developable	
Not Currently Developable	

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-182
Site address (or brief description of broad location)	Land at the Glen, 148 St Albans Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	3.52 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	One residential house in a large area of woods and scrub/grass.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the north and east. Light industrial area over Beech Bottom to the south. Mainline railway with Porters Wood industrial area beyond, to the west.
Method of site identification (e.g. proposed by landowner etc)	Put forward by agent for Green Belt Review 2001
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Inclusion of the part of the land as an agricultural priority area were objected to. The Council agreed to change the designation to an amenity corridor and the objection was dropped. The Inspector endorsed this in his recommendation.</p> <p><u>General Planning History</u></p> <p>Nothing else since 2000.</p> <p>Green Belt Review 2003 In my view this site should not be considered further as although it does not score too badly against Green Belt purposes it has a number of significant constraints arising out of the assessment against sustainability criteria.</p> <p>The main issue is that upgrading of the current access is likely to unacceptable on a number of sustainability grounds – primarily archaeological. Although it is conceivable that the site could be developed further with the current un-adopted access, this would only produce a further 5 or so dwelling. This would result in a very low density development and would arguably not be worth altering the Green Belt boundary for – particularly given the risk of further pressure for releases.</p> <p>Past History Outline residential development sought for 102 plots in 1973 (5/1897/73). This was refused on Green Belt grounds, and because of likely detriment to Beech Bottom Scheduled Ancient Monument. The applicants appealed, but this was subsequently dismissed (9.7.75). The Inspector agreed with the Council, arguing the existing Green Belt boundary was logical and defensible in the long term, and that any upgrading of the existing unmade narrow track would be unacceptable.</p> <p>Two outline application for a private country sports club were refused in the 80s (5/1647/84 and 5/0541/86). Reasons for refusal included Green Belt, neighbouring amenity, highways safety and suitability of proposal in relationship to District Plan policies on low to medium intensity leisure.</p> <p>An application for a detached dwelling was refused on Green Belt and TPO grounds in 1996 (5/96/1698).</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*

County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	Yes*	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)	Perhaps*
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	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
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 (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			No

Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Ecology site 68/039 makes up part of the site. * Site currently has one narrow access on an unadopted dirt track across a Scheduled Ancient Monument. * Scheduled Ancient Monument AM9 Beech Bottom Entrenchment on the south side of the site, across which is the current access. * ASR24 Area Around Beech Bottom across rear of site. * Substantial mature trees on site, which together with the open grass/scrub areas constitutes a Green Space. * Mainline railway line adjoins to the west. 			
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 HCC Character Area 102	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
Large part of the east side of the site and land to south covered by TPO Wood			

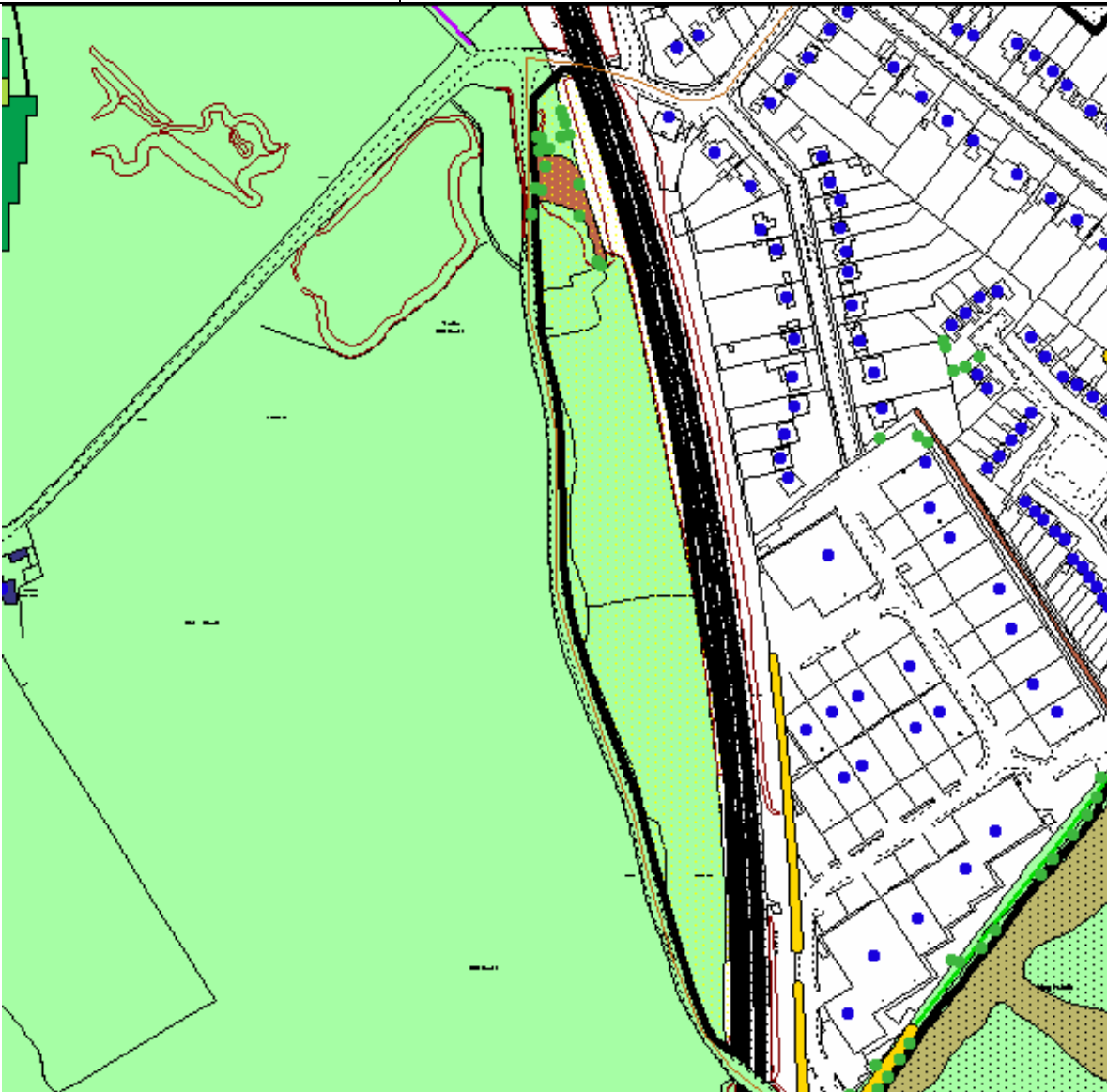
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development would have a negative impact upon the Scheduled Ancient Monument AM9 Beech Bottom Entrenchment on the south side of the site, across which is the current site access. Development would also result in a degree of encroachment into open countryside and would create additional development pressure on adjoining and nearby land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-223
Site address (or brief description of broad location)	Land at Verulam Golf Club, Napsbury Lane



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Verulam Golf Club
Contact details - if different from above (e.g. agent, planning consultant etc)	Jonathan Dawes – Barwood Land and Estates Ltd

Area of site or broad location (hectares)	20.93 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Open green area of trees, grass and scrub.
Character of surrounding area (including adjoining land uses; site outlook etc)	Open golf course land to the north and also to the south and west, beyond Napsbury Lane. Mainline railway line immediately to the east, with mixed industrial and residential areas beyond.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for employment land allocation in 2003 Green Belt Review.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Nothing else since 2000.</p> <p>Green Belt Review 2003</p> <p>Although the site appears in some cases derelict / damaged, would not lead to coalescence etc. and borders the railway line on one side and road on the other, it is located in within a rural setting and is clearly part of the wider countryside and Green Belt.</p> <p>However, my main concern here is that of breaching what is a very robust and long term Green Belt boundary – the railway line. This could be re-drawn along Napsbury Lane, but even in this case would arguably not add to the permanence of the boundary in the locality. The applicants wish to see this land put forward for employment and / or medical care uses, which they believe there is a strong need for. Even in such a case I do not consider that this need would necessarily outweigh the harm to the Green Belt in this particular location, as such uses could very likely be accommodated elsewhere with significantly less detriment to the Green Belt.</p> <p>In my view this site should therefore not be considered under Stage 2.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
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	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)	Perhaps*
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 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	Perhaps
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	Perhaps	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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Access is underneath the adjacent railway line and possibly not suitable for a substantial increase in traffic volume. * Whole of site is part of Ecology Database Site 68/024 * Mainline railway adjacent to the east			
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 HCC Character Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Wood and numerous TPO points in northern section of the site.			

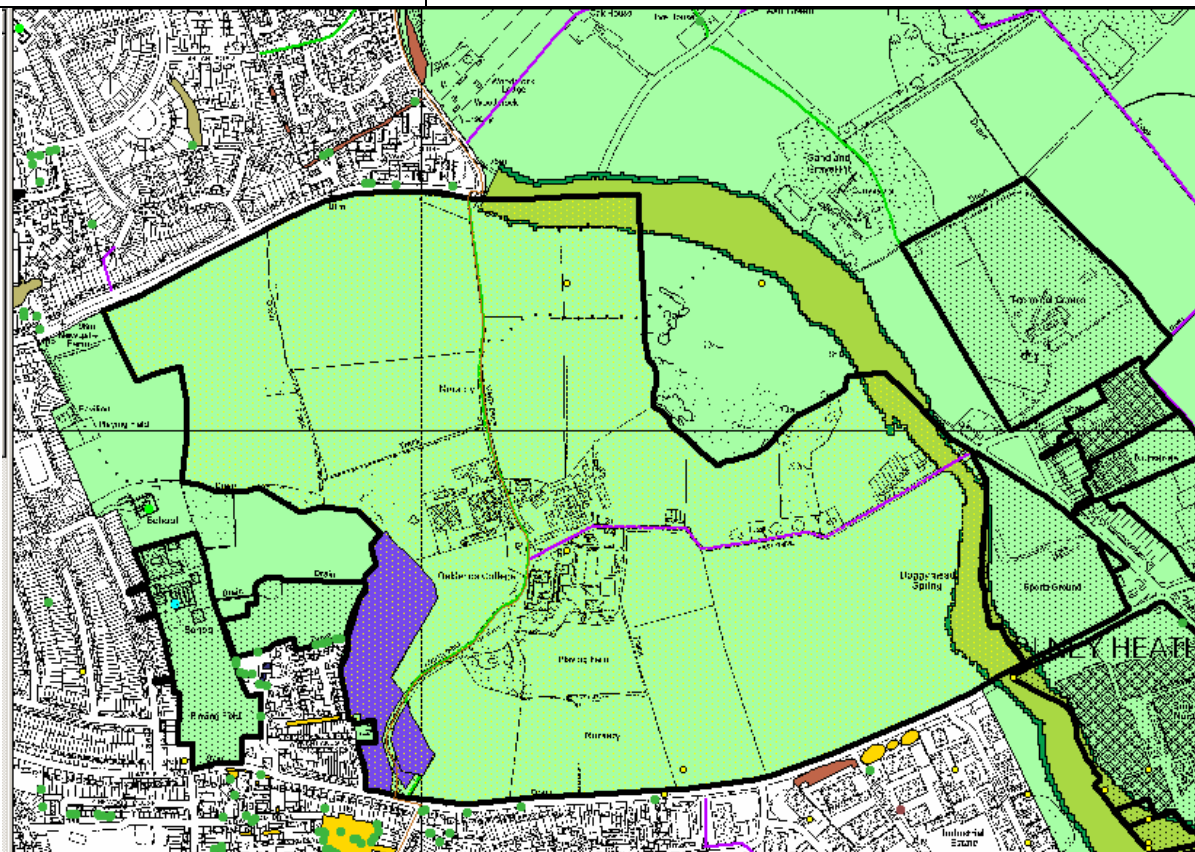
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No This site is severed from the developed area of St Albans by the railway line and access is via an underpass underneath the railway line, which is unlikely to be suitable for a substantial increase in local traffic volume. The whole of the site forms part of Ecology Database Site 68/024 and there is a TPO Wood and numerous TPO points located in the northern corner of the site. Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside and (to a degree) would be visually intrusive from the surrounding countryside.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-270
Site address (or brief description of broad location)	Fields adjacent to Oaklands College (Smallford Campus)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Oaklands College
Contact details - if different from above (e.g. agent, planning consultant etc)	Vincent Gabbe @ GVA Grimley
Area of site or broad location (hectares)	143 ha
Category of site (e.g. agricultural etc)	Primarily Sites in the Green Belt (Agriculture), also Educational.
Current use(s)	Oaklands College farmland

Character of surrounding area (including adjoining land uses; site outlook etc)	Sandpit Lane, partly with residential areas beyond and partly with open fields beyond, to the north. Mostly open fields to the east. Hatfield Road, partly with residential areas and partly with a Business Park beyond. Partly school playing fields and partly small fields to the rear of Beaumont School, to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2008/0620 Oaklands College Smallford Campus, Hatfield Road, St Albans, AL4 0JA Erection of new college building for Oaklands (partially three storey) and associated educational buildings to provide total of 31930 sq m of educational floorspace and erection of 62 flats and houses (8330 sq m). Demolition of existing, use of former Mansion House as 26 units of non-self contained accommodation, use of former stable block as children's nursery and retention of cottage within walled garden and associated lodges. Provision of sports pitches (including floodlighting), 820 car parking spaces (for nursery and educational development), highway works including a new access from Hatfield Road with new roundabout, landscaping and other ancillary development (resubmission following withdrawal of 5/07/1563)</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Area of Search No. 5 – East of St Albans</p> <p>This area of search comprises approximately 40 hectares of Green Belt land, situated to the east of the built up area of St Albans and to the north of the A1057 Hatfield Road and south of Sandpit Lane. The majority of this area is currently in agricultural use.</p> <p>It is possible that the area could accommodate up to around 1,200 new homes and possibly some limited employment development (which could have links to the planned development of the Oaklands College hub near Smallford).</p> <p>The area has very good access to the existing road network and there are regular bus services into St Albans City Centre and Hatfield via Hatfield Road. It is envisaged that the area would be attractive to developers and would score reasonably highly in terms of providing access to the wide range of facilities for meeting community needs located in these two settlements.</p> <p>It is possible that significant growth in this area could increase the need for (and potentially fund) an eastern distributor road from London Road (using the first part of Highfield Park Drive) to Hatfield Road and onto Sandpit Lane (at its junction with House Lane or Coopers Green Lane). Such a road would help improve traffic flow in east St Albans and ease congestion within the City Centre (see paragraph 10.135 above).</p> <p>There are no known environmental constraints in this broad area.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	Yes*	Local Nature Reserve	No
County Wildlife Site	Yes*	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	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)	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 up areas.	Perhaps	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	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
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			No

Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * A very small portion of the overall site, at the eastern edge, is in Flood Zone 3b (Functional Flood Plain) * Site includes County Wildlife Site 68/015 and 68/010, which is also an Ancient Woodland. * Bridleways and public footpaths across parts of the site. * Development would result in a degree of encroachment towards Welwyn Hatfield 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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 HCC Character Area 31	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
* Oaklands College is an educational facility with community value.			

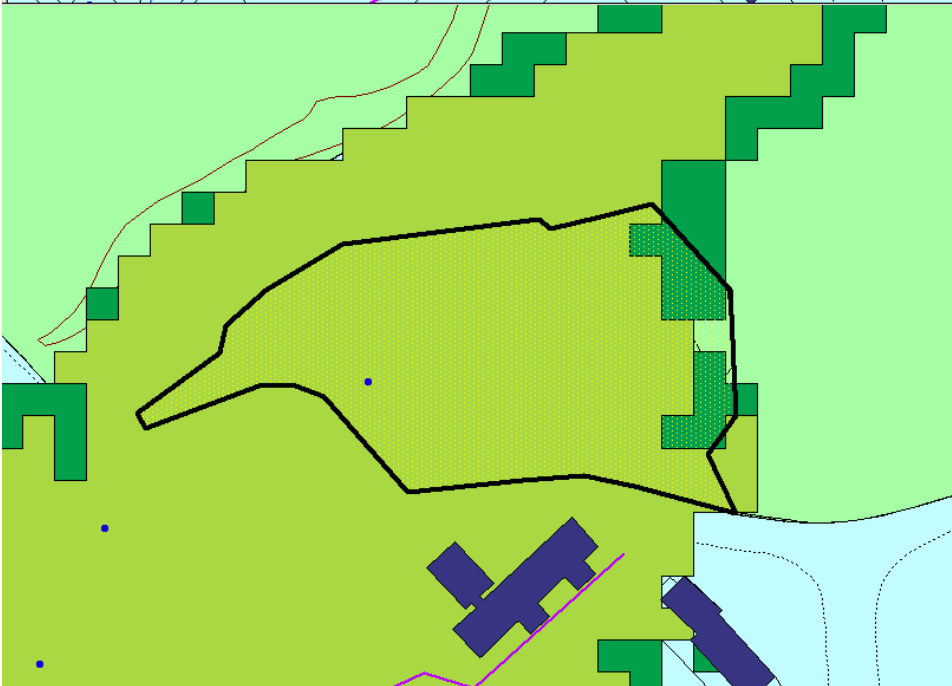
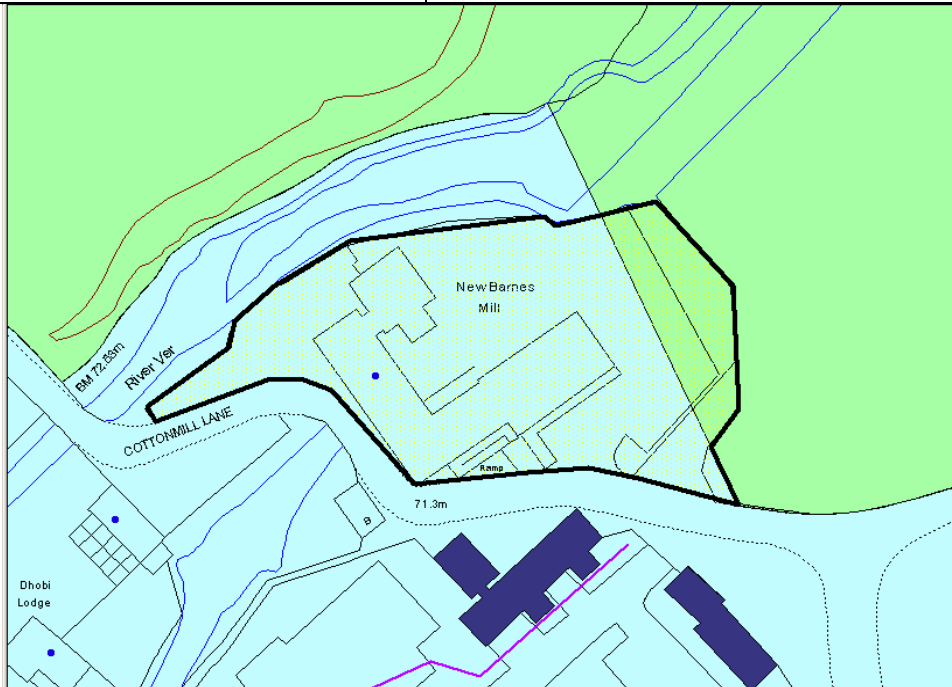
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>There were strong objections to the shortlisting of this site from several of the Panel members.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside and would be visually intrusive from the surrounding countryside (particularly if positioned within the middle of the site where there is a very prominent ridge). It could result in unrestricted sprawl of large built up areas and create additional development pressure on adjoining land. Development would also contribute to coalescence between St Albans and Hatfield.</p> <p>The overall site includes County Wildlife Site 68/015 and 68/010, which is also an Ancient Woodland (although not the part of the site that would be most appropriate for housing).</p> <p>Given the Panel's concerns, this site was rejected as an individual SHLAA site and has <u>only</u> been given further consideration in its broader context within Area of Search No. 5 (East of St Albans).</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-306
Site address (or brief description of broad location)	New Barnes Mill, Cottonmill Lane, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.28 ha
Category of site (e.g. agricultural etc)	Employment Land
Current use(s)	Offices
Character of surrounding area (including adjoining land uses; site outlook etc)	Part of a group of buildings in the Sopwell Conservation Area, in open green belt fields just outside St Albans, with Sopwell House and associated buildings opposite over Cottonmill Lane.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	5/2000/0472 Erection of freestanding car park and parking bay signs This application was given the decision - AC4 Advert Refusal on 27/04/2000

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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
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	Yes
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	No	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	N/A	Existing Green Belt boundary is well defined	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * The entire site is within Flood Zone 3b Functional Flood Plain * Listed Grade II Sopwell Farm buildings and Sopwell House hotel close by. * Conservation Area and Area of Special Control 			
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)	HCC Area 17	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

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

Undesignated employment area. Average overall and average for all categories except "Poor" for External Environment and Accessibility By Public Transport in the 2006 Interim Employment Land Review.

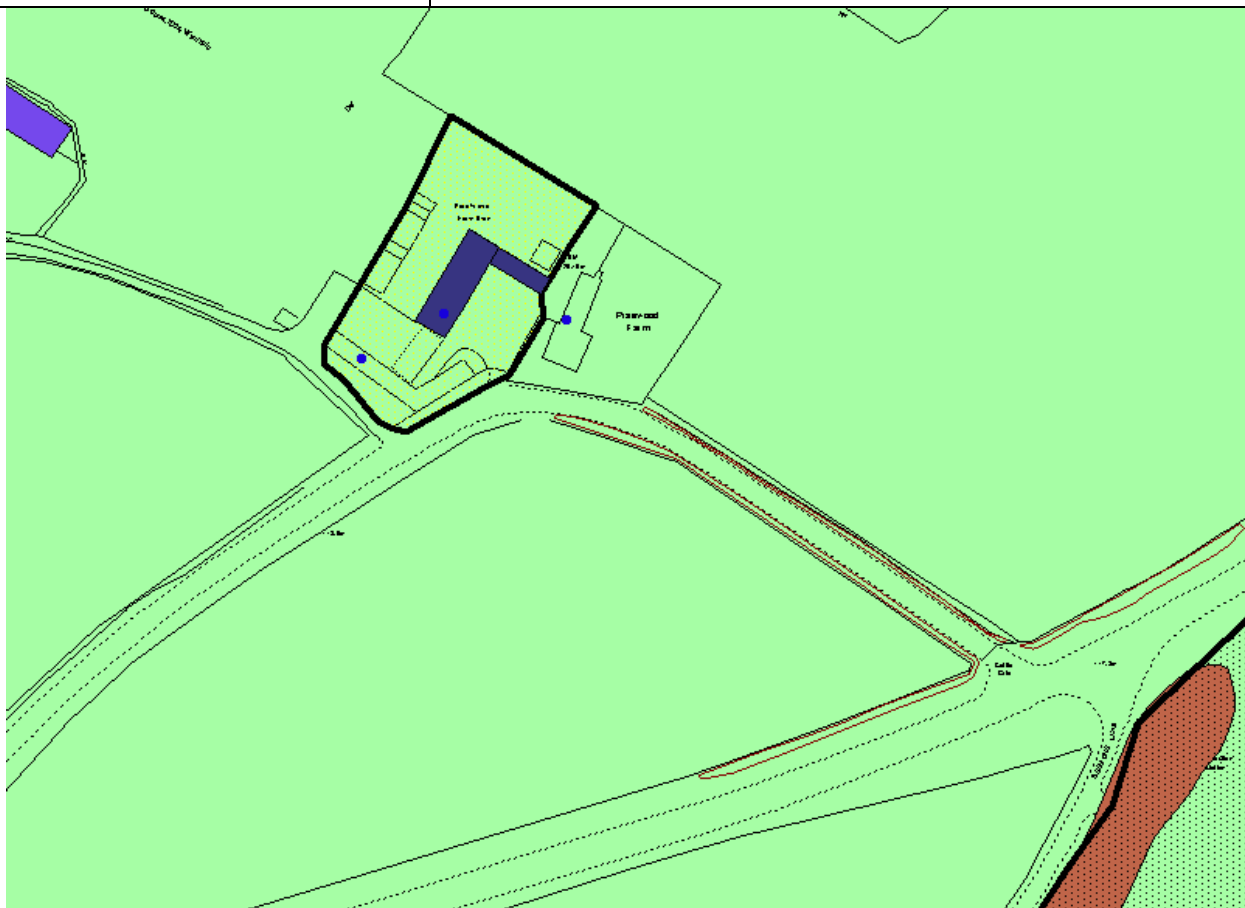
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No</p> <p>This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. Given its Conservation Area location and the proximity of Grade II Listed and Locally Listed buildings nearby, the site would only be considered in relation to re-use/adaptation of existing buildings on the site.</p> <p>The site is in a relatively isolated location, outside the urban envelope of St Albans, which makes it one of the less sustainable employment or potential residential locations. Furthermore, the entire site is within Flood Zone 3b Functional Flood Plain.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-307
Site address (or brief description of broad location)	Prae Wood Farm Barn, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.32 ha
Category of site (e.g. agricultural etc)	Employment Land
Current use(s)	B1c Light Industrial

Character of surrounding area (including adjoining land uses; site outlook etc)	Prae Wood Farm and cottage adjacent. Otherwise surrounded by open fields and with Prae Wood in close proximity.
Method of site identification (e.g. proposed by landowner etc)	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	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	Yes
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	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
Development would assist in urban regeneration by encouraging the recycling of derelict and other urban land.	No	Existing Green Belt boundary is well defined	N/A
Removal of the site from the Green Belt would create additional development pressure on adjoining land	N/A	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	N/A
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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* County Wildlife Site 67/036</p> <p>* ASR 23 Area subject To A Recording Condition. Also close to AM8 Scheduled Ancient Monument.</p>			
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)	HCC Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			
Unallocated employment area. Scored Average overall and average for all categories except "Poor" for Local Market Conditions and Accessibility By Public Transport in the 2006 Interim Employment Land Review.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

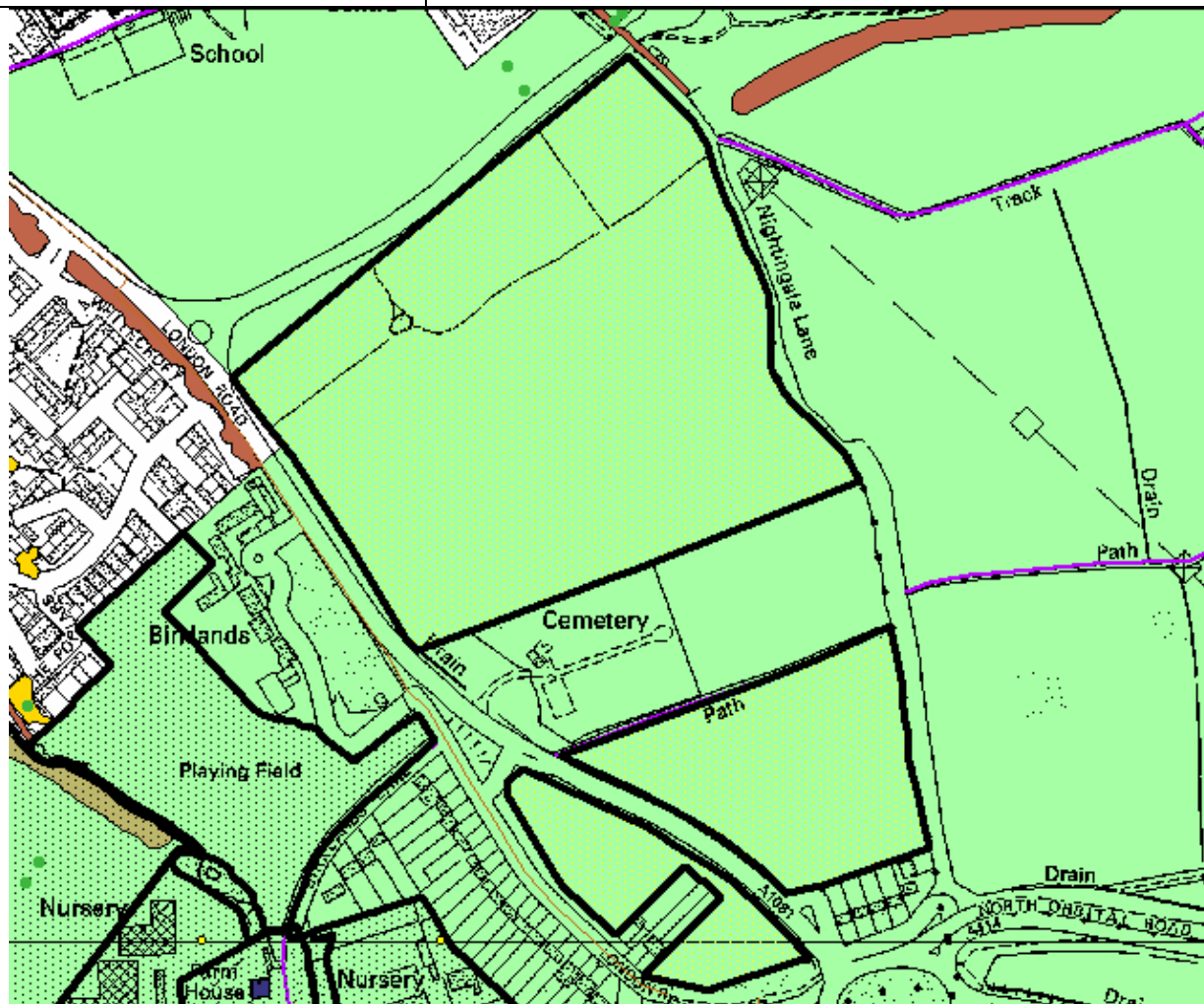
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. However, the Panel questioned this classification as Prae Wood Farm Barn is considered to be an excellent example of a Grade II listed barn conversion to offices, where the building and its character have been successfully preserved.</p> <p>Furthermore, the site is in a relatively isolated location, outside the urban envelope of St Albans, which would make it an unsustainable location for residential uses.</p>
--	--

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-74a,b and c
Site address (or brief description of broad location)	Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road (part of Area of Search No. 2)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Strongway Nominees Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Barry Parker Town Planning
Area of site or broad location (hectares)	19.5 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)

Current use(s)	Arable field
Character of surrounding area (including adjoining land uses; site outlook etc)	School playing fields and leisure centre to the north. Open fields over Nightingale Lane to the east. North Orbital road or ribbon of houses to the south. Part residential areas and partly a small wood over London Road to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>This site was the subject of a late objection for inclusion as a housing site. The Council did not prepare a full statement, but argued the site was poorly related to existing development and should be retained for open use in the Green Belt.</p> <p>The Inspector made no recommendation due to the late submission, but supported the Council's initial views and saw no case for withdrawing this land from the Green Belt.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003</p> <p>The site scores very badly against the majority of Green Belt Purposes. Development here would intrude significantly into open countryside and Green Belt, lead to unacceptable coalescence, weaken the long term permanence of the Green Belt, lead to a substantial expansion of St Albans, and direct significant resources away from other urban sites. It is therefore recommended that this site does not progress to Stage 2.</p> <p>NOTE: This site, SITE B, and SITE C to the west have been considered as potential sites for hotel / football / park and ride developments as part of the current District Plan Review. In terms of hotels, the most recent consideration was given at the District Plan Review Members' Steering Group Meeting of 11th December 2002. Here it was recommended that SITE B and SITE C (as named here) should be retained for future consideration, but that they should not be identified in the pre-deposit consultation. With regard to SITE A, officers have recommended that this is not the most suitable site for a football stadium, and that other sites (i.e. at Park Street roundabout) should be pursued first.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Area of Search No. 2 – South East of St Albans</p> <p>This area of search comprises up to 40 hectares of Green Belt land, situated to the east of the main railway line, north of the A414 and the London Colney roundabout and to the east and west of London Road. Whilst some of the land is currently green space or agricultural, other land is occupied by various commercial uses. It is possible that the area could accommodate up to approximately 1,200 new homes.</p> <p>The area could alternatively accommodate a substantial amount of employment land, possibly adjoining the existing North Orbital Commercial Park. Again, such development could comprise a high quality business park.</p> <p>The area has very good access to the existing road network and there are regular bus services into St Albans City Centre and London Colney (including services to the Colney Fields retail park) via London Road. It is therefore</p>

	<p>envisaged that the area would be attractive to developers from both a housing or employment perspective.</p> <p>It is uncertain whether new access arrangements would be required (although the case is probably stronger, if this area were to emerge as a preferred option for employment development). Development could increase the need for (and potentially fund) a new link road from London Road onto the North Orbital Road and possibly across to Shenley Lane (see paragraph 10.135 above).</p> <p>Part of this area is a designated County Wildlife Site.</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	Yes
Development would result in unrestricted sprawl of large built up areas.	Perhaps	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.	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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Development would lead to substantial encroachment towards London Colney at least and possibly complete coalescence.			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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 HCC Character Area 30	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

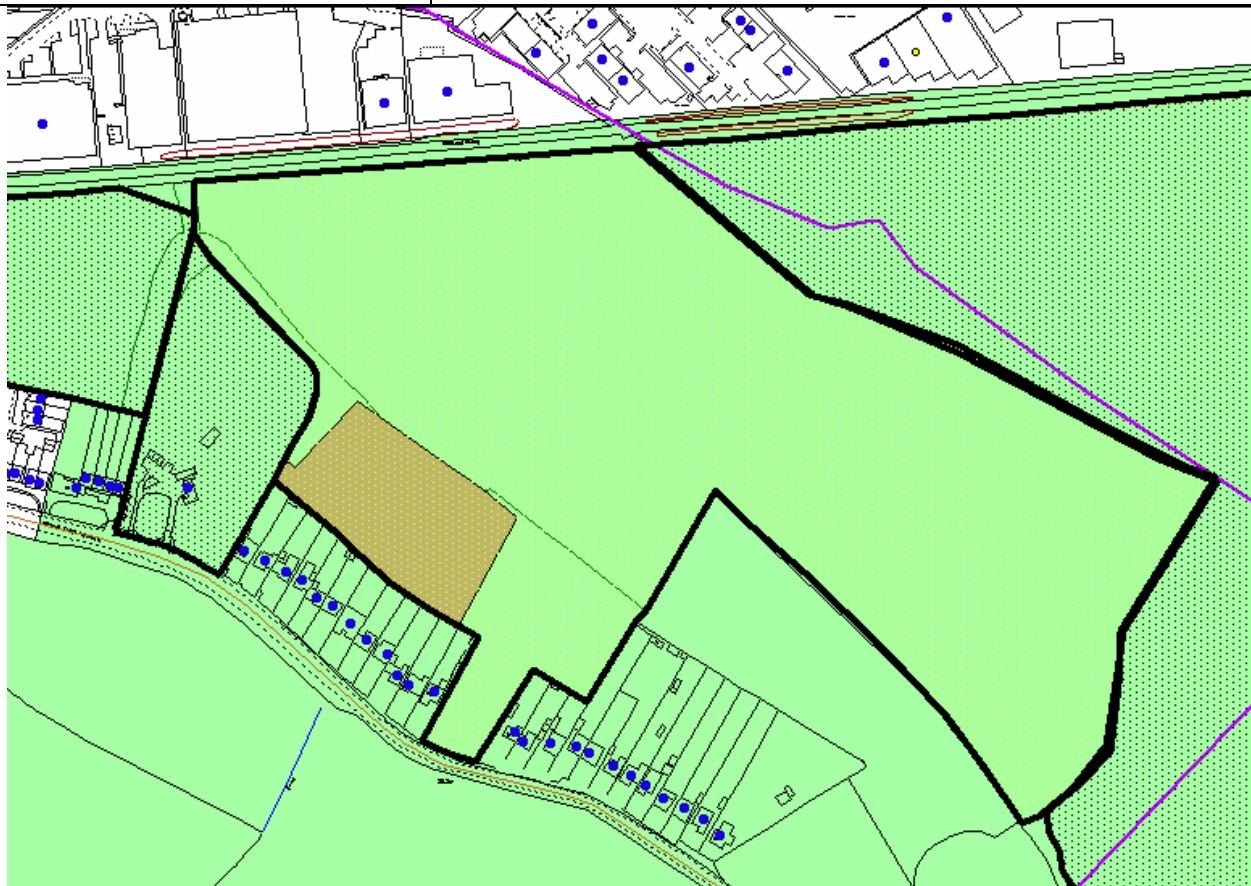
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>There were strong objections to the shortlisting of this site from several of the Panel members. Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside, would create additional development pressure on adjoining and nearby land and would lead to substantial encroachment towards London Colney at least and possibly complete coalescence.</p> <p>Given the Panel's concerns, this site was rejected as an individual SHLAA site and has <u>only</u> been given further consideration in its broader context within Area of Search No. 2 (South East of St Albans).</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-78
Site address (or brief description of broad location)	Land r/o (113-167) Colney Heath Lane, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr J Bennett
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	11.1 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Vacant open land / fields (grass top over former sand and gravel extraction site)

Character of surrounding area (including adjoining land uses; site outlook etc)	Alban Way footpath and cycle path immediately to the north, with Alban Park Industrial Estate beyond. Further vacant open land / fields (grass top over former sand and gravel extraction site) to the east. Horse paddocks and ribbon residential development along Colney Heath Lane, to the south. Very large residential garden to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	No*
County Wildlife Site	Yes*	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)	Yes*	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	Perhaps*	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 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 (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			
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Site is adjacent to Urban Survey Site AL4/10 * Most of the site is part of County Wildlife Site 68/003 * Pedestrian access to the site exists from Colney Heath Lane between 135 and 145 Colney Heath Lane. If development were to take place on this site, the opening between 135 and 145 would probably be used to provide vehicular access. There is currently no vehicular access to the site. * Smallford Cottage is Grade II listed and lies, at the closest, approx 75-100m distance from the site. * Mature trees bound the northern edge of the site along the Alban Way. * Copse of mature trees in the south west portion of the site constitute a Green Space. * Pedestrian footpath adjacent to northern boundary of the site. * Site believed to have been used for sand and gravel extraction, which is now completed and topped. * Alban Way footpath and cycle path runs along much of northern boundary of the site and would likely be affected by development here. 			
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 HCC Character Area 30	Site with social or community value (provide details)	No
Tree Preservation Orders	Yes*	Greenfield site	Yes
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <ul style="list-style-type: none"> * Large TPO Woodland in southern portion of the site <p>The site is part of UV9 Upper Colne Valley – Low and medium intensity (Type B) leisure uses compatible with the nature conservation and ecological interest of the site.</p>			

<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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Most of the site is part of County Wildlife Site 68/003 and Grade II listed Smallford Cottage lies approx 75-100m away. The site is part of the Upper Colne Valley, where leisure uses compatible with the nature conservation and ecological interest of the area are promoted.</p> <p>Mature trees bound the northern edge of the site, whilst a copse of mature trees in the south western corner of the site constitutes Green Space. The Alban Way footpath and cycle path runs along much of northern boundary of the site and would be affected by development here. The site is also believed to have been used for sand and gravel extraction, which is now completed and topped.</p> <p>Development of the site would affect land that is presently rural rather than urban in nature, would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and the Alban Way and would create additional development pressure on adjoining land.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-79
Site address (or brief description of broad location)	Land to the rear of No. 57 Fishpool Street, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr & Mrs Hutchinson
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.58 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Vacant land) and Residential
Current use(s)	Mixed – predominantly open green space, but also an access road and parking, garages.

Character of surrounding area (including adjoining land uses; site outlook etc)	The rear of residential properties on Fishpool Street, to the north. Residential housing on Fishpool Street, and Aquis Court office block, to the east. Aquis Court and green space to its rear, to the south. Public footpath with Verulamium Park lake, to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Originally the Green Boundary ran along the River Ver. However, it was proposed in the 1981 Deposit Draft that this should be moved to follow the built development alongside Fishpool Street. This was contested in the Public Inquiry on the basis that the River Ver formed the most appropriate long term boundary and that the use of strategic Green Belt policy to protect the setting of St Albans was in this particular location inappropriate. The Inspector agreed, arguing the Council had not demonstrated exceptional circumstances to justify the proposed alteration. He recommended the boundary should remain along the River Ver, but the Council did not accept this recommendation.</p> <p><u>General Planning History</u></p> <p>5/2004/1646 57, Fishpool Street, St Albans, AL3 4RU Erection of outbuilding and replacement of flat roofs with pitched roofs (renewal of planning permission 5/99/1199 dated 26/10/99) This application has been withdrawn</p> <p>Green Belt Review 2003</p> <p>In your meeting of 6th February 2001, paragraph 5.7 of the agenda regarding Phase 1 Green Belt sites advised Members that the whole area between Fishpool Street and the River Ver (including St Albans School) has been looked at. Officers stated</p> <p>"Much of this area consists of important open spaces, including the extensive grounds of St Michaels Manor Hotel and St Albans School. Despite the recommendation of the Local Plan Inspector in 1983, it is considered that the scale and character of these large open areas and their visual relationship with Verulamium Park justifies continued Green Belt status."</p> <p>Three, small areas were however considered, and it was resolved that two sites should be identified in the pre deposit consultation for exclusion – land at rear of 87-97 Fishpool Street and land at Aquis Court Fishpool Street. It was resolved that one site, land at the Blue Anchor PH and land to the rear of 131-139 Fishpool Street, should not be excluded from the Green Belt.</p>

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	Sloping ground

Scheduled Ancient Monument	No	Ground contamination	None identified
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
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.	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	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 (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			Yes

Comments/observations (including details of other physical constraints or site designations)

- * Numerous Grade II Listed and locally listed buildings close by.
- * Western part of site is in Flood Zone 2 (Medium Probability)
- * County Wildlife site 67/008 adjacent to site, in Verulamium Park.
- * Substantial mature trees on site.
- * Amount of trees and open green space constitutes a Green Space
- * Public footpath adjacent to western edge of the site.

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	Yes*	Greenfield site	In Part

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

- * Four TPO Groups inside the site, covering most of the southern and western boundaries of the site.
- Policy 73 - Article 4 Area - Article 4.3 – PD rights withdrawn for development within cartilage of a dwelling and sundry minor operations, in order to preserve the amenity of the area from minor developments
- Policy 114 Area - St Albans City Centre, Building Height, Roofscape and Skyline

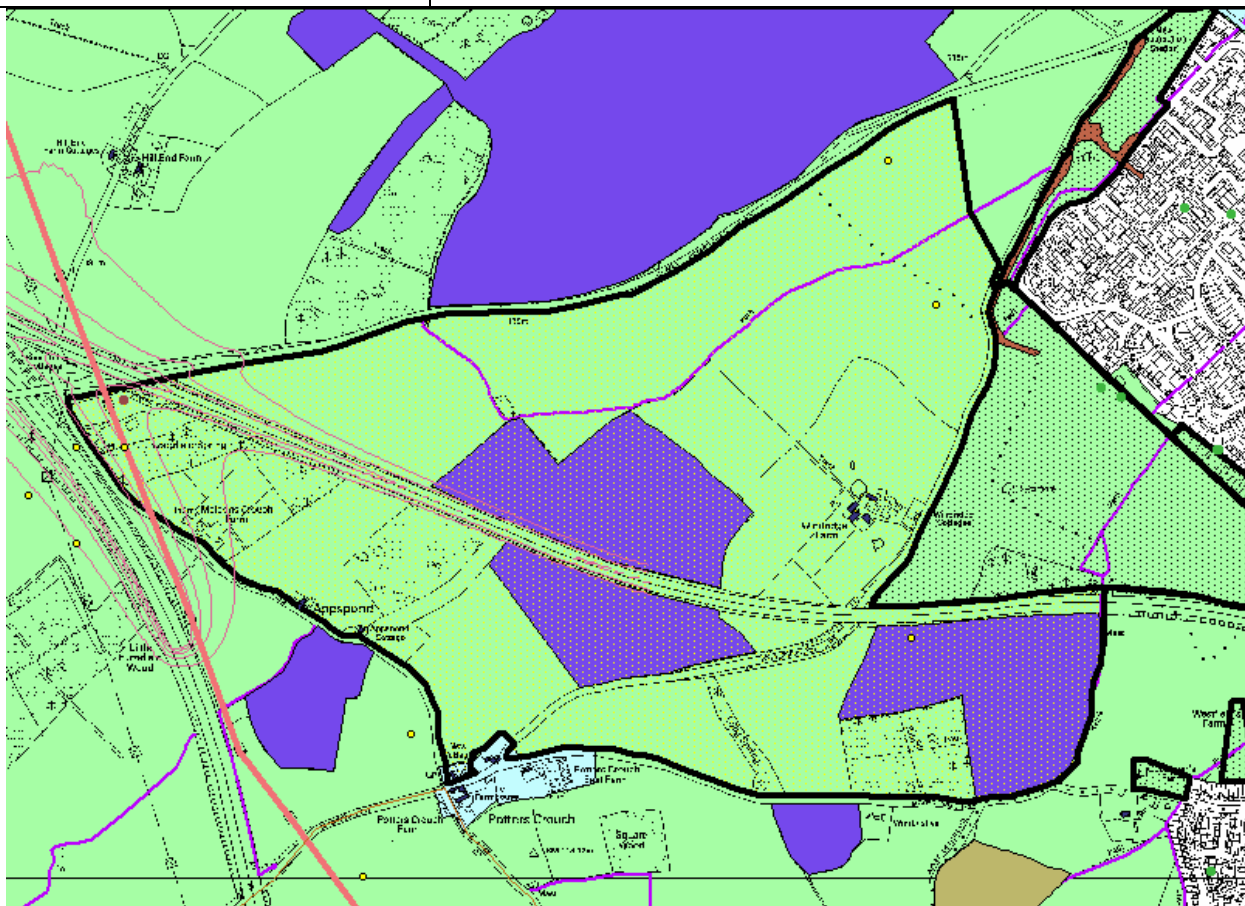
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development would cause demonstrable harm to the character and amenity of Fishpool Street (part of the Conservation Area). Development would be likely to affect the setting and special character of this part of St Albans, views from Verulamium Park, the character of this open area and its visual relationship with Verulamium Park. It would also create additional development pressure on adjoining land.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SA-87
Site address (or brief description of broad location)	Between the A4147 and the M10, extending beyond the M10 to Potters Crouch and the edge of Chiswell Green



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	CP Holdings Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	PPML Consulting – Pravin Patel Also – Jan Molyneux – Molyneux Planning
Area of site or broad location (hectares)	199 ha
Category of site (e.g. agricultural etc)	Sites in the Green belt (Agriculture)
Current use(s)	Extensive area of arable land including Ancient Woodlands.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields surrounding, except the edge adjoining the south west corner of the Verulam Estate.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Part of the site to the east of Bedmond Lane was SA16</p> <p>The Council argued for the importance of the site in preventing coalescence, and that development on much of the site would be conspicuous to the detriment of the setting of the city.</p> <p>The Inspector agreed, seeing no justification for such a sprawling intrusion into the countryside. He recommended no modification to the plan.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Area of Search No. 1 – South West of St Albans</p> <p>This area of search lies broadly between the A4147 Hemel Hempstead Road and the M10 motorway and comprises approximately 30 hectares of Green Belt land, currently in agricultural use. It is possible that the area could accommodate up to around 900 new homes as an extension to the adjoining residential area (the Verulam Estate).</p> <p>The area could alternatively accommodate a substantial amount of employment land (potentially in the form of a high quality business park offering a mixture of office, research and development and/or light industrial accommodation).</p> <p>Local shops and services can be found within walking distance in Abbey Avenue. The area also has good access to the existing road network and there are regular bus services into St Albans City Centre and Watford, along the Watford Road. This makes the area commercially attractive to developers, from both a housing or employment perspective.</p> <p>Significant growth in this area could increase the need for (and potentially fund) a western link road from the A4147 Hemel Hempstead Road (at its junction with Bedmond Lane) to a new junction with the M10 motorway. Such a road (see paragraph 10.134 above) would help ease congestion, particularly in the vicinity of King Harry Lane/Watford Road.</p> <p>There are no known environmental constraints in this broad area.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	Yes*	Local Nature Reserve	No
County Wildlife Site	Yes*	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)	Yes*	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	Yes
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)	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	Yes
Development would result in unrestricted sprawl of large built up areas.	Perhaps	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps
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	Perhaps	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
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			No

Comments/observations (including details of other physical constraints or site designations)

- * Site contains Ancient Woodlands
- * Site contains County Wildlife site 67/020
- * Site contains ASLP8 - Area Subject to Local Preservation and ASR27 – Area subject to a recording condition.
- * Site contains Windridge Farm which has a Grade II Listed farmhouse and several Grade II Listed barns.
- * Two footpaths, as well as the existing roadways, across the site.
- * Development would result in significant encroachment towards Chiswell Green

The site is in a known area of high archaeological interest and pre-determination works may need to be carried out. Mitigation may be required, which may affect the viability of any redevelopment.

Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	Yes 3a	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 HCC Character Area 10	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is a substantial area of Green Belt and ancient woodland. 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, would cause demonstrable harm to the character and amenity of surrounding areas and would result in increased coalescence between St Albans and Chiswell Green and towards Hemel Hempstead.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SL-121a
Site address (or brief description of broad location)	Land adjacent to the North Orbital Road, off Sleepshyde Lane



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.95 ha
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Vacant green area, scrub, trees and grass.

Character of surrounding area (including adjoining land uses; site outlook etc)	Scattered houses and gardens and open green spaces to the north. Scattered houses and open fields over Sleepshyde Lane, to the east. A414 North Orbital Road to the south. Main residential part of Sleepshyde to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner/ option holder via agent
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>I also accept that, despite some extremely unsympathetic infilling, the 'old' part of Sleepshyde is a pleasant rural niche where traditional buildings, intervening spaces and narrow lanes combine to retain a character which should not be spoilt any further. Furthermore, the Sleepshyde Lane dwellings face away from the Orbital Road and I am in no doubt that the objection land must be seen as not only beyond the development limits shown on the proposal map but also outside the existing physical limits of the settlement as a whole.</p> <p>I recommend that no modification is made to the Local Plan</p> <p><u>General Planning History</u></p> <p>Land adjacent 5/2007/2439 Land rear of Little Rose Cottage, Sleepshyde, Smallford, St Albans, Change of use of land from agricultural use to residential (garden) This application was given the decision - DC4 Refusal on 04/03/2008</p> <p>The application site is located in the Metropolitan Green Belt wherein there is strict control over the use of the land. The proposed enclosure, activity associated with a residential use and resulting change in character to this parcel of land would be detrimental to the open nature and visual character of this rural Green Belt area contrary to the aims of PPG2, Policies 1 (Metropolitan Green Belt) and 102 (Loss of Agriculture Land) of the St. Albans District Local Plan Review 1994.</p> <p>Nothing else post 2000.</p>

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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*

Tree and hedgerows	Yes	Other habitat/green space	Yes*
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)	Perhaps*
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	Yes
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.	Perhaps*
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
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Eastern side of the site, approx 15% of total area, is inside Flood Zone 3b Functional Flood Plain * Public right of way adjoining/inside western edge of the site. * Grade II Listed Ye Olde House close by and also several other Grade II Listed cottages, farmhouses and barns also close by * The amount of open green space and trees on site, constitutes a Green Space. * Site is adjacent to A414 North Orbital Road. * Development would cause demonstrable harm to the open and rural character of the Conservation Area of Sleepshyde. * Dependent upon its form, the scale and nature of development here could be large enough to significantly change size and character of Sleepshyde. * The site is entirely within the Sleepshyde Conservation Area 			

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 HCC Character Area 30.	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

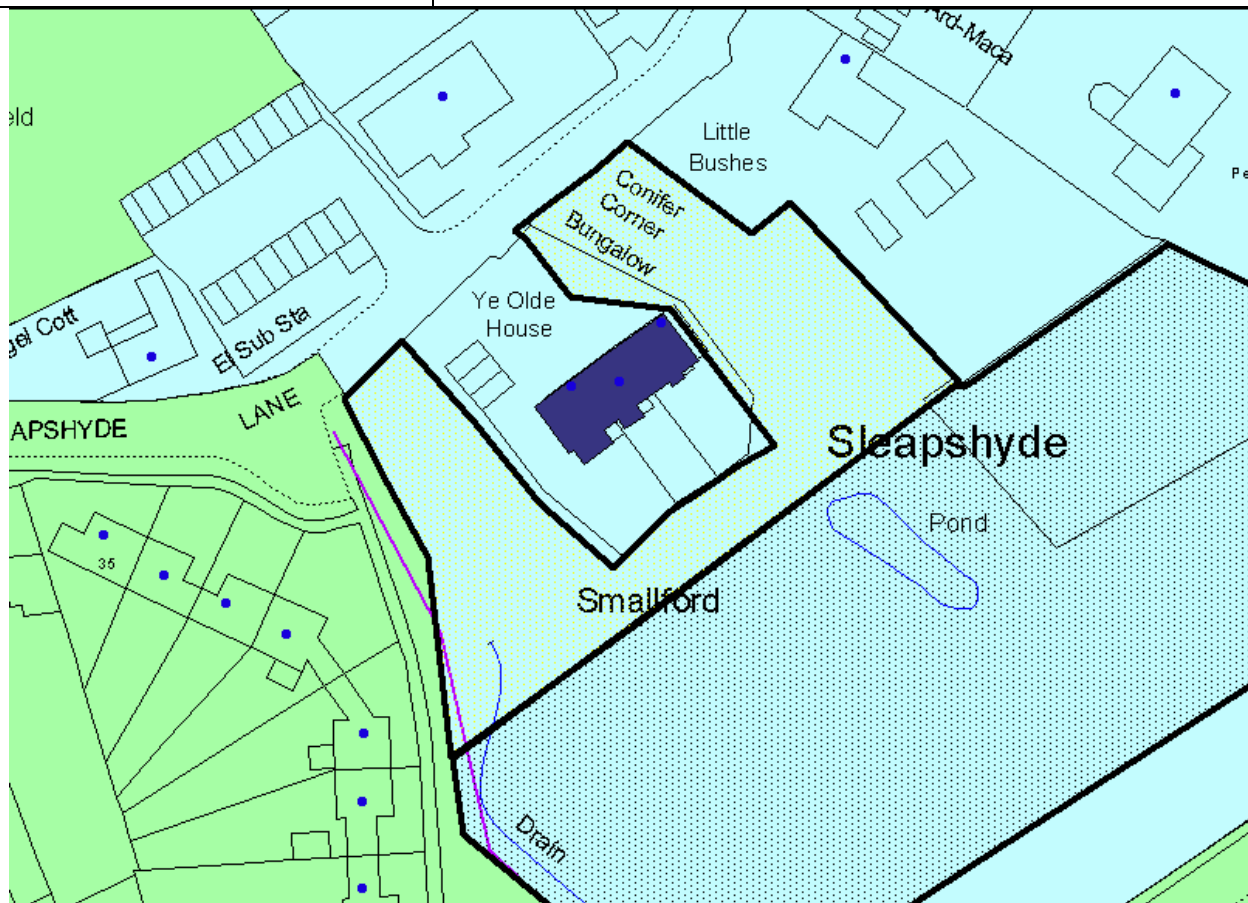
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>Development would cause demonstrable harm to the open and rural character of the Sleepshyde Conservation Area. The 'old' part of Sleepshyde is a pleasant rural niche where traditional buildings, intervening spaces and narrow lanes combine to retain a particular character.</p> <p>Grade II Listed Ye Olde House is close by and there are also several other Grade II Listed cottages, farmhouses and barns in close proximity to the site.</p> <p>Eastern side of the site, approx 15% of total area, is inside Flood Zone 3b Functional Flood Plain.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SL-121b
Site address (or brief description of broad location)	Land adjacent to Sleapshyde Lane (either side of Ye Olde House)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free @ DLA Planning
Area of site or broad location (hectares)	0.22 Hectares Hectare
Category of site (e.g. agricultural etc)	Sites in the Green Belt
Current use(s)	Vacant green area, mostly trees with scrub and grass.

Character of surrounding area (including adjoining land uses; site outlook etc)	Listed Ye Olde House immediately to the north, with houses and gardens and open green spaces over Sleepshyde Lane, further to the north. Residential gardens and houses, to the east. Large open green space to the south, with the A414 North Orbital Road beyond. Main residential part of Sleepshyde over narrow lane to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner/ option holder via agent
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Taken together with the larger area of land adjoining to the south. Inspector I also accept that, despite some extremely unsympathetic infilling, the 'old' part of Sleepshyde is a pleasant rural niche where traditional buildings, intervening spaces and narrow lanes combine to retain a character which should not be spoilt any further. Furthermore, the Sleepshyde Lane dwellings face away from the Orbital Road and I am in no doubt that the objection land must be seen as not only beyond the development limits shown on the proposal map but also outside the existing physical limits of the settlement as a whole. I recommend that no modification is made to the Local Plan</p> <p><u>General Planning History</u></p> <p>Land nearby. 5/2007/2439 Land rear of Little Rose Cottage, Sleepshyde, Smallford, St Albans, Change of use of land from agricultural use to residential (garden) This application was given the decision - DC4 Refusal on 04/03/2008 The application site is located in the Metropolitan Green Belt wherein there is strict control over the use of the land. The proposed enclosure, activity associated with a residential use and resulting change in character to this parcel of land would be detrimental to the open nature and visual character of this rural Green Belt area contrary to the aims of PPG2, Policies 1 (Metropolitan Green Belt) and 102 (Loss of Agriculture Land) of the St. Albans District Local Plan Review 1994.</p> <p>Nothing else post 2000.</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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No

Air Quality Management Area	No	Conservation Area	Yes*
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	Yes
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.	Perhaps
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	Perhaps	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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Grade II Listed Ye Olde House immediately adjacent on three sides. * The amount of open green space and trees on site, constitutes a Green Space. * Development would cause demonstrable harm to the open and rural character of the Conservation Area of Sleepshyde. * The site is entirely within the Sleepshyde Conservation Area 			
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 HCC Character Area 30.	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

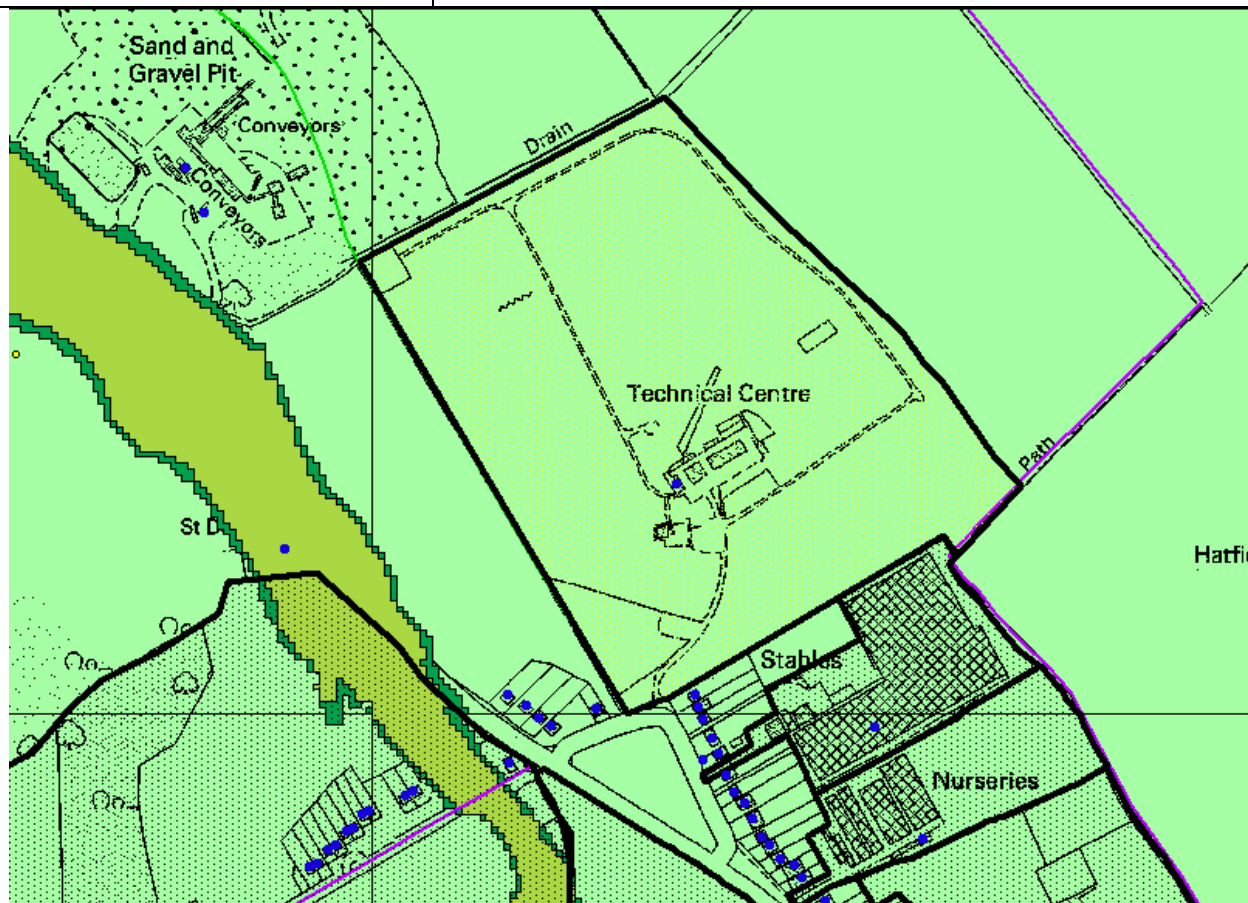
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development would cause demonstrable harm to the open and rural character of the Sleepshyde Conservation Area. The 'old' part of Sleepshyde is a pleasant rural niche where traditional buildings, intervening spaces and narrow lanes combine to retain a particular character. Grade II Listed Ye Olde House lies immediately adjacent on three sides, whilst there are also several other Grade II Listed and locally listed cottages, farmhouses and barns in the vicinity of the site.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SM-123
Site address (or brief description of broad location)	BT Trial Site, Oaklands Lane, Smallford



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Telereal Services Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Roger Rippon Rippon Development Services
Area of site or broad location (hectares)	15.1 Hectares
Category of site (e.g. agricultural etc)	Employment land
Current use(s)	Former BT Trial site, Smallford.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to the north, east and primarily to the west (some of which are former gravel extraction sites). A corner of the site has residential development to the west. A combination of open fields, glasshouses and residential properties to the south.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/1665 BT Trial Site, Oaklands Lane, Smallford, AL4 0HS Demolition of existing buildings and structures and erection of thirteen dwellings and public open space This application was given the decision - DC4 Refusal on 17/10/2006 - Appeal Lodged: 27/10/2006 - Appeal Allowed: 01/02/2007</p> <p>5/2005/0680 BT Trial Site, Oaklands Lane, Smallford, St Albans, AL4 0HS Demolition of existing buildings and structures and residential development of the site for a maximum of 1,739.90 square metres of development This application was given the decision - DC4 Refusal on 28/02/2006 - Appeal Lodged: 22/08/2006 - Appeal Withdrawn: 14/11/2006</p> <ol style="list-style-type: none"> 1. The site is within the Metropolitan Green Belt in the Hertfordshire Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire Structure Plan and Policy 1 of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case. 2. The proposal did not demonstrate the clear environmental benefits to justify the development within the Metropolitan Green Belt. The proposal would conflict with the provisions of Policy 24 of the St Albans District Local Plan Review 1994. 3. In the absence of a financial contribution which provides for measures to mitigate the impact of the development in terms of traffic management and sustainable transport, the proposal would be likely to have an adverse and prejudicial effect on the highway network and conflict with Policies 34 and 35 of the St Albans District Local Plan Review 1994 and Policy 2 of the Hertfordshire Structure Plan Review 1991-2011. <p>5/2005/0679 BT Trial Site, Oaklands Lane, Smallford, St Albans, AL4 0HS Demolition of existing buildings and structures and erection of 100 dwellings and public open space (outline) This application has been withdrawn</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Near to Area of Search 6</p> <p>Area of Search No. 6 – Smallford This area of search lies within the Green Belt. However, it comprises a mixture of existing land uses, including Glinwell Nurseries, Notcutts Garden Centre, two further glasshouse sites, a concrete fabrication works, a vacant Hertfordshire County Council depot and back garden land to houses along Station Road in Smallford. There are other existing employment uses to west and the area lies in close proximity to the Hatfield Business Park.</p> <p>The area differs from those detailed above, in that it does not adjoin a large built up area and does not have good accessibility to facilities such as schools, shops, community centre etc. However, the large, intrusive structures and buildings in the area do detract from the openness of the Green Belt and any development in this location could bring about sustainability and environmental benefits for existing and future residents. There are also frequent bus services linking Smallford with St Albans and Hatfield.</p> <p>Overall, the area is approximately 25 hectares in size and could perhaps accommodate up to around 750 new homes. Employment development is not envisaged in this area. This is because the high existing use values mean that almost all of the site would need to be taken up by employment development, in order to generate sufficient value to replace these existing uses.</p>

Whilst Question 52 asks for views on this option, it also asks if a decision on whether or not to take forward this site should be made as part of preparation of this Core Strategy DPD or whether any decision should be deferred, so that the area can be considered in a comprehensive manner, as part of possible expansion proposals to the west of the Welwyn Garden City/Hatfield Key Centre for Development and Change.

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	Yes*
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)	Perhaps*	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	Perhaps#	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 up areas.	No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Perhaps\$
Development would result in neighbouring towns merging into one another.	No	Development would result in encroachment into open countryside.	Perhaps#
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps#	Development would be visually intrusive from the surrounding countryside	Perhaps#

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	N/A	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Adjacent to Ecology Database Site 68/016</p> <p>* Access for a large scale redevelopment is currently inadequate.</p> <p>* Amount of open grass space and some trees and hedgerows, constitutes a Green Space.</p> <p>* Bridleway along western boundary of the site.</p> <p>* Sand and gravel have been extracted up to the site boundary and Herts County Council would want to be notified of any planned development beyond that with current permission.</p> <p># Depends on scale. Essentially, the impact of development on a scale equivalent to that of the current planning permission would be no worse than the impact of the existing buildings on the site.</p> <p>\$ Large scale redevelopment of the whole site could be large enough to significantly change size and character of the settlement.</p>			
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 HCC Character Area 31	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			
<p>Policy 24 Unallocated employment sites</p> <p>On existing employment sites not covered by Policies 20 or 23, employment development will normally be restricted to Use Class B1 (business use). Subject to this:</p> <p><u>B Within the Green Belt</u></p> <p>i) existing uses will not normally be allowed to expand;</p> <p>ii) redevelopment of existing established sites will be permitted if clear environmental benefits would result. Improved landscaping should normally be provided and there will be a presumption against any increase in floorspace. The future use should reflect the location of each particular site and employment use may not be acceptable on certain sites.</p>			

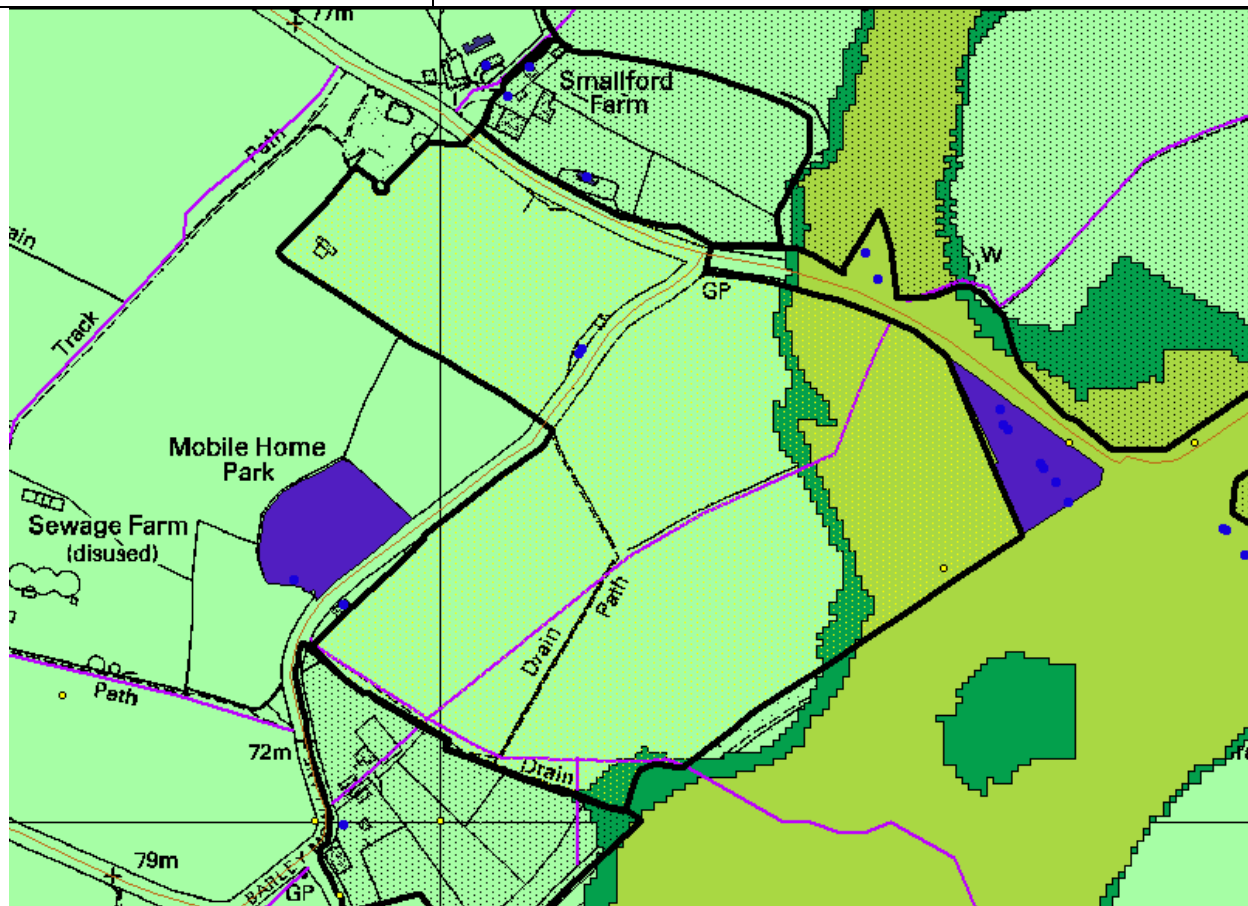
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The site already has planning permission (won on appeal) for 13 dwellings and public open space. It is <u>not</u> recommended for large scale redevelopment (as proposed by the landowner in their SHLAA submission or in previous applications), which would result in encroachment into open countryside, would be visually intrusive from the surrounding countryside and would be large enough to significantly change the size and character of the Smallford.</p> <p>It would also significantly reduce the openness of the Green Belt between St Albans and Hatfield and its development would not secure the same benefits as other sites in Area of Search 6, in terms of relocating undesirable uses in the Watling Chase Community Forest/Green Belt.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SM-156
Site address (or brief description of broad location)	Smallford Farm, Colney Heath Lane, Smallford



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	20.2 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agriculture)
Current use(s)	Farm and three arable fields.

Character of surrounding area (including adjoining land uses; site outlook etc)	The three parcels of land have varying aspects, but principally: open green space over former gravel/sand extraction site, to the north and east. Also a mobile home site to the east. North Orbital A414 to the south. Mostly open fields to the west, including a mobile home park and a residence.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	Yes*	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)	Perhaps*	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
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	Yes
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.	N/A

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 (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			No
Comments/observations (including details of other physical constraints or site designations) <ul style="list-style-type: none"> * Eastern side of the larger parcel of land south of Barley Mow Lane, approx 15% of the total site, is in Flood Zone 3b Functional Flood Plain. * Site includes county Wildlife Site 68/003 and Ecology Database site 68/047 * Public rights of way through Smallford Farm, through the middle of the larger parcel of land south of Barley Mow Lane and down the western edge of the larger parcel of land south of Barley Mow Lane. * Extensive sand and gravel extraction in the area. * Site borders the busy North Orbital Road A414 			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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 HCC Character Area 30	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
--	--

<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside, would cause demonstrable harm to the character of surrounding open land and would be visually intrusive from the surrounding countryside.</p> <p>Approx 15% of the total site is in Flood Zone 3b Functional Flood Plain. The site also includes County Wildlife Site 68/003 and Ecology Database Site 68/047.</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SM-157
Site address (or brief description of broad location)	Former Detached Playing Field of Sandfield Girls School, Oaklands Lane



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council Previous representation made by Vincent & Goring in relation to this site in response to Issues and Options consultation 2007.
Area of site or broad location (hectares)	7.61 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Leisure)

Current use(s)	Football and rugby pitches, with associated clubhouse. Children's play area.
Character of surrounding area (including adjoining land uses; site outlook etc)	Oaklands Lane and East Drive to the north, with mostly residential properties and partly open fields beyond. Mostly Oaklands Lane to the east, with mostly residential properties and partly open green space beyond. Also partly residential and veterinary practice to the east. A1057 Hatfield Road to the south, with Glinwells nurseries beyond. Wooded belt containing a narrow river, Boggymead Spring, to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner, as part of a potential relocation of leisure facilities to Smallford pit, (site 158). Also representation by Vincent & Gorbing in response to 2007 Issues & Options.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u> 5/2002/0833 All weather football pitch, perimeter fence and floodlights This application was given the decision - DC3 Conditional Permission on 25/06/2002</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Adjacent to, but not mentioned in , Area of Search 6</p> <p>Area of Search No. 6 – Smallford This area of search lies within the Green Belt. However, it comprises a mixture of existing land uses, including Glinwell Nurseries, Notcutts Garden Centre, two further glasshouse sites, a concrete fabrication works, a vacant Hertfordshire County Council depot and back garden land to houses along Station Road in Smallford. There are other existing employment uses to west and the area lies in close proximity to the Hatfield Business Park.</p> <p>The area differs from those detailed above, in that it does not adjoin a large built up area and does not have good accessibility to facilities such as schools, shops, community centre etc. However, the large, intrusive structures and buildings in the area do detract from the openness of the Green Belt and any development in this location could bring about sustainability and environmental benefits for existing and future residents. There are also frequent bus services linking Smallford with St Albans and Hatfield.</p> <p>Overall, the area is approximately 25 hectares in size and could perhaps accommodate up to around 750 new homes. Employment development is not envisaged in this area. This is because the high existing use values mean that almost all of the site would need to be taken up by employment development, in order to generate sufficient value to replace these existing uses.</p> <p>Whilst Question 52 asks for views on this option, it also asks if a decision on whether or not to take forward this site should be made as part of preparation of this Core Strategy DPD or whether any decision should be deferred, so that the area can be considered in a comprehensive manner, as part of possible expansion proposals to the west of the Welwyn Garden City/Hatfield Key Centre for Development and Change.</p>

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	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)	Perhaps*	Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	Perhaps*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	Perhaps	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 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.	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	No	Development would be visually intrusive from the surrounding countryside	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations) * Western edge of site, approx 5% of total area, is inside Flood Zone 3b Functional Flood Plain. * Ecology Database Site 68/017 along western edge of site. * Sand and gravel has been extensively extracted in the area. * Busy A1057 to the south.			

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 HCC Character Area 31	Site with social or community value (provide details)	Yes*
Tree Preservation Orders	No	Greenfield site	Yes
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site currently comprises football and rugby pitches, with associated clubhouse and a children's play area. Its development would result in encroachment into open countryside and would contribute to coalescence between Smallford and St Albans (particularly taking into account the residential redevelopment of the Oaklands Smallford Campus to the west). Development would also constitute visual intrusion and result in encroachment into open countryside, which is more rural than urban in nature. NB: This site has been proposed as part of a potential relocation of leisure facilities to Smallford Pit.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SM-243
Site address (or brief description of broad location)	No. 601 Hatfield Road, Smallford



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr John Cousins
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.15 Hectares
Category of site (e.g. agricultural etc)	Uncertain – probably Sites in the Green Belt (unused land), possibly Residential (as argued by landowner, Appeal Inspector did not decide on either)
Current use(s)	Vacant, scrub, trees.

Character of surrounding area (including adjoining land uses; site outlook etc)	Oaklands Lane to the north, with residences beyond. Oaklands Lane to the east, with residences beyond. Cattery and Veterinary buildings to the south. Playing fields to the west.
Method of site identification (e.g. proposed by landowner etc)	Previous planning application for residential development.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/1911 601 Hatfield Road, St Albans, AL4 0HL Residential development of between three and five dwellings (outline) This application was given the decision - DC4 Refusal on 03/10/2006 - Appeal Lodged: 08/12/2006 - Appeal Dismissed: 12/03/2007</p> <p>1. The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire Structure Plan 1991-2011 and Alterations 2001-2016 and Policies 1 (Metropolitan Green Belt), 2 (Settlement Strategy) and 6 (New Housing Development in Green Belt Settlements) of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>5/2006/0318 601a Hatfield Road, St Albans, AL4 0HL First floor rear extension This application was given the decision - DC4 Refusal on 23/03/2006 - Appeal Lodged: 31/07/2006 - Appeal Dismissed: 18/01/2007</p> <p>The proposed extension would amount to inappropriate development in the Green Belt and there are no very special circumstances to justify the proposal. The development would exacerbate the urbanisation of this Green Belt site and the proposal is therefore contrary to the provisions of Policies 1, 2 and 65A(i) of the St Albans District Local Plan Review 1994.</p> <p>5/2007/2608 601 Hatfield Road, St Albans, AL4 0HL Single storey rear extension to Veterinary building This application was given the decision - DC4 Refusal on 13/02/2008</p> <p>The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing buildings and intensification of previously developed land. The proposed extension, by reason of its flat roof design, brightly stained wooden clad materials, floor area and volume, does not relate well to the character of the existing building and amounts to an excessive cumulative addition to this rural locality in terms of how much the site has already been developed. Very special circumstances to justify this inappropriate development within the Green Belt have not been demonstrated in this case. The proposal therefore represents an unacceptable intensification of the site which is detrimental to the open character and the visual amenity of this rural Green Belt area contrary to the aims of Policies 1 - Metropolitan Green Belt, 69 - General Design and Layout (i) and 72 - Extensions in Residential Areas (i), (ii), and (vi) of the St. Albans District Local Plan Review, 1994 and the aims of PPG2. The extension should therefore be removed forthwith.</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	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 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	Perhaps	Development would be visually intrusive from the surrounding countryside	Perhaps
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	Perhaps	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
* The degree of hedgerow, trees and scrub constitutes a Green Space.			

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

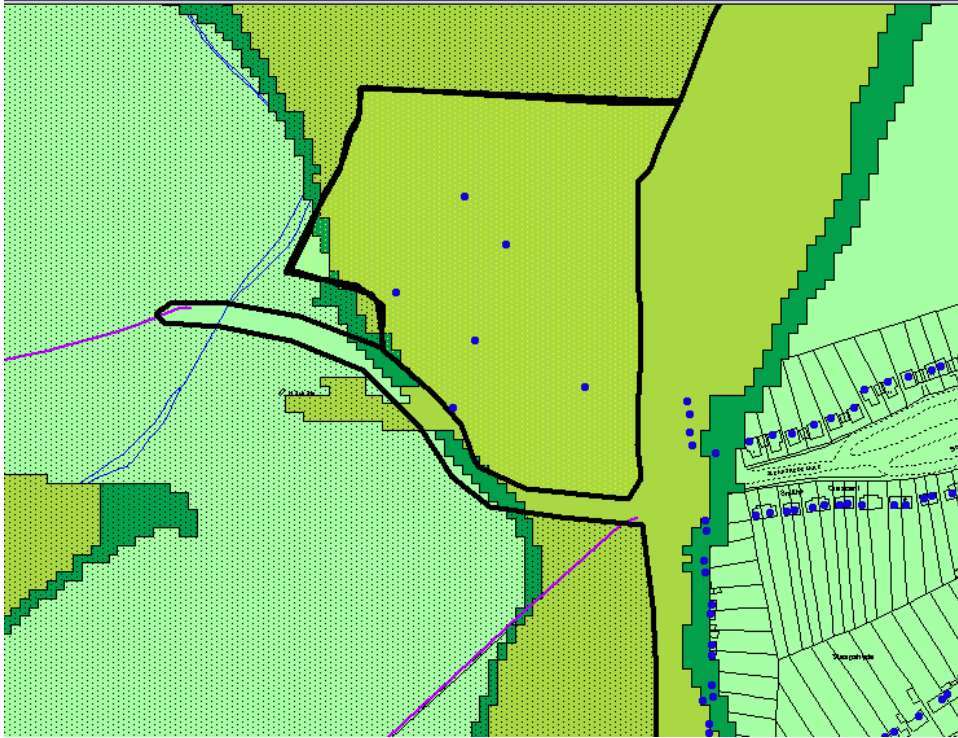
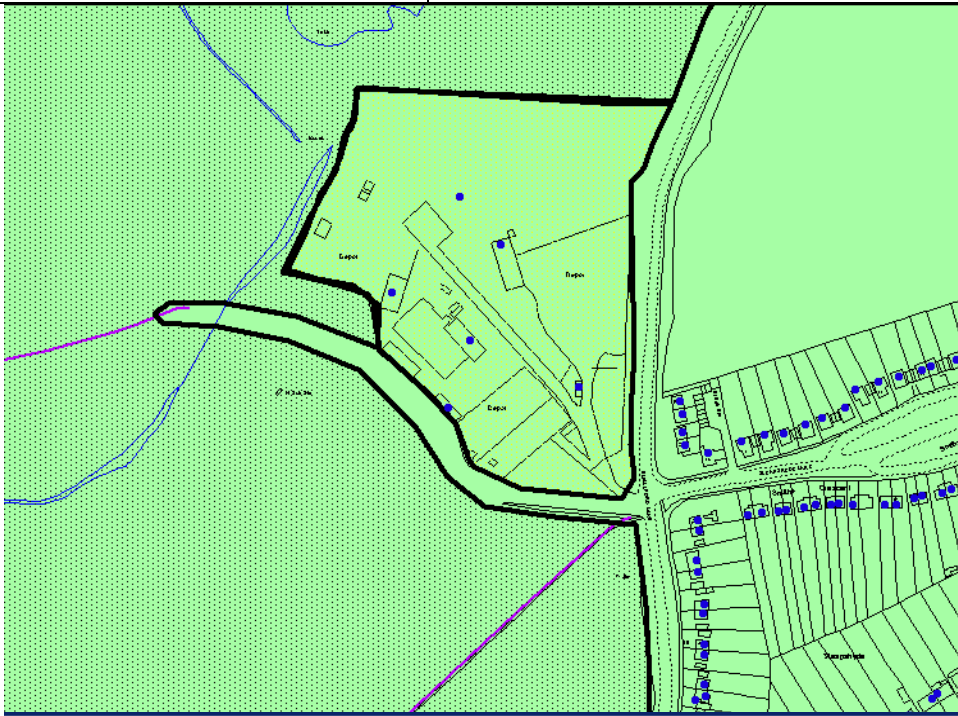
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>Looked at in isolation or as part of Area of Search No. 6, this site is not considered appropriate for further residential development, given its segregated location on the western side of Station Road, adjoining the Harvester playing fields (which visually form part of the open countryside beyond).</p> <p>Recent proposals to extend existing premises within the original residential curtilage of the site have all been refused as 'excessive cumulative additions to this rural locality'.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-SM-86
Site address (or brief description of broad location)	Smallford Works, Smallford Lane, Smallford



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Stackbourne Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Mike Moul Moul Walker
Area of site or broad location (hectares)	3.34 hectares
Category of site (e.g. agricultural etc)	Employment
Current use(s)	Employment uses including open storage.
Character of surrounding area (including adjoining land uses; site outlook etc)	Previously developed site – situated adjacent to the north western corner of the Green Belt Settlement of Sleapshyde (residential properties). Otherwise, site is completely surrounded by open Green Belt countryside. Smallford Lane runs alongside the site's eastern boundary.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner via agent
Planning History (including Local Plan Inquiries, LDF etc)	<p>Local Plan Inquiry 1982 – Green Belt status of the site was questioned. Inspector recommended no change, other wording relating to unallocated employment sites in the Green Belt.</p> <p>5/88/0175, 5/88/0852 & 5/88/1880 - Development of business park (B1). All refused.</p> <p>5/94/1656 & 5/94/1564 – Certificate of Lawfulness (Existing) – B2, B8 and use of plant hire and builder's yard. Refused.</p> <p>5/2002/2112 – New access road. Cond Perm.</p>

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	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)	Possibly
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	Yes
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.	PDL	Development would result in encroachment into open countryside.	PDL
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.	Yes	Existing Green Belt boundary is well defined	N/A
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	N/A
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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Almost the entire site is within Flood Zone 3b (Functional Flood Plain). * Site lies immediately adjacent to Smallford Pit – a County Wildlife Site and Protected Species Site. ** Trees/vegetation along the site boundaries. *** However, the Council has, for some time, been trying to secure the removal of the badly sited industrial uses at Smallford Works. It has been recognised in the past that the uses are unlikely to be removed unless some 'enabling development' of a type not normally accepted in the Green Belt is permitted on part of the site.</p>			

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 HCC Area 30	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	
Comments/observations (including details of any other national, regional or local policy constraints):			

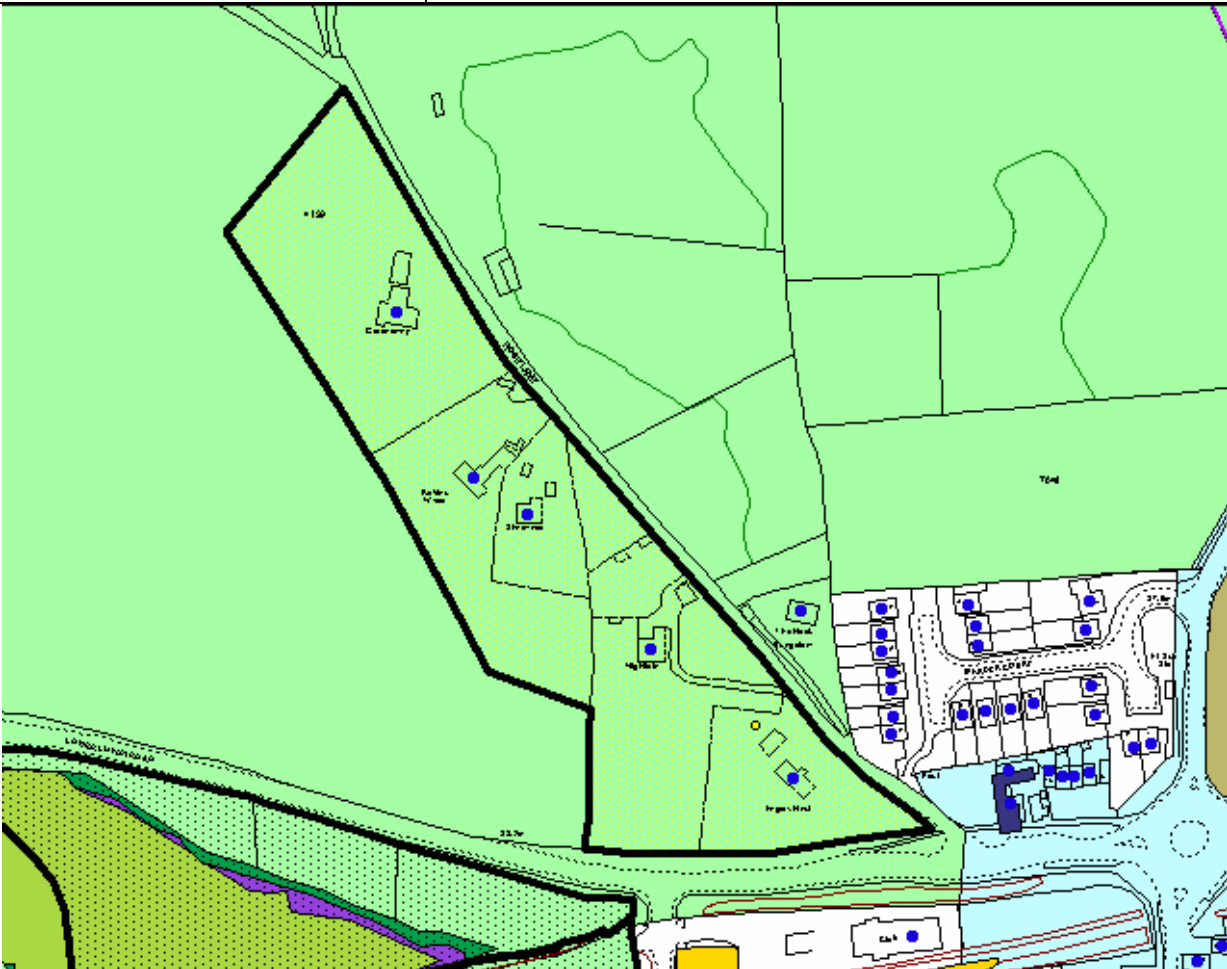
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>The site is previously developed land and the Council has long had aspirations to remove the poorly located industrial uses on the site, in order to secure some major environmental enhancement of the area as part of Watling Chase Community Forest. It is recognised that this is unlikely to happen without some 'enabling development'.</p> <p>However, almost the entire site is within Flood Zone 3b Functional Flood Plain. PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in Flood Zone 3b.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-10
Site address (or brief description of broad location)	Land to the rear of Rose Lane Properties, Wheathampstead



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Various private householders
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.3 Ha
Category of site (e.g. agricultural etc)	Residential

Current use(s)	Residential properties with large gardens
Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields to west, busy Lower Luton Road to south, mostly fields, with small residential area at bottom, over track Rose Lane to east, scattered residences and fields to north.
Method of site identification (e.g. proposed by landowner etc)	<i>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993) at Eagle's Nest, Rose Lane and 2003 Green Belt Review</i>
Planning History (including Local Plan Inquiries, LDF etc)	<p><u><i>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</i></u></p> <p>Eagles Nest, Rose Lane</p> <p>The Council considered that the release of some or all of the land would have represented an encroachment into the countryside and set a precedent for releasing other land along Rose Lane. The existing boundary followed a firm line along Rose Lane and Lower Luton Road and the area west of Rose Lane was of a different more open character than that within the settlement. In addition the access was unsuitable for more than 1 or 2 dwellings.</p> <p>The Inspector observed that Rose Lane was a narrow, unmade track serving several large dwellings set in substantial grounds and petering out in open countryside. There was open countryside to the north of Garden Court and extending to the west of Rose Lane where Eagles Nest was not prominent and was partially screened by trees. However, Garden Court and the area south of the Lower Luton Road had a more dense, urban character. The Inspector therefore considered that Eagles Nest was part of the predominantly open, rural area around Wheathampstead.</p> <p>He went on to say that Rose Lane and the main road provided an obvious firm breakpoint between the urban edge and the rural scene. He noted that there were already substantial pockets of ribbon development further west along the B653 and that allowing more new houses west of Rose Lane would have encouraged similar development extending out of Wheathampstead into the countryside.</p> <p>The Inspector recommended that no change be made to the Green Belt boundary.</p> <p><u>General Planning History</u></p> <p>2003 Green Belt Review "Although there is already residential development along Rose Lane, any intensification of development here would have a detrimental impact on the setting of Wheathampstead, contrary to Green Belt Purpose 4. The existing Green Belt boundary is well defined and releasing all or part of the land to the west of Rose Lane would set a precedent for further development, which would clearly constitute visual intrusion into the open countryside beyond, contrary to Green Belt Purpose 3."</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	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	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 (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			Perhaps*

Comments/observations (including details of other physical constraints or site designations)			
<p>* Access along Rose Lane is limited by its narrowness and poor surface.</p> <p>* Conjoined area of large gardens constitutes a green space.</p> <p>* Although some of the properties are well screened by woodland, 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.</p> <p>* Rose Lane and the Lower Luton Road form strong, defensible boundaries to the built up area of Wheathampstead. Development on all or part of the land to the west of Rose Lane would create significant additional development pressure on adjoining open fields to the west.</p> <p>* It could be argued that further development within the curtilage of these properties would have a detrimental visual impact on the setting and approach to the historic centre of Wheathampstead.</p>			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
Comments/observations (including details of any other national, regional or local policy constraints):			

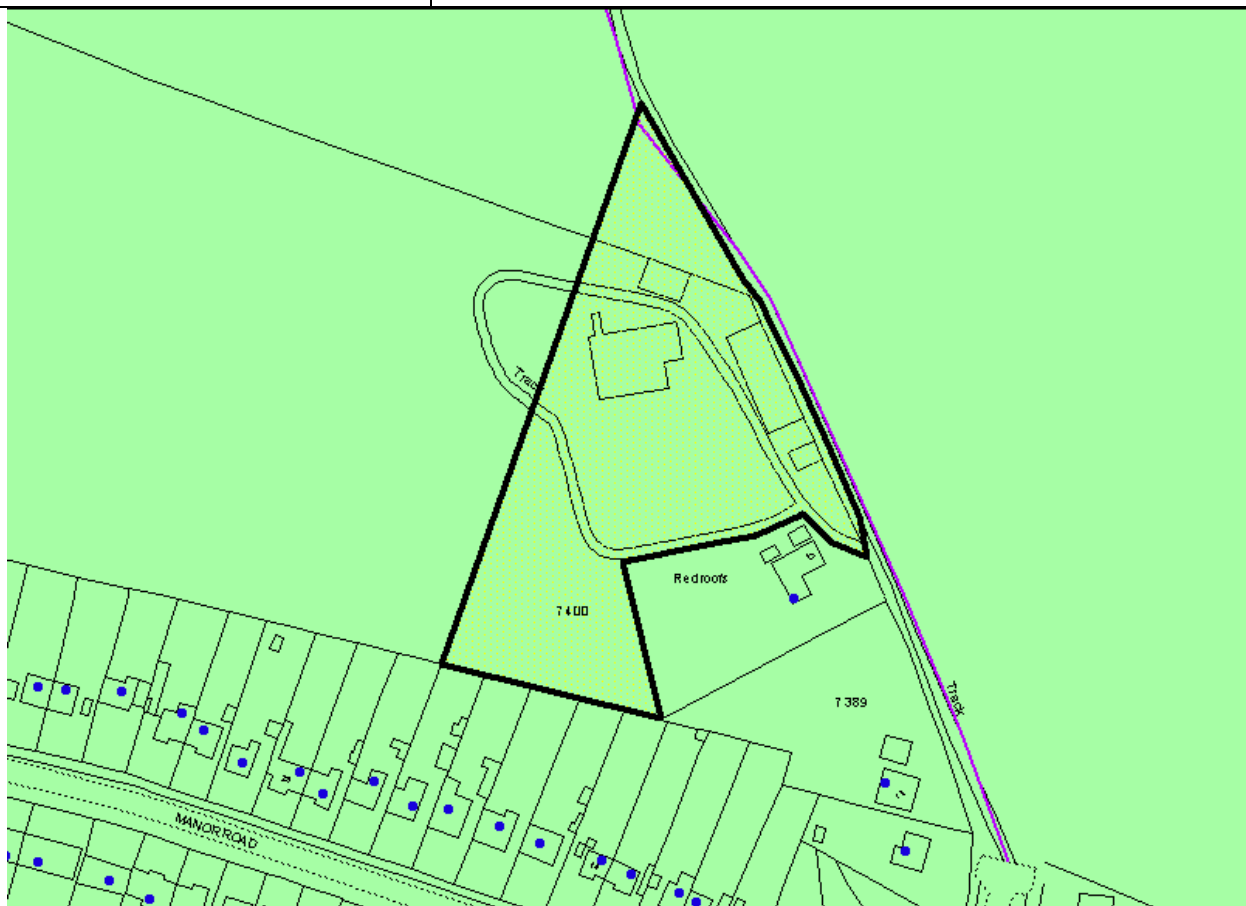
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>Although some of the residential properties are well screened by woodland, 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.</p> <p>Development on all or part of the land to the west of Rose Lane would create significant additional development pressure on adjoining open fields to the west. It could also be argued that further development within the curtilage of these properties would have a detrimental visual impact on the setting and approach to the historic centre of Wheathampstead.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-111
Site address (or brief description of broad location)	Land at 15-17 Castle Rise, Wheathampstead



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Graeme Free / Mr S Lewis @ DLA Planning
Area of site or broad location (hectares)	0.5 Hectares
Category of site (e.g. agricultural etc)	Sites within the Green Belt
Current use(s)	Vacant land and outbuildings

Character of surrounding area (including adjoining land uses; site outlook etc)	Southern boundary and a small portion of the eastern boundary runs along the rear of the residential area of Green Belt Settlement 5 Lea Valley Estate. West, east and northern boundaries are open fields.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2006/0821 Land Rear Of 17 To 15, Castle Rise, Wheathampstead, Detached dwelling - outline (resubmission following refusal of 5/05/0452) This application was given the decision - DC4 Refusal on 07/06/2006 - Appeal Lodged: 23/06/2006 - Appeal Dismissed: 24/11/2006</p> <p>The site is within the Metropolitan Green Belt in the Hertfordshire Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire Structure Plan Review 1991-2011 and Policy 1 of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p> <p>5/2005/0452 Land Rear Of 15 -17, Castle Rise, Wheathampstead, Demolition of existing buildings and erection of two detached dwellings (outline) This application was given the decision - DC4 Refusal on 27/04/2005</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	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	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.	Perhaps
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 (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			No
Comments/observations (including details of other physical constraints or site designations) <p>* Significant development would require improved road quality of Castle Rise adjacent, which is poor at this point.</p> <p>* This site is clearly rural in nature. The Green Belt boundary is clearly defined at present and development here would create significant development pressure to the open fields to the north, east and west.</p>			
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 HCC Character Area 33	Site with social or community value (provide details)	No

Tree Preservation Orders	No	Greenfield site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			

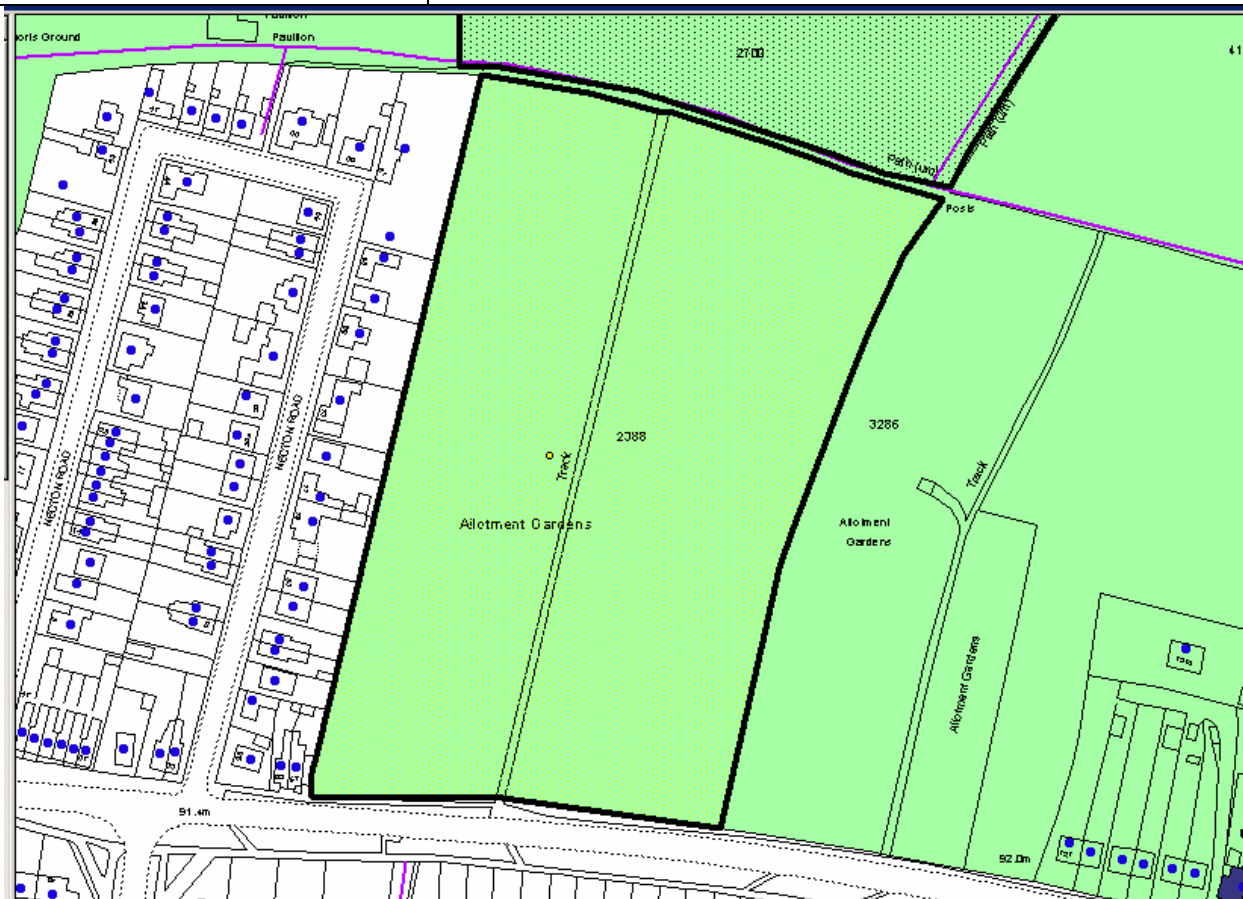
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development of the site would affect land that is presently rural rather than urban in nature. It would result in encroachment into and be visually intrusive from the surrounding countryside and would also create development pressure on the open fields to the north, east and west.

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-119
Site address (or brief description of broad location)	Glebe Allotments, Marford Road, Wheathampstead



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	St Albans Diocesan Board of Finance
Contact details - if different from above (e.g. agent, planning consultant etc)	Alistair Woodgate Rumball Sedgwick
Area of site or broad location (hectares)	2.33 ha
Category of site (e.g. agricultural etc)	Green Space
Current use(s)	Allotments (non-statutory)

Character of surrounding area (including adjoining land uses; site outlook etc)	Site lies to the east of the built up area of Wheathampstead village. Further allotments to the east. Marford Road abuts the southern boundary of the site. Residential properties (rear gardens) lie immediately the west. Open fields to the north.
Method of site identification (e.g. proposed by landowner etc)	Proposed by the landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<p>Post 2000 – No development control history.</p> <p>Local Plan Inquiry 1982 – Objectors requested that contiguous areas of land in the north eastern corner of Wheathampstead be excluded from the Green Belt. The Inspector considered that the GB boundary had been tightly drawn around the built limits of this part of the village and that there was no obvious intermediate boundary that would contain a lesser area than the whole of the objection area. He concluded that to draw a GB boundary so much further out would inevitably have a profound implication for the character of Wheathampstead. He also stated that he could see no overriding case of need that would justify the allocation of any part of this attractive area adjoining the River Lea for housing.</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	No
Site for Local Preservation (archaeological)	No	Proximity of Locally Listed Building(s)	No
Proximity of Listed Building(s)		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	No	Public Right of Way	Track through site
		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.	Perhaps
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	Partly*	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 (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			Yes
Comments/observations (including details of other physical constraints or site designations)			
<p>* No built development, so rural feel, albeit that the allotments could be construed as part of the village rather than open countryside.</p> <p>** Existing Green Belt boundary follows the extent of built development.</p>			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	No	Green spaces identified for protection in the Green Spaces Strategy	TBC
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)	Yes*
Tree Preservation Orders	No	Greenfield Site	Yes
Comments/observations (including details of any other national, regional or local policy constraints):			
* Site is currently used as allotments. Would need to await the outcome of the Council's Green Spaces Strategy to establish whether there is a shortfall or surplus of allotments in the Wheathampstead area.			

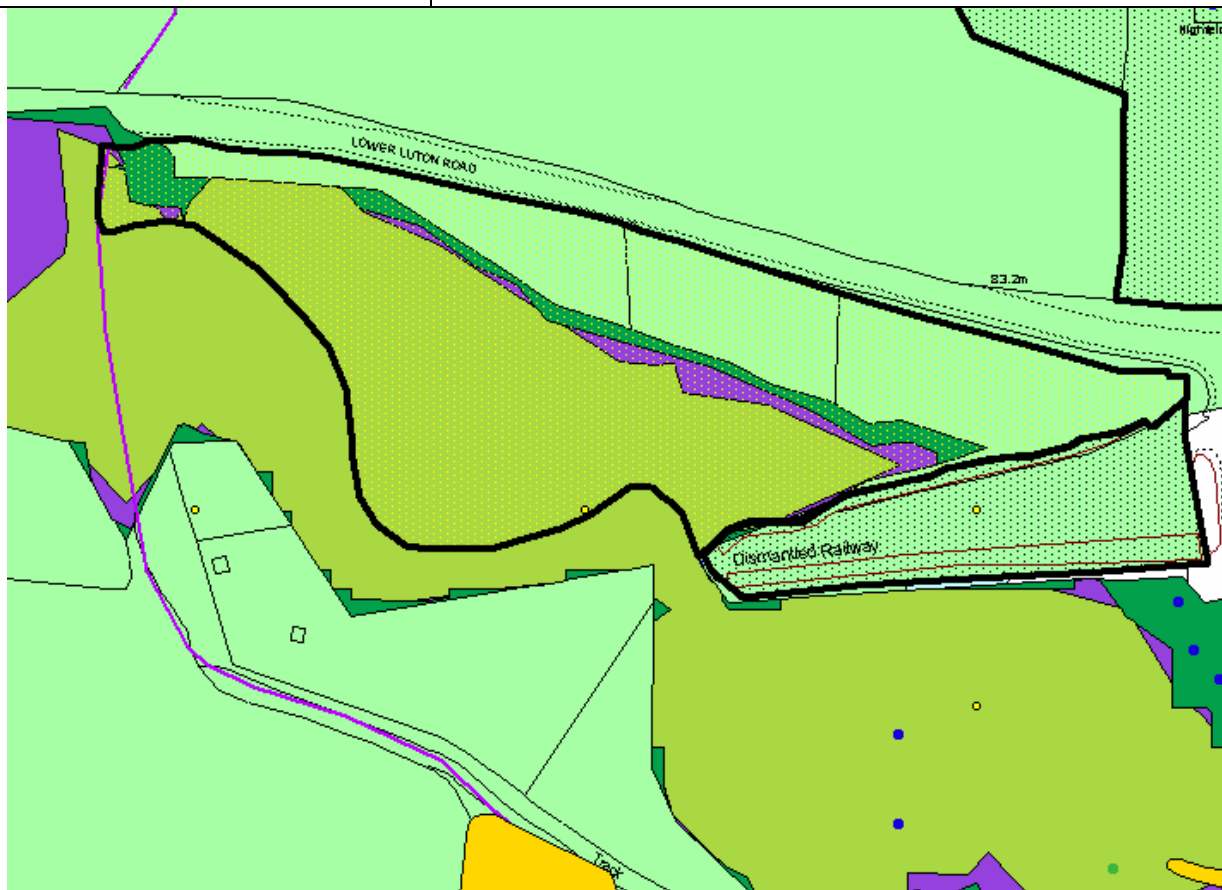
<p>Can any of the physical or policy constraints identified above, be overcome?</p>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Development of the allotment site would result in encroachment and visual intrusion into open countryside and would be clearly visible as one approaches the village along Marford Road (the land slopes from east to west). There would also be additional development pressure on adjoining land to the east and north.</p> <p>A development of 70 dwellings (as suggested by the agents) would be large enough to alter the character of Wheathampstead and would place additional strain on existing infrastructure which is already limited, but would not be large enough to secure any significant infrastructure improvements.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-11
Site address (or brief description of broad location)	Folly Meadow, off Lower Luton Road, Wheathampstead (adjacent to the Former Highway Chippings Depot)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	W.A. Simons Will Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	Geoffrey Simons
Area of site or broad location (hectares)	1.41 hectares
Category of site (e.g. agricultural etc)	Agricultural
Current use(s)	Green field with trees and vegetation.

Character of surrounding area (including adjoining land uses; site outlook etc)	Rural location on the edge of Wheathampstead. Open fields to the north, south and west. A former HCC Highway Chippings depot lies immediately to the south east. Car park for the Wheathampstead Social Club lies to the east. Lower Luton Road runs along the northern site boundary, whilst the River Lea abuts the southern boundary.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	Post 2000 – No development control history.

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	No
Tree and hedgerows	Yes	Other habitat/green space	Perhaps
Proximity to Hazardous Installations	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 (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			Yes
Comments/observations (including details of other physical constraints or site designations)			
* Approx 50% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 10% lies within Flood Zone 2 (Medium Probability).			
Policy Constraints			
Loss of high quality agricultural land (Grades 1,2 or 3a)	TBC	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
Comments/observations (including details of any other national, regional or local policy constraints):			

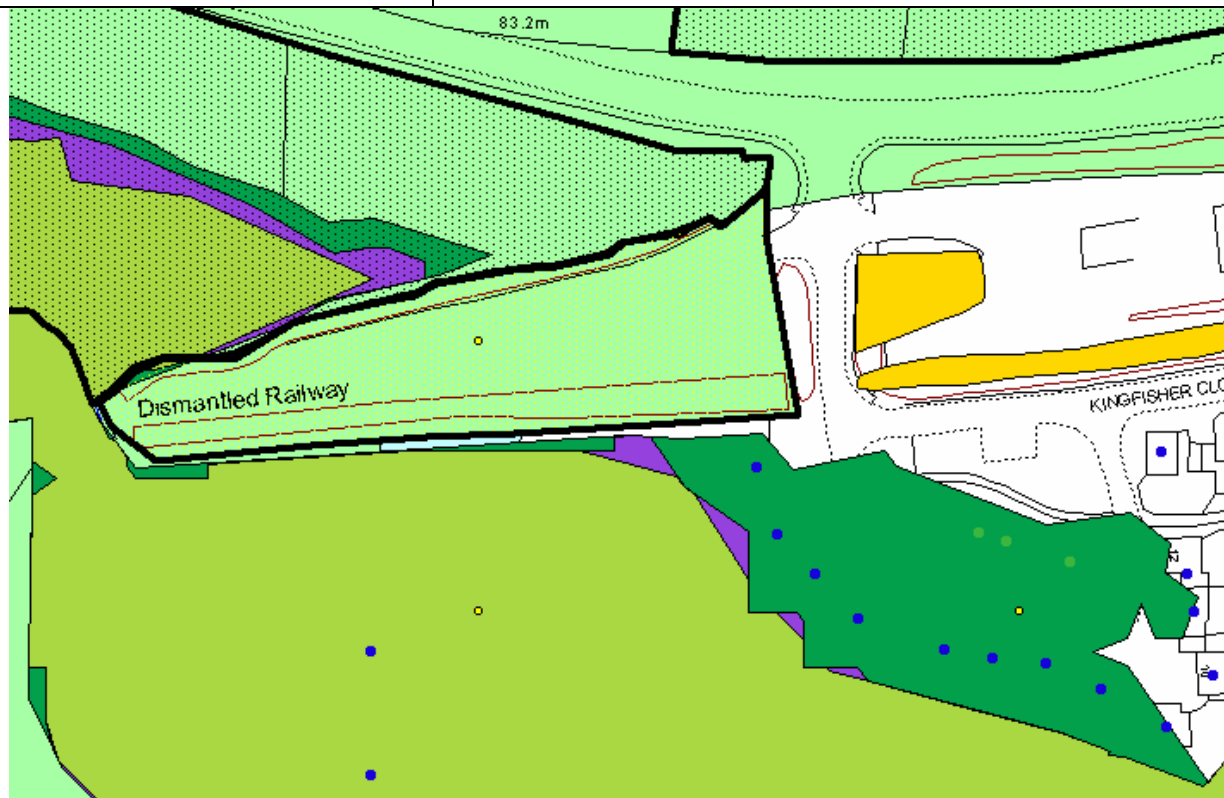
Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Development of the site would affect land that is presently rural, would result in encroachment into open countryside and be would be visually intrusive from the surrounding countryside. It would also create development pressure on adjoining land to the west of the built up area of the village. Approx 50% of the site lies within Flood Zone 3b Functional Flood Plain and a further approx 10% lies within Flood Zone 2 (Medium Probability).

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-152
Site address (or brief description of broad location)	Former Highway Chippings Depot, Lower Luton Road, Wheathampstead



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hertfordshire County Council
Contact details - if different from above (e.g. agent, planning consultant etc)	Matthew Wood Hertfordshire Property Hertfordshire County Council
Area of site or broad location (hectares)	0.38 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Vacant/disused land)
Current use(s)	Disused former HCC chippings depot

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential garden and green space leading to River Lea to the south. Suburban access road Kingfisher Close to the east. Mixed green space / scrub / meadow to the north and west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>None relevant since 2000.</p> <p><u>Core Strategy I&O 2007 – Areas of Search/Key diagram</u></p> <p>Representation made on behalf of HCC by Vincent & Gorbing to the Core Strategy Issues and Options Consultation July 2007.</p>

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	Perhaps
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	Perhaps*	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.	Perhaps*
Development of the site would affect land that is presently rural rather than urban in nature	Perhaps*	Development would be visually intrusive from the surrounding countryside	Perhaps*
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Small corner in north west part of site is in Flood Zone 3b (Functional Flood Plain). Site has Flood Zone 3b (Functional Flood Plain) right up to the edge of the southern, western and part of the northern boundary.</p> <p>* Pollution incident 18.6.98</p> <p>* Substantial mature trees and hedging around most of site perimeter, providing substantial screening.</p> <p>* Extent of hedging and trees constitutes a green space.</p> <p>* A site visit to determine the degree to which the site is "self-contained" and separate from the adjacent land would help to clarify its potential impact.</p> <p>* The existing Green Belt boundary around the settlement perimeter is well defined at this location. Removal of the site from the Green Belt would create significant development pressure on land to the north and west of the site.</p>			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No
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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Although this site was a former highway chippings depot, there is no built development and the site is primarily a green space, screened by substantial mature trees and hedging around most of its perimeter.</p> <p>Development of the site would affect land that is presently rural, would result in encroachment into open countryside. It would also create further development pressure on adjoining land to the north and west (including Site 11).</p> <p>The north western corner of site lies in Flood Zone 3b (Functional Flood Plain). Flood Zone 3b (Functional Flood Plain) also comes up to the edge of the southern, western and part of the northern site boundaries.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA –GB-W-1
Site address (or brief description of broad location)	Marford Farm, Sheepcote Lane, Wheathampstead (East of Cory Wright Way)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Landowner) Angela and Tim Lamb Marford Farm
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	2.6ha
Category of site (e.g. agricultural etc)	Agriculture
Current use(s)	Permanent pasture / grazing

Character of surrounding area (including adjoining land uses; site outlook etc)	Farm Land East of Wheathampstead. Bounded by residential to the west (Waddling Lane), Cory-Wright Way to the north, agricultural fields to the east, path bounds the south of the site with River Lea further beyond.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Local Plan Inquiry 1982 – Objectors requested that contiguous areas of land in the north eastern corner of Wheathampstead be excluded from the Green Belt. The Inspector considered that the GB boundary had been tightly drawn around the built limits of this part of the village and that there was no obvious intermediate boundary that would contain a lesser area than the whole of the objection area. He concluded that to draw a GB boundary so much further out would inevitably have a profound implication for the character of Wheathampstead. He also stated that he could see no overriding case of need that would justify the allocation of any part of this attractive area adjoining the River Lea for housing.</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Possibly part of Objection site p384, recommended for retention in the Green Belt.</p> <p><u>General Planning History</u></p> <p>Nothing post 2000</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	Perhaps
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	Some	Other habitat/green space	Yes
Proximity to Hazardous Installations	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)	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.	Possibly*
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 (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			Yes
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Although site is not in a flood zone, development of the site may increase the existing flood risk around River Lea. * Access to the site from Cory Wright Way would not be desirable. Alternatively access could be from Waddling Lane, but would involve the demolition of two dwellings. * AS.LP.3 immediately to the East of the site. * Public right of way/bridleway directly adjacent to the southern boundary of site. *Scale of development would not significantly change the character of the settlement as a whole, although there would be a significant impact on the immediate vicinity of Waddling Lane. *Landowner states land is unlikely to be contaminated by Murphy Chemical works. *Site is bounded by Cory Wright Way to the north. Some noise and air pollution may exist, but unlikely to have significant impact. *Development of the site would create development pressure on land to the south east. 			
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
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>Development of the site would affect land that is presently rural rather than urban in nature. It would constitute encroachment and be visually intrusive in the surrounding countryside and would also create development pressure on land to the south east.</p> <p>Although the site is not in a flood zone, development of the site may increase the existing flood risk around the River Lea.</p> <p>The site falls within an area of known and demonstrable archaeological interest.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-201
Site address (or brief description of broad location)	Land at rear of Cherry Trees Indian Restaurant, Cherry Trees Lane, Wheathampstead



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Owners of Cherry Trees Indian Restaurant
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.29 Ha
Category of site (e.g. agricultural etc)	Sites within the Green Belt
Current use(s)	Garden/small field at rear of former pub, which is now a restaurant.

Character of surrounding area (including adjoining land uses; site outlook etc)	Open fields / paddocks to the south and west. Residential area over road to the east and car park of Cherry Trees restaurant to the north.
Method of site identification (e.g. proposed by landowner etc)	Previous planning application 5/2002/1190
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2002/1190 Residential development (outline) (4 dwellings) This application was given the decision - DC4 Refusal on 05/08/2002</p> <p>Reason</p> <p>1. The site is within the Metropolitan Green Belt on the Hertfordshire County Structure Plan and 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. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 5 of the Hertfordshire County Structure Plan and Policy 1 of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.</p>

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	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	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*
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 (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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <p>* Bottom quarter of the site is in Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).</p> <p>* Mature trees and hedgerows around site perimeter provide substantial screening.</p> <p>* Large green area with substantial trees constitutes a green space.</p> <p>* The entire area and the Green Belt Settlement 5 Lea Valley Estate adjacent are within the Green Belt and this site is clearly rural in nature. Whilst substantially screened, residential development would still result in encroachment into open countryside and is likely to be visually intrusive from surrounding countryside. Development here would create significant development pressure to the open fields to the south and west.</p>			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes

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

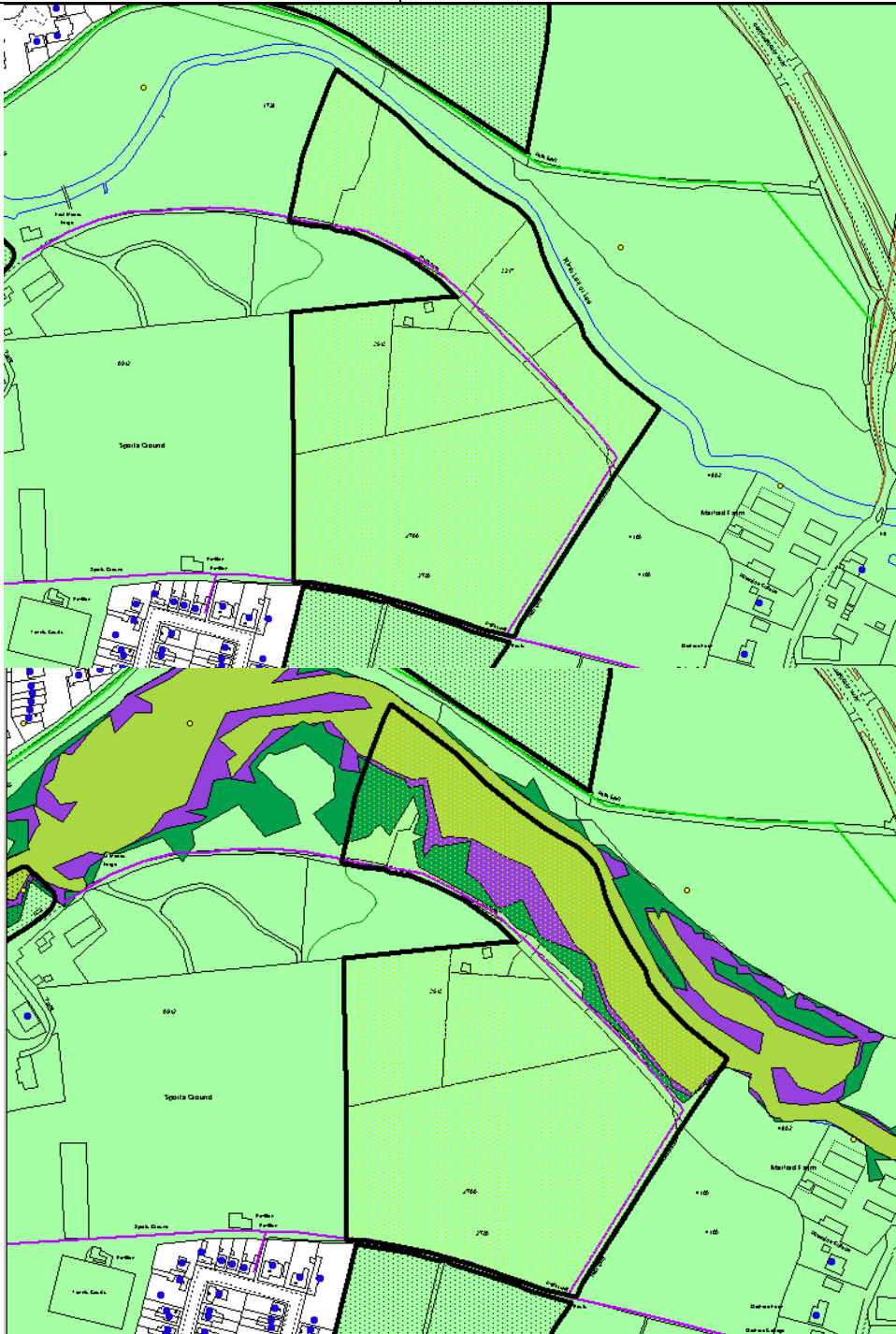
<p>Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?</p>	
<p>Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No. This site is clearly rural in nature and whilst substantially screened by mature trees and hedgerows around its perimeter, residential development would still result in encroachment into open countryside. Development here would also create further development pressure to the open fields to the south and west.</p>

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-9
Site address (or brief description of broad location)	Land at Wrights Meadow, Wheathampstead



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Warren Family
Contact details - if different from above (e.g. agent, planning consultant etc)	John Warren – Warren Consultants
Area of site or broad location (hectares)	4.84 Hectares
Category of site (e.g. agricultural etc)	Sites in the Green Belt (Agricultural)
Current use(s)	Open agricultural fields
Character of surrounding area (including adjoining land uses; site outlook etc)	Allotments to the south, playing fields and open land to the west, the River Lea then open fields to the north, fields to the east.
Method of site identification (e.g. proposed by landowner etc)	Proposed by agent for release from Green Belt in 2001 for local plan review. Additional correspondence by email 2008.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1982 Public Inquiry into the District Local Plan (Inspector's Report 1983)</u></p> <p>Inspector's Comments</p> <p>The Inspector considered a broad area of land to the north east of Wheathampstead, including Wrights Meadow, as one objection. He concluded that to draw the Green Belt boundary so much further out would inevitably have a profound implication for the character of the village and he could see no immediate overriding case of need that would justify the allocation of any part of this attractive area adjoining the River Lea for housing.</p> <p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Council's Case</p> <p>The Council regarded Wrights Meadow as part of the countryside and it is visually related to a much wider rural area of scenic importance. If the land were released for development then it would probably lead to pressure for building on other nearby areas as well and coalescence with Marford. The land is also part of the open setting of the settlement. For these reasons the land is properly included in the Green Belt and there are no special circumstances to justify an alteration to the existing well defined boundary.</p> <p>Inspector's Comments</p> <p>The essential quality of the Green Belt is its openness and it can include fringe areas where there is a mixture of uses as well as open countryside. In this case, I find that the area between Marford Road and the river is dominated by open land which due to topography fulfils an important role in providing an attractive setting for the built-up area and has strong visual links with the more open countryside to the north and east. I believe that it also fulfils a Green Belt role in preventing outward sprawl of the built-up area and in providing public access for recreation and outdoor sport...Even if the land were not in the Green Belt I would oppose its intensive development for uses such as housing in the interests of retaining it for the reasons I have mentioned.</p> <p>With regard to the future of the land, I agree with the objector that it has leisure potential but see no reason why this could not be realised in a manner compatible with its Green Belt status.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 "The site is clearly rural in character, with informal recreational space and allotments along its western and southern boundaries. Development on this site would have an unacceptable visual impact on the openness of the surrounding area, contrary to Green Belt Purpose 3 and could also be considered to have a harmful impact on the setting of the historic centre of Wheathampstead.</p> <p>The existing Green Belt boundary is well defined, following the line of existing built development. Removal of the site from the Green Belt would undoubtedly increase</p>

	<p>development pressure on adjoining land, particularly the allotments and playing fields.</p> <p>In addition, the site area is fairly large and its development would constitute a substantial expansion to the village of Wheathampstead.”</p>
--	--

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	Yes
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)	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 (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			No
Comments/observations (including details of other physical constraints or site designations)			
<p>* Almost the whole of the northern arm of the site is in Flood Zone 3b (Functional Flood Plain), Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).</p> <p>* Site currently has no road access.</p> <p>* Scale and nature of development would be large enough to significantly change the size and character of Wheathampstead.</p> <p>* Development would create significant additional development pressure on adjoining farmland to the east and west and the allotments to the south.</p>			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	Yes
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>The site is rural in character, with informal recreational space and allotments along its western and southern boundaries. Its development would constitute encroachment into and be visually intrusive from the surrounding countryside. This would also place development pressure on adjoining land, particularly the adjoining farmland, allotments and playing fields.</p> <p>Almost the whole of the northern 'arm' of the site is in Flood Zone 3b (Functional Flood Plain), Flood Zone 3a (High Probability) or Flood Zone 2 (Medium Probability).</p>

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-203
Site address (or brief description of broad location)	Lea Industrial Estate, Southdown, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
© Crown Copyright
City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Torminster Properties Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	David Lester @ Torminster
Area of site or broad location (hectares)	1.37 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land
Current use(s)	Industrial / light industrial employment.
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas to the north and east. Further industrial units to the west. Small open green space to the south.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by landowner.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> None relevant post 2000.

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	No
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No

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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Approximately 40% of the site is in Flood Zone 3b (Functional Flood Plain). A further part is Flood Zone 3a (High Probability) and approx 75% of the total site is at least Flood Zone 2 (Medium Probability).			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
* Designated employment area (EMP1) in the adopted Local Plan (Policy 20). Scored Good overall and average for all categories except “good” for Local Market Conditions, “good” for Overall Quality of the Site and “varies” for Suitability of Buildings For Purpose in the 2006 Interim Employment Land Review.			

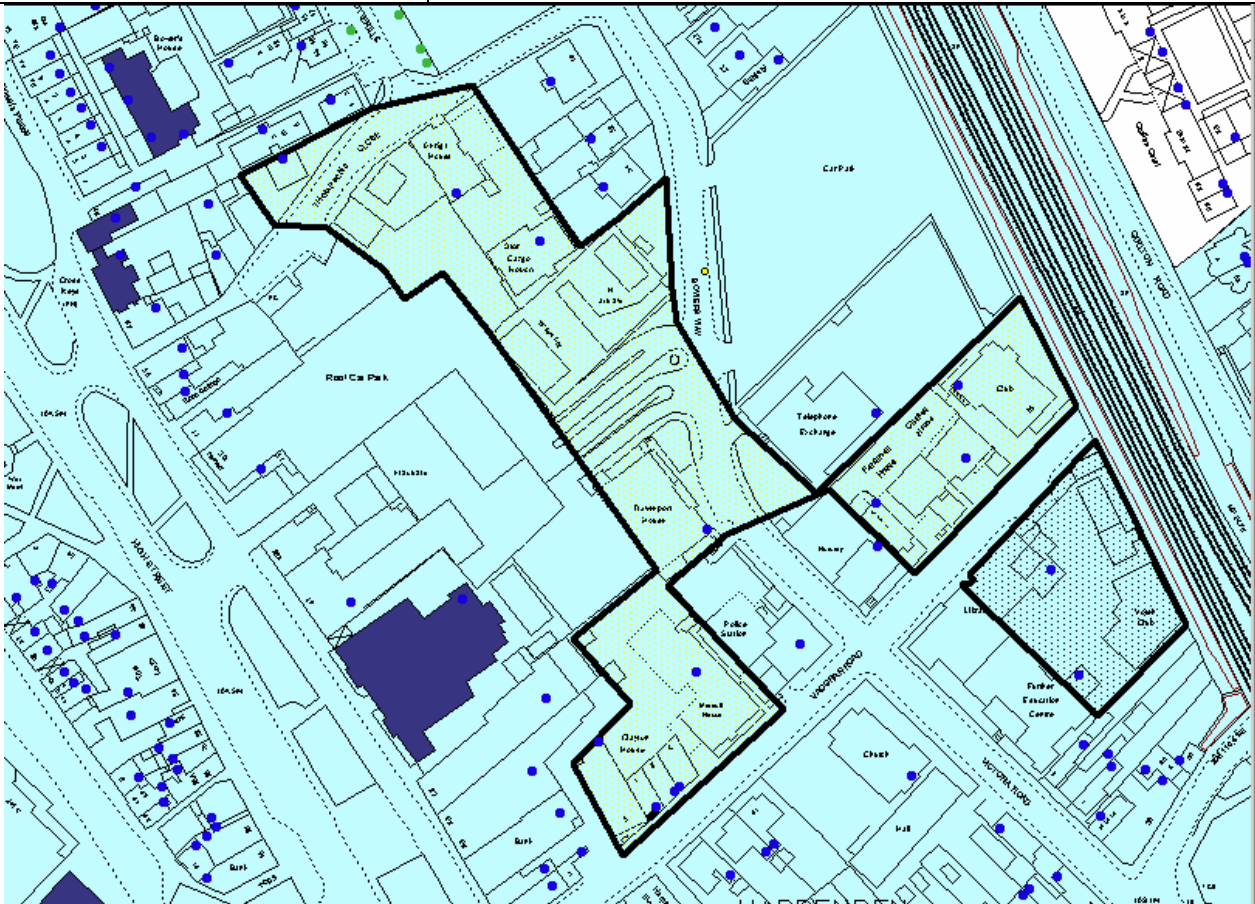
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1	No
(i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>In principle, the site would be acceptable for residential development. However, the site lies within a designated employment area (EMP1) which has been classified as a ‘good’ site for employment uses in the interim Central Hertfordshire Employment Land Review.</p> <p>In addition, approximately 40% of the site is in Flood Zone 3b (Functional Flood Plain). A further part is Flood Zone 3a (High Probability) and approx 75% of the total site is at least Flood Zone 2 (Medium Probability). The existing buildings are also at a lower level to the road and are consequently unobtrusive in the street scene. Two storey housing may well have a greater visual impact in this gateway location.</p>

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-296
Site address (or brief description of broad location)	Vaughan Road / Bowers Way / Thompsons Close, Harpenden



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Multiple - TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.02 ha
Category of site (e.g. employment land, garage court, green space etc)	Mixed – Primarily Employment Land

Current use(s)	Mixed – predominantly offices
Character of surrounding area (including adjoining land uses; site outlook etc)	Town centre site, offices, police station library, car park.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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)	Yes
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Good" for Accessibility By Public Transport in the 2006 Interim Employment Land Review.			

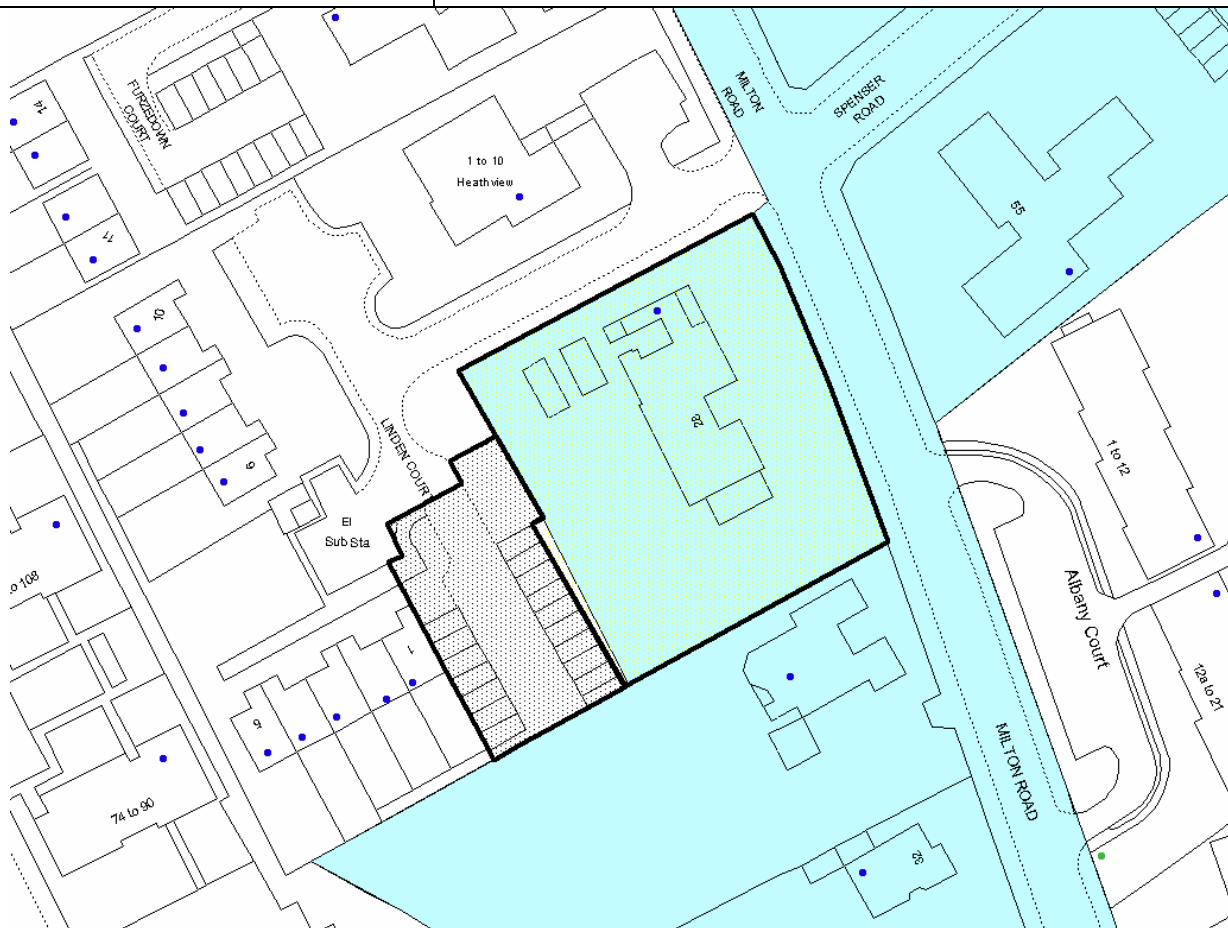
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is an unallocated employment area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. It comprises previously developed land within the Harpenden Conservation Area, occupied predominantly by purpose built office buildings, which are not particularly old. Scope for any new housing development is therefore very limited.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-H-66
Site address (or brief description of broad location)	Abbeyfield House, 28 Milton Road, Harpenden, Herts



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Lawes Agricultural Trust
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.18 hectares
Category of site (e.g. employment land, garage court, green space etc)	Existing residential area

Current use(s)	Large property and grounds which in 2005 was occupied by a residential care home for the elderly (now closed, planning permission for change of use to staff accommodation for the Lawes Agricultural Trust in 2006).
Character of surrounding area (including adjoining land uses; site outlook etc)	The site lies adjacent to a block of low rise flats to the north and a large detached residential property to the south. Flats in Aysgarth Close are situated to the west. Access via Milton Road (a residential street).
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by previous freeholders (who contacted the Council in 2005 with a view to selling the property) and previous permission 5/2006/2266 Change of use from Class C2 (residential care home for the elderly) to Class C1 (accommodation for staff).
Planning History (including Local Plan Inquiries, LDF etc)	<u>Relevant Development Control History:</u> 5/2006/2266 Change of use from Class C2 (residential care home for the elderly) to Class C1 (accommodation for staff). Conditional permission. 5/2000/0367 Single storey rear extension. Conditional permission.

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)	Yes
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Abbeyfield House itself is locally listed (as are several of the properties on Milton Road).			
* Site falls within the Harpenden Conservation Area.			

Policy Constraints			
Greenfield site	No*	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * The building lies in quite substantial grounds with grassed areas, trees and other vegetation. * The building was, until recently, used a residential care home for the elderly and is now used as staff accommodation for the Lawes Agricultural Trust.			

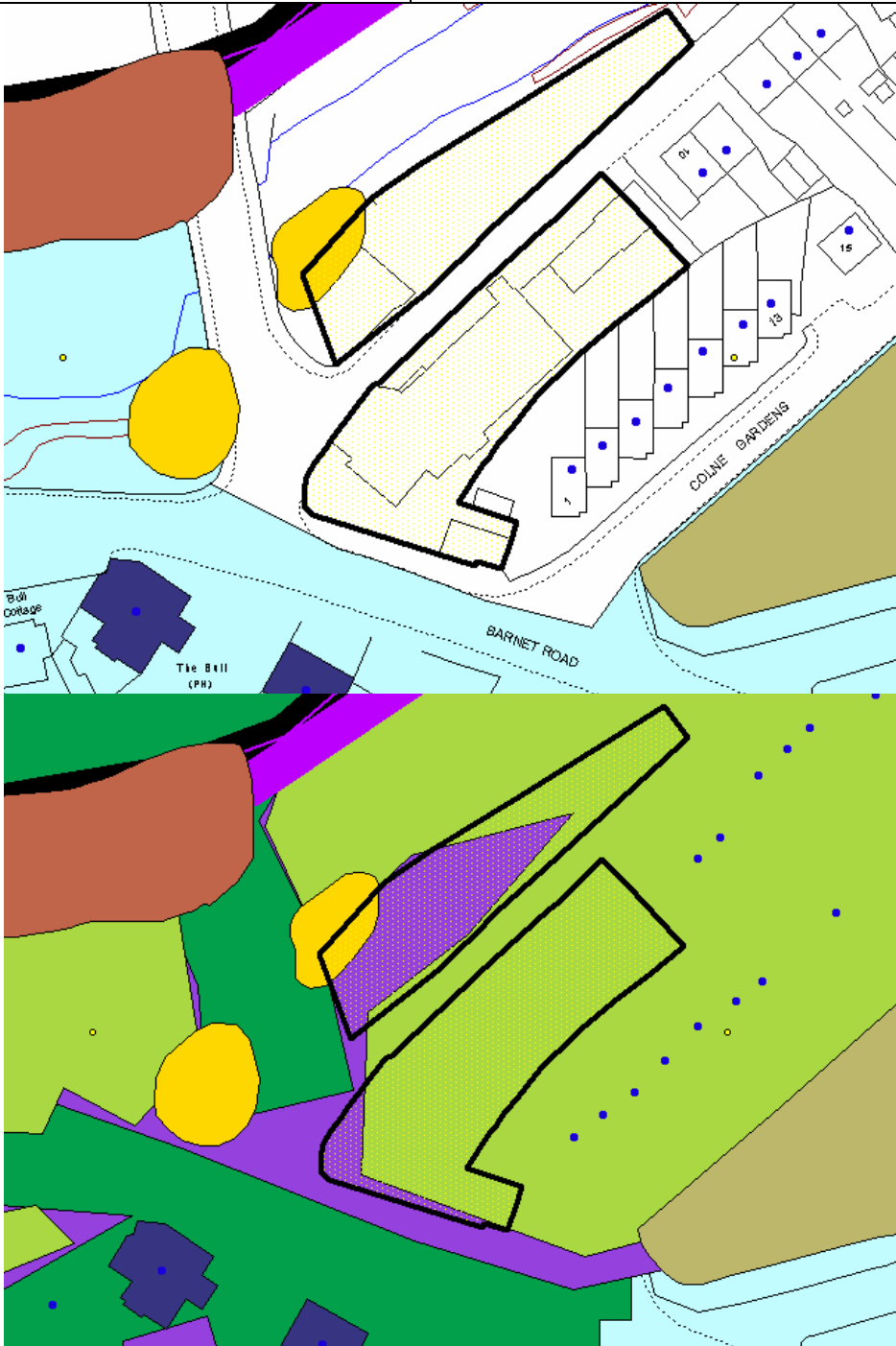
Can any of the physical or policy constraints identified above, be overcome?	Given the building's locally listed status, conversion would be preferable to demolition and rebuilding. However the freeholders believe that, as the property has been subject to numerous alterations and additions over many years, it is not appropriate for conversion.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. As the building is locally listed, conversion would be preferable to demolition and rebuilding. However, it is not considered possible to subdivide the building into separate flats, given that the property has been subject to numerous alterations and additions over many years. Furthermore, the building is now used as staff accommodation for the Lawes Agricultural Trust, which has an ongoing need for this type of accommodation.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-29 (Sites 1 & 2)
Site address (or brief description of broad location)	Cemex Offices, Lowbell Lane, London Colney, St Albans Herts AL



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Abbey New Homes
Contact details - if different from above (e.g. agent, planning consultant etc)	Andy Morehen Abbey Developments Ltd.
Area of site or broad location (hectares)	0.2 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land.
Current use(s)	Unallocated employment area, B1 use, with parking area to the north of Lowbell Lane (employment land is to the south of Lowbell Lane)
Character of surrounding area (including adjoining land uses; site outlook etc)	Largely residential in character to the north east and south east of the site. River Colne immediately adjacent to the northern boundary of the site with Employment Area 18 beyond.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Owner
Planning History (including Local Plan Inquiries, LDF etc)	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	Possibly
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*
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Entire site lies within Floodzone 3b (Functional Flood Plain) or 3a (High Probability) of Flooding * No Listed buildings on site, however Grade II listed buildings to south west of site across the other side of Barnet Road. * Site is adjacent to the Conservation Area			
Policy Constraints			
Greenfield site	No	Designated employment area	No*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Unallocated Employment Area – see Policy 24 * Tree Preservation Group on the eastern corner of the site.			

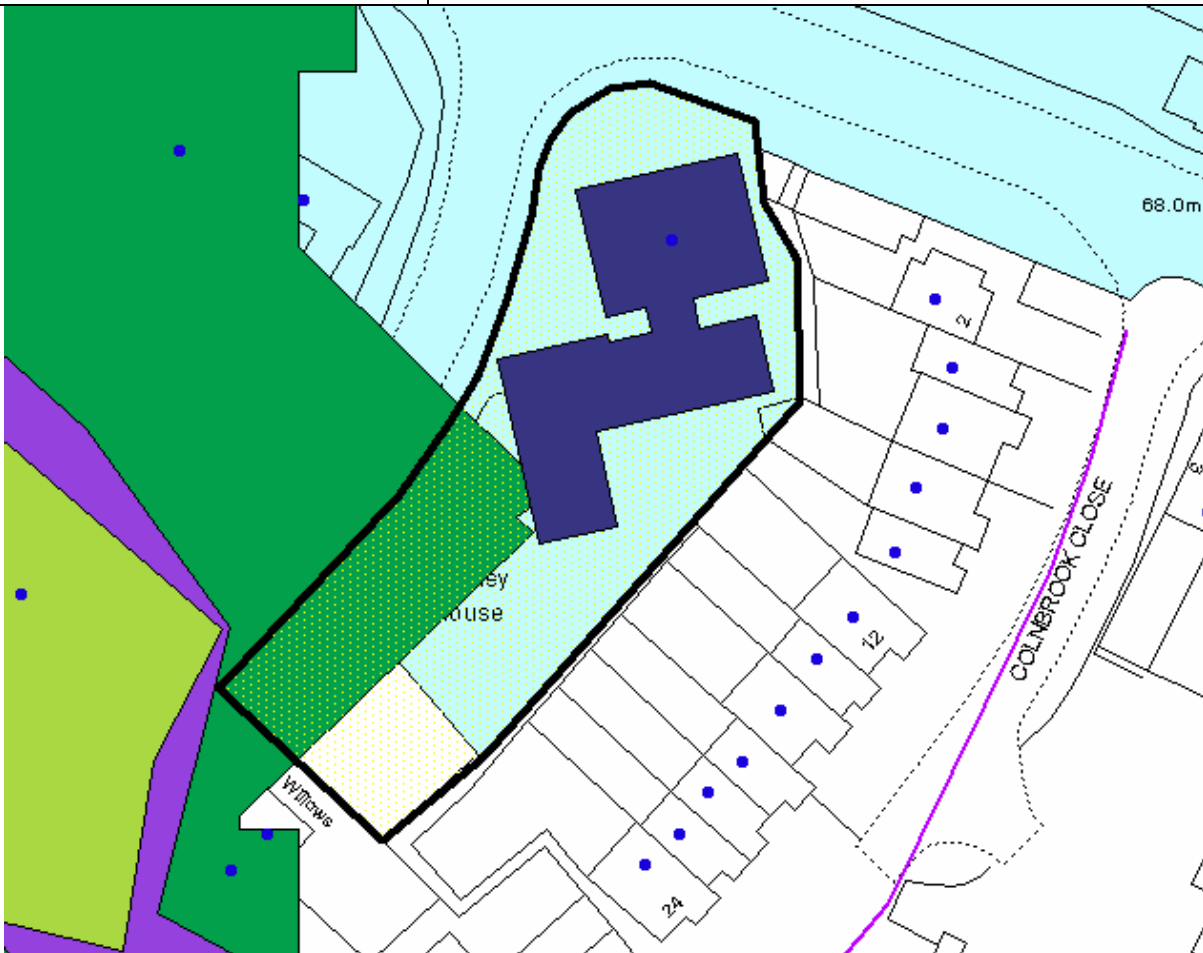
Can any of the physical or policy constraints identified above, be overcome?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is an unallocated Employment Site, where the main constraint to residential development is flood risk. PPS25 identifies residential dwellings as a 'more vulnerable' type of development which should not be given permission in flood zone 3b (Functional Flood Plain) and only if they pass the 'Exception Test' in zone 3a, which would not be appropriate in this case. A Tree Preservation Group to the eastern corner of the site is a further constraint.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-LC-311
Site address (or brief description of broad location)	Berkeley House, Barnet Road, London Colney



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.15 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Offices
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily a residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR
Planning History (including Local Plan Inquiries, LDF etc)	<p>5/2008/1084 Berkley House, Barnet Road, London Colney, AL2 1DB Glass roof extension linking the two ridges to create office space in the roof, repair to the roof ridges and replacement timber windows to the front elevation This application was given the decision - DC12LB Listed Building Refusal on 17/07/2008</p> <p>The proposal, by reason of its unsympathetic design and alterations to the roof, siting and the resultant cumulative additions to the building when taking into account existing extensions to the property, would lead to the loss of historic fabric and would be out of keeping with the character of the existing Grade II Listed Building and with the London Colney Conservation Area. The proposed development is contrary to Policy 69 - General Design and Layout (i), (ii), Policy 85 - Development Within Conservation Areas (preamble), (i), Policy 86 - Buildings of Special Architectural or Historic Interest (iii)a, (iii),b and (iii)g of the St. Albans District Local Plan Review, 1994.</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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) * Berkley House is Listed Grade II.			
Policy Constraints			
Greenfield site	No	Designated employment area	No*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except “Good” for Accessibility by Public Transport and Accessibility By Road in the 2006 Interim Employment Land Review.			

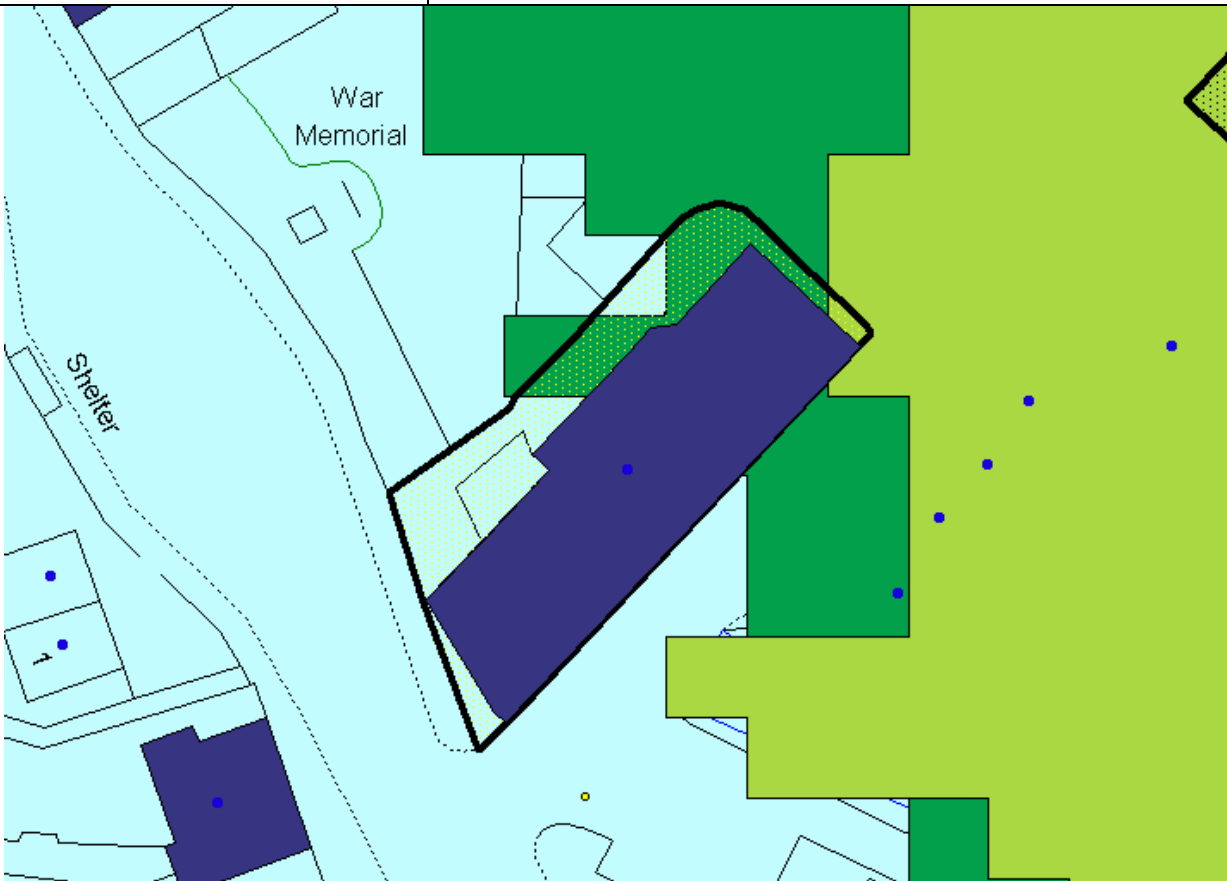
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is an unallocated employment area which is classified as an ‘average’ site for employment uses in the interim Central Hertfordshire Employment Land Review. It is a well-located site, consisting of previously developed land and given that it has residential development on all sides, it would be well located if converted to residential use. However, this is a Grade II Listed building in the Conservation Area, so conversion to residential use would not be easy. Furthermore, the property has only recently changed hands and the owners have been discussing proposed works to the offices with the Council. Consequently, the likelihood of conversion to residential is slim.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-PS-242
Site address (or brief description of broad location)	Park Mill (Corville Mill), Burydell Lane, Park Street



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.04 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Sites
Current use(s)	Offices

Character of surrounding area (including adjoining land uses; site outlook etc)	River Ver, green space and allotments to the north. Residential properties, River Ver, green space and allotments to the east Residential properties over Burydell Lane to the south. War memorial, Park Street beyond, to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous contact in 2005 with the then owners regarding possible residential potential.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Previous contact in 2005 with the then owners regarding possible residential potential. Sketch scheme in 2005 for conversion from offices to 15 flats, but no application. Sketch scheme no longer in files. Case officer Gillian Donald. None else relevant post 2000.

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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes*
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
<ul style="list-style-type: none"> * Approx 30% of site at north end is in Flood Zone 2 (Medium Risk) * The site is in the Park Street/Frogmore Conservation Area. * Park Mill is Listed Grade II and has other Grade II Listed buildings opposite. * There are several locally listed buildings opposite on Burydell Lane. 			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): Policy 24 Unallocated Employment Sites			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No.</p> <p>A sketch scheme for conversion from offices to 15 flats was discussed in 2005, but there was no subsequent planning application. Whilst it may be possible that the building could be converted to residential flats (although this is not certain, given its internal configuration and former use as a Mill), the building is Grade II listed and situated within the Park Street/Frogmore Conservation Area, where there are other listed and locally listed buildings nearby. Approx 30% of site at its northern end is also in Flood Zone 2 (Medium Risk).</p> <p>Given these development constraints and the building's present use for offices (which are a good source of employment provision, in a sustainable location), a conversion scheme is not considerable appropriate.</p>

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-PS-314
Site address (or brief description of broad location)	88 Park Street, Park Street/Frogmore



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.28 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land
Current use(s)	Car servicing and repairs
Character of surrounding area (including adjoining land uses; site outlook etc)	The site is an unusual shape, with residential uses close by on several sides. River Ver and trees leading to open areas to the south.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR
Planning History (including Local Plan Inquiries, LDF etc)	5/2003/1539 88, Park Street, St Albans, AL2 2LR Demolition of existing building and erection of car repair workshop This application was given the decision - DC3 Conditional Permission on 09/12/2003

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)	Yes
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
<p>* The entire site is within Flood Zone 3b Functional Flood Plain</p> <p>* Grade II Listed and Locally Listed buildings in the vicinity.</p>			
Policy Constraints			
Greenfield site	No	Designated employment area	No*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			
<p>* Undesignated employment area. Scored Average overall and average for all categories except “Poor” for Internal Environment and Suitability Of Buildings For Purpose and “Good” for accessibility By Public Transport and Accessibility By Road in the 2006 Interim Employment Land Review.</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>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>This is an unallocated employment area which is classified as an ‘average’ site for employment uses in the interim Central Hertfordshire Employment Land Review. It is a well-located site, consisting of previously developed land and could accommodate housing. The site is an unusual shape, with residential uses close by on several sides and it could be argued that residential redevelopment would be more in keeping with the immediate area. Care would have to be taken due to its Conservation Area location, Grade II Listed and Locally Listed buildings nearby.</p> <p>However, almost the entire site is within Flood Zone 3b Functional Flood Plain. PPS25 says that more vulnerable uses (including residential dwellings) should not be permitted in Flood Zone 3b.</p>

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-142
Site address (or brief description of broad location)	8 Bricket Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hightown Praetorian and Churches Housing Association
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.025 hectares
Category of site (e.g. employment land, garage court, green space etc)	Social/community use
Current use(s)	Hightown Praetorian & Churches' Open Door facility (although were thinking of vacating in Aug 2007).

Character of surrounding area (including adjoining land uses; site outlook etc)	City centre location, opposite the Council's multi-storey car park on Bricket Road and adjacent to Beauver House (offices). Ditchling Court lies to the north (residential).
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Was a site allocation in the 1994 Plan (part of which was subsequently developed in mid 1990s as Ditchling Court). Council's Estates dept was approached in 2007, as Hightown Praetorian & Churches Housing Association were considering relocating their Open Door facility to a Council owned site.
Planning History (including Local Plan Inquiries, LDF etc)	Relevant planning history – 5/2004/2503 Partial demolition of single storey structure (resubmission following withdrawal of 5/04/1575CA). Conditional conservation area consent.

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	Yes*
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
<p>*City Centre location where ambient noise levels will be higher.</p> <p>*Site lies within the archeological site AS.R.25 (St Albans – including Saxon Kingsbury, the Saxon and Medieval town and Sopwell Nunnery), where development may be subject to a recording condition.</p> <p>*Site lies within St Albans Conservation Area.</p>			

Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
<p>Comments/observations (including details of any other national, regional or local policy constraints):</p> <p>Was identified in Policy 119 of the Local Plan as Site 5A – proposed B1 uses, to include provision for local community organisations.</p> <p>Hightown Praetorian & Churches have used the premises as their ‘Open Door’ facility (although they were exploring the possibility of relocating in August 2007).</p> <p>Site is situated within the St Albans City Centre Central Office Core (as defined in the Local Plan 1994).</p>			

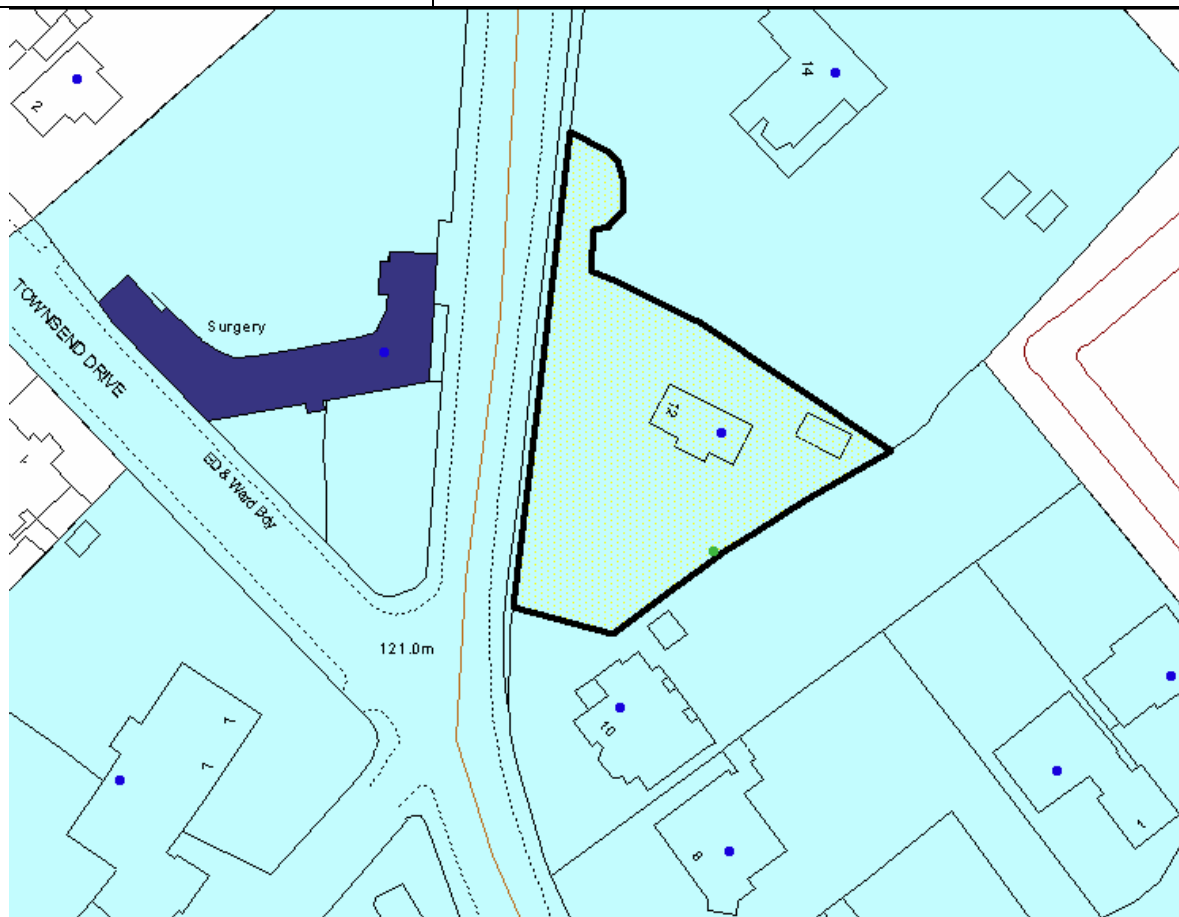
Can any of the physical or policy constraints identified above, be overcome?	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Redevelopment for residential purposes would be acceptable in principle, as long as the community facility could be relocated elsewhere. The site was identified in Policy 119 of the Local Plan as Site 5A – proposed B1 uses, to include provision for local community organisations, but flats have already been built adjacent at 8a Bricket Road.</p> <p>However, Hightown Praetorian & Churches Housing Association has recently received a grant to renovate the premises as a hostel for the homeless.</p>

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-144
Site address (or brief description of broad location)	12 Harpenden Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.12 hectares
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Single detached residential property in extensive grounds (heavily wooded).
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential on all sides, with reservoir to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous application for housing refused - 5/2005/0600
Planning History (including Local Plan Inquiries, LDF etc)	5/2005/0600 – Application for 6 flats was refused. Appeal subsequently dismissed. Reasons for refusal focused on: overdevelopment of site, loss of privacy for neighbours, impact on trees. 5/2005/0665 12 Harpenden Road, St Albans, AL3 5AD Demolition of existing dwelling and garage This application was given the decision - DC12CA Refusal Conservation Area on 12/05/2005 - Appeal Lodged: 01/08/2005 - Appeal Dismissed: 07/12/2005

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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Garden land
Proximity to Hazardous Installations	No	Public Rights of Way	No
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	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Site lies opposite No. 9 Harpenden Road (Grade II Listed).			
* However located on a busy through-route.			

* Locally listed buildings adjacent.			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * TPO1471 Individual Ash tree.			

Can any of the physical or policy constraints identified above, be overcome?	Design would need to be sensitive to the Conservation Area location, proximity of No. 9 Harpenden Road and the trees and vegetation on site (including TPO1471).
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Previous refusals and lost appeals indicate only very limited scope for redevelopment, due to the verdant character of the Conservation Area in this location, trees and TPOs on the site and nearby locally listed buildings. Net dwelling gain may be impossible.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-146
Site address (or brief description of broad location)	Eastbury Court, Lemsford Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Freeholder (undisclosed) and management company, with multiple leaseholders
Contact details - if different from above (e.g. agent, planning consultant etc)	Matt Briffa Briffa Phillips
Area of site or broad location (hectares)	0.52 hectares
Category of site (e.g. employment land, garage court, green space etc)	Existing residential area
Current use(s)	Roof of existing block of flats

Character of surrounding area (including adjoining land uses; site outlook etc)	Existing residential area within built up area of St Albans. Residential properties to the north and south. Midland Mainline railway runs to the east of the site. Blocks of flats on the opposite side of Lemsford Road. Trees/other vegetation on the site.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposed by freeholder's agent
Planning History (including Local Plan Inquiries, LDF etc)	No relevant development control 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)	Yes
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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)	Possibly*
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Possible noise – Lemsford Road is a busy through-route and the site lies adjacent to the main railway.			
* Locally listed no.58 and 64 adjacent			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * 11 TPO points around the perimeter of the site.			

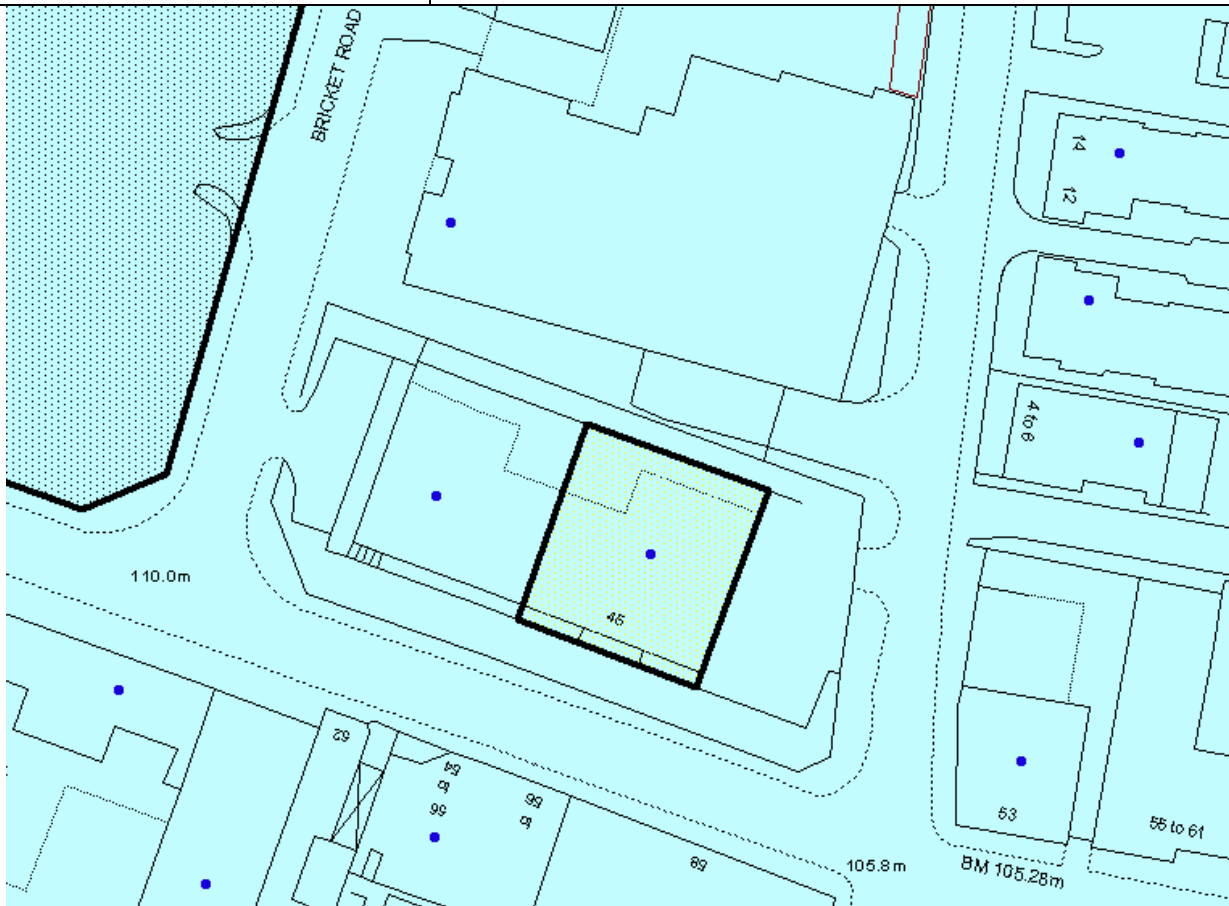
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	Any additional development on top of the existing block of flats would need to be sensitive to its Conservation Area location and its impact on the setting and character of neighbouring properties and the street scene. Possibly adverse impact on locally listed buildings adjacent. Overlooking and overbearing impacts are possible. Additional parking requirements would need to be considered.
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The possibility of an additional 9 flats on top of existing flats has been explored. However, this is a Conservation Area location and the building is already considered to be too high, with an adverse impact on the setting and character of neighbouring properties (including locally listed buildings in the vicinity) and on the street scene.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-209
Site address (or brief description of broad location)	St Peter's House, 45 Victoria Street, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Edward Ledwidge - Blue Sky Planning
Area of site or broad location (hectares)	0.05 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	Offices
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre – primarily offices, police station.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Pre-application contact with an agent.
Planning History (including Local Plan Inquiries, LDF etc)	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	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* ASR 25 Area Subject to a Recording Condition			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No The possibility of additional residential floors above the existing offices in this building had been explored in the past, however this is not being actively pursued.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-212
Site address (or brief description of broad location)	City Station car park, Ridgmont Road



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Network Rail (First Capital Connect and Hertfordshire County Council)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.31 ha
Category of site (e.g. employment land, garage court, green space etc)	Other Urban Uses

Current use(s)	Railway car park
Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed city centre fringe – residential offices and shops to the west, south and north. Railway line to the east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous discussions with landowner
Planning History (including Local Plan Inquiries, LDF etc)	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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	No
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Yes
Comments/observations (including details of other physical constraints or site designations)			
* Grade II Listed signal box and locally listed buildings nearby.			
* Immediately adjacent to the mainline railway			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

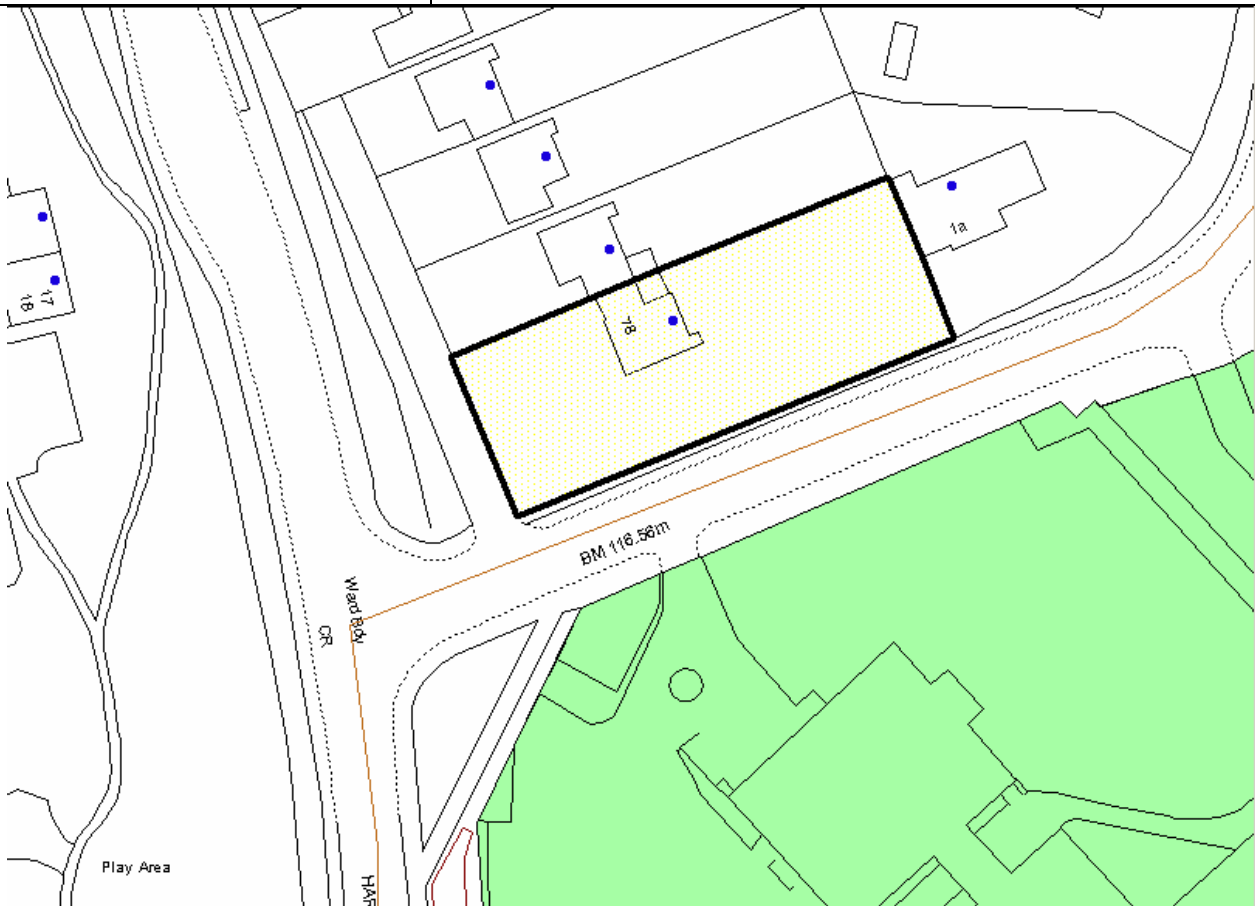
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No First Capital Connect and Hertfordshire County Council consider that there is no realistic likelihood of residential development on this site, due to the need to retain parking on this side of the railway line and the environmental constraints of having development alongside an operational railway.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-217
Site address (or brief description of broad location)	No. 78 Harpenden Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr & Mrs Calladine
Contact details - if different from above (e.g. agent, planning consultant etc)	C J Watts
Area of site or broad location (hectares)	0.11 Hectares
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Single large house in large garden.

Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily residential area, with houses on three side, and St Albans Girls School to the south, over Sandridgebury Lane.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusals, including 5/2007/1638
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>5/2008/0156 Demolition of detached garage/workshop and erection of single detached three-bedroom dwelling and garage DC4 Refusal Decision Date: 14/03/2008 The development represents an unacceptable form of development. Due to its siting, alignment and prominence, the proposal would result in an overdevelopment of the site, resulting in an adverse impact on the character and appearance of its locality and causing a detriment to the amenities of existing and future neighbouring occupiers. The development would fail to enhance the character of the area to the detriment of the locality and is considered contrary to Policy 69 (General Design and Layout) (i) and (iii) and Policy 70 (Design & Layout of New Housing) (i), (iv), and (viii) of the St Albans District Local Plan 1994 and the advice contained in government guidance set out in PPS1 and PPS3.</p> <p>5/2007/3075 Land r/o 78, Harpenden Road, St Albans, Hertfordshire, Demolition of detached garage and erection of a three bedroom detached dwelling This application was given the decision - DC4 Refusal on 21/02/2008 - Appeal Lodged: 28/02/2008 - Appeal Withdrawn: 25/04/2008</p> <p>5/2007/1638 78 Harpenden Road, St Albans, AL3 6DA Demolition of existing dwelling and detached garage and erection of eight two bedroom flats in a two storey block with accommodation within the roofspace; two front, three side and two rear dormer windows with associated access and parking This application was given the decision - DC4 Refusal on 21/08/2007 - Appeal Lodged: 06/11/2007 - Appeal Dismissed: 25/02/2008</p> <p>5/2007/1546 Demolition of existing dwelling and erection of four dwellings with associated car parking (resubmission following refusal of 5/07/0158) DC4 Refusal Decision Date: 15/08/2007 – Appeal lodged: 06/11/2007 - Appeal decision: APPD is On 25/02/2008 The proposal has not fully addressed the previous reason for refusal as outlined in reason 1 and the amended scheme still represents an unacceptable form of development. Due to its size, design, siting, alignment and prominence, the proposal would result in an overdevelopment of the site, resulting in an adverse impact on the character and appearance of its locality and causing detriment to the amenities of existing and future neighbouring occupiers. The proposal is considered contrary to Policy 69 (General Design and Layout) (i) and (iii) and Policy 70 (Design & Layout of New Housing) (i), (iv), and (viii) of the St Albans District Local Plan 1994 and the advice contained in government guidance set out in PPS1 and PPS3.</p> <p>5/2007/0158 Demolition of existing dwelling and erection of four dwellings with associated car parking DC4 Refusal Decision Date: 22/03/2007 - Appeal lodged: 25/05/2007 - Appeal decision: APPD is On 12/11/2007 1. The proposal represents an unacceptable form of development. Due to its size, bulk, design and prominence, the proposal would result in the overdevelopment of the site, having an adverse impact on the character and appearance of its locality and causing detriment to the amenities of neighbouring occupiers. The proposal is contrary to Policy 69 (General Design and Layout) (i) and (iii) and Policy 70 (Design & Layout of New Housing) (i), (iv), and (viii) of the St Albans District Local Plan 1994 and the advice contained in PPS1 and PPS3. 2. The applicant has failed to demonstrate that adequate pedestrian visibility is achievable at the proposed access points. The development as proposed would therefore be detrimental to pedestrian and highway safety. The proposal is therefore contrary to policy 34 (Highway Considerations in Development Control) of the St Albans Local Plan Review 1994.</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
Trees and Hedgerows	Some	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
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?	
--	--

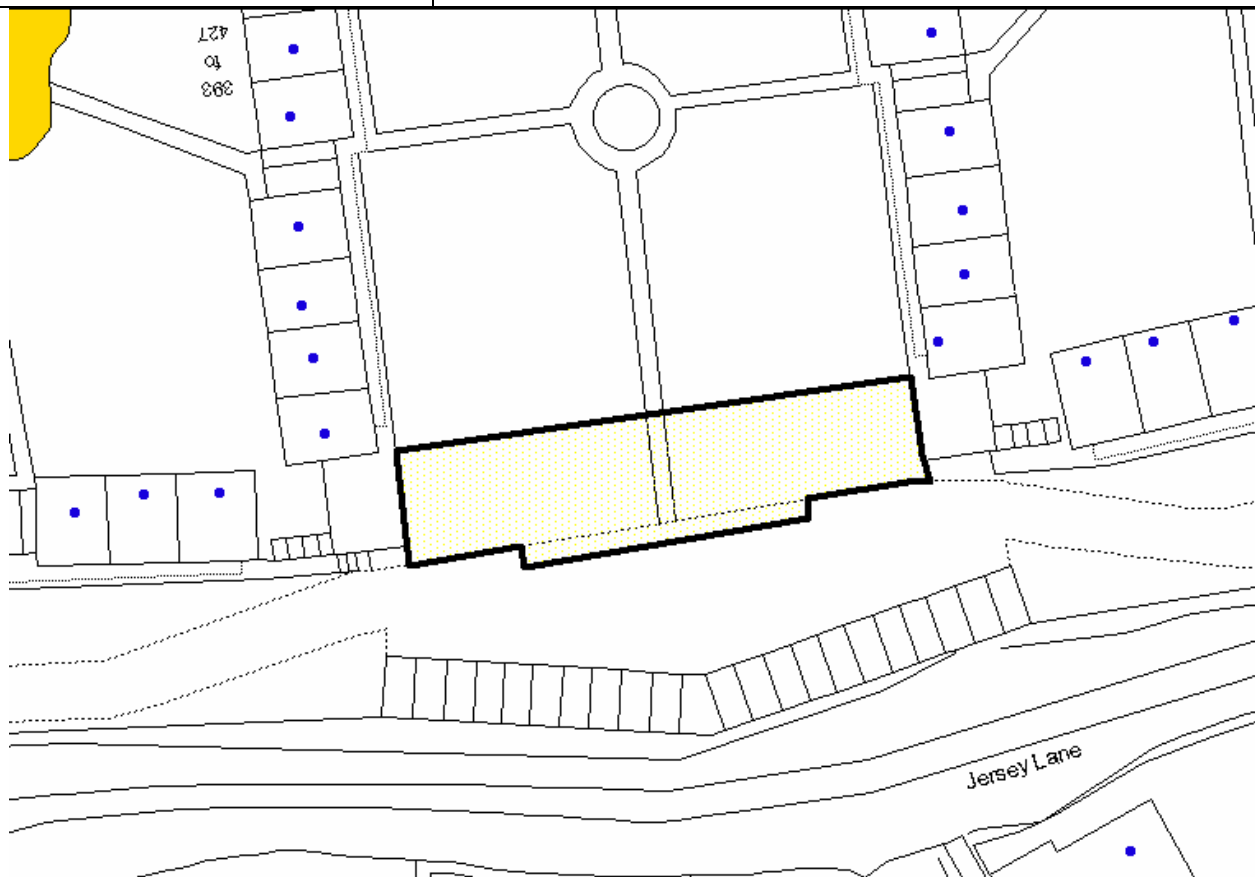
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>Appeal against refusal of 5/07/1638 for 8 flats was dismissed. Also application 07/3075 for demolition of detached garage and erection of a 3 bed detached dwelling was refused. Appeal was lodged but subsequently withdrawn. The latest Inspector's Report confirmed that even a single additional dwelling at the rear would be very unlikely to be acceptable. Given the five refusals and three lost Appeals since 2007 on this site, the deliverability of additional housing, whilst not impossible, cannot be considered likely.</p>
--	--

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-219
Site address (or brief description of broad location)	Between Nos. 333 and 409 The Ridgeway, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.01 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential
Current use(s)	Residential amenity space and car parking

Character of surrounding area (including adjoining land uses; site outlook etc)	Residential areas surrounding.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous refusals
Planning History (including Local Plan Inquiries, LDF etc)	Series of applications that were very contentious. Latest application was 5/2006/1129 for two 3 storey blocks (12 flats) which was refused as it failed to demonstrate a positive contribution to the character and appearance of the area by massing and design. Would harm the visual amenity of the street scene. Also issues with parking and highways safety being compromised by a lack of parking spaces and consequent on street parking increases.

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
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Previous refusal, upheld at appeal, cited issues with parking and highways safety being compromised by a lack of parking spaces and consequent on street parking increases.			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
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?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	<p>No</p> <p>There have been a series of applications on this site. Latest application was 5/2006/1129 for two 3 storey blocks (12 flats) which was refused as it failed to demonstrate a positive contribution to the character and appearance of the area by massing and design. It would harm the visual amenity of the street scene.</p> <p>Key development constraints are the uncertainty over ownership (more than one owner involved) and the substandard highway access and parking arrangements. The latter could not be overcome, given the present ownership constraints (i.e. they would need to come to agreement over access which is unlikely).</p>

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-228
Site address (or brief description of broad location)	Wick House, 50 Marshal's Drive, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	(Non-disclosed)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	1.27 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house in very large grounds
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area with mostly large houses and substantial gardens.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	SADC officers - Allocated for housing in District Plan Review - R.S.10
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Nothing relevant post 2000. Allocated for housing in District Plan Review 1994

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
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * TPO Areas, TPO Groups and many TPO points on site, covering the majority of the green area.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Previous proposals in the 1980s for additional plots on the site were refused by the Land Tribunal, due to Covenants restricting each plot to one house only. Consequently, there is no realistic chance of additional dwellings on this site, despite its size and location within an existing residential area.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-234
Site address (or brief description of broad location)	61/63 Lattimore Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.02 ha
Category of site (e.g. employment land, garage court, green space etc)	Other Commercial Uses
Current use(s)	Two retail shops with flat above

Character of surrounding area (including adjoining land uses; site outlook etc)	Mixed – residential, offices, shops, pubs.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Pre-application discussions.
Planning History (including Local Plan Inquiries, LDF etc)	Conversion of two shops with a two bedroom flat over into two cottage style dwellings discussed in the past.

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	Yes
Trees and Hedgerows	Minor	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
Policy Constraints			
Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No

Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Policy 52 – Class ‘A’ Frontages – AF3 61-63 Lattimore Road * Also Policies 56 and 57 – Loss Of Retail Space - Class ‘A’ Frontages being converted to residential are not acceptable.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
--	--

Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No These premises lie within an existing retail frontage within St Albans City Centre. Conversion from retail to residential would adversely affect the vitality and viability of this frontage.
---	---

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-244
Site address (or brief description of broad location)	64 Lemsford Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.12 ha
Category of site (e.g. employment land, garage court, green space etc)	Residential

Current use(s)	Residential house and garden
Character of surrounding area (including adjoining land uses; site outlook etc)	66 Lemsford Road, adjacent to the north, is a care home in extensive gardens.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous informal approach on behalf of Hightown, Praetorian & Churches Housing Association.
Planning History (including Local Plan Inquiries, LDF etc)	<u>General Planning History</u> Six permissions and refusals for alterations and extensions since 2007. Also comments that purchasers in 2006 bought the house with the express intention of extending it for their own use as a single dwelling.

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)	Yes
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* House is locally listed			
Policy Constraints			

Greenfield site	No	Designated employment area	No
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * 4 TPO points in the middle of the site			

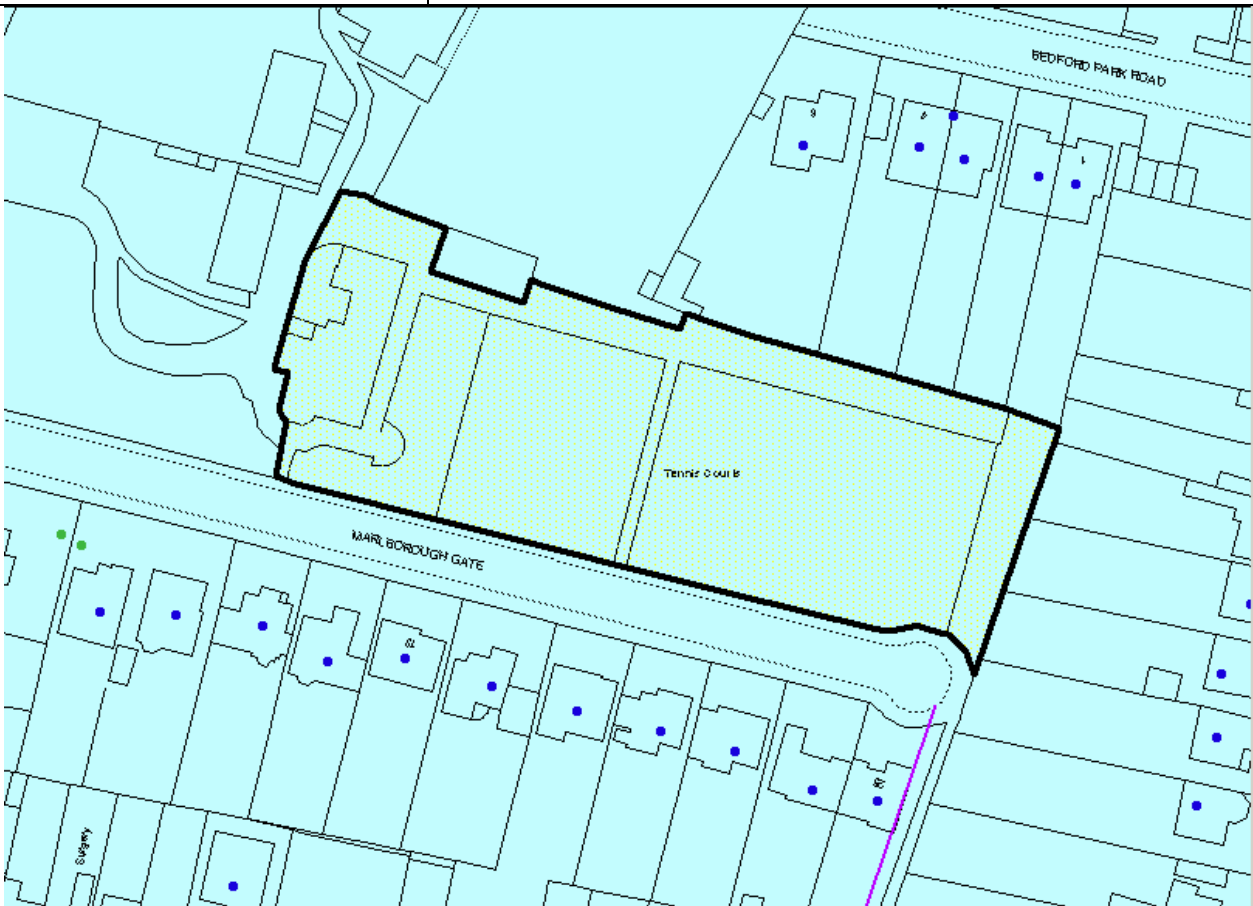
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. The site comprises a residential house (which is locally listed) and its garden. In 2004, an informal scheme for 18 Housing Association flats was considered to be overdevelopment of the site. There are no current plans to redevelop, in order to increase dwelling numbers. The site lies within the St Albans Conservation Area and there are 4 TPO points in the middle of the site and substantial trees along the northern boundary. Ground levels vary significantly between this site and adjoining land. There would also be access problems (access from the Scout Hut land on Sandpit Lane would not be suitable).

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-246
Site address (or brief description of broad location)	Loreto College, Hatfield Road/Lattimore Road (i.e. Marlborough House and the tennis courts)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Loreto College
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	0.46 ha
Category of site (e.g. employment land, garage court, green space etc)	Education

Current use(s)	Loreto school building and tennis courts adjacent.
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily residential areas on all sides, with other school facilities adjacent as well.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Previous discussions with the school.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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)	Yes*
Proximity of Listed Building(s)	No	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Perhaps	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* The large school building is locally listed.			
Policy Constraints			
Greenfield site	No	Designated employment area	No

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * School building and tennis courts have community value.			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No Although well located and with a substantial existing building forming part of the site, the realistic chances of dwelling gain are limited, given that the school has no current plans to redevelop and there is a lack of alternative options for tennis court provision on site.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-282
Site address (or brief description of broad location)	Land to the r/o Nos. 44 to 82 Campfield Road, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	Gemma Walker @ DLA
Area of site or broad location (hectares)	0.16 ha
Category of site (e.g. employment land, garage court, green space etc)	Open space

Current use(s)	Vacant area of scrub
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily a residential area to the south and east. The Alban Way to the north, with a large car park beyond and the Alban Way to the west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Pre-application contact with the agent.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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
Trees and Hedgerows	Yes	Other habitat/ green space	Yes
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Ecology Database Site 68/013 Alban Way adjacent			
Policy Constraints			
Greenfield site	Yes	Designated employment area	No

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints):			

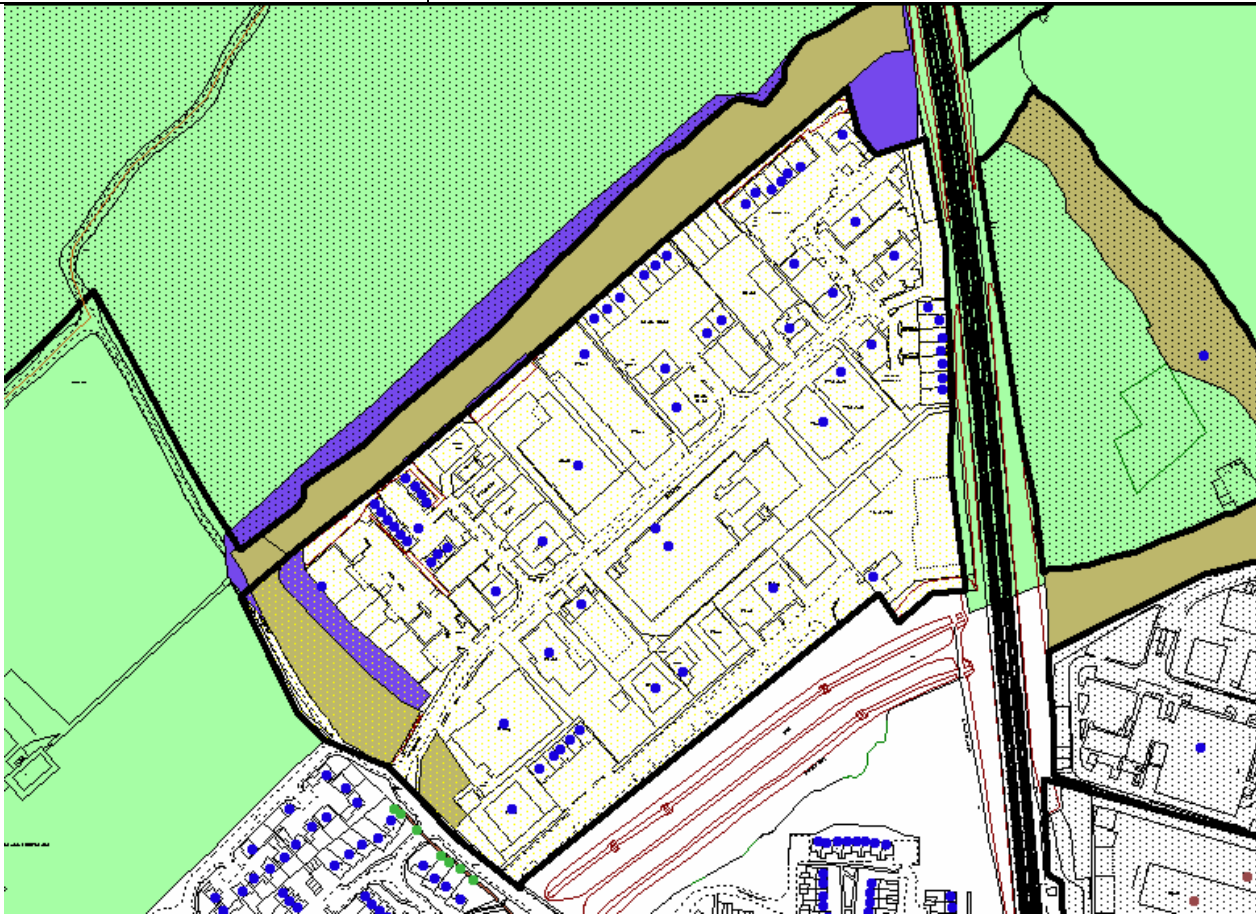
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. Pre-application discussions for two dwellings. However, the site has very limited potential given the large mature trees along its northern boundary, the narrowness of the access and the proximity of the Alban Way.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-301
Site address (or brief description of broad location)	Caxton Centre & Valley Road Industrial Estate, Porters Wood, St Albans



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	11.5 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	Mixed – B1, B2 and B8 uses.
Character of surrounding area (including adjoining land uses; site outlook etc)	Self-contained large industrial estate. Railway line to the east. Belt of trees, then open fields to the north. Belt of trees then residential area, to the west. Wood to the south.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient woodland	Yes*	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	Possible, but 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
Trees and Hedgerows	Yes	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	Yes*
Comments/observations (including details of other physical constraints or site designations) <p>* Ancient Woodland inside the western side of the site (either side of the entrance) and adjacent on the northern side.</p> <p>* Part of the site is inside ASR 24 Area Subject to a recording condition. Adjacent to AM9 Scheduled Ancient Monument Beech Bottom.</p> <p>* Railway line adjacent</p> <p>* County Wildlife Sites 68/004 and 68/005 adjacent</p> <p>* There is existing telecoms equipment on a large mobile phone mast. Due to lack of alternative sites close by, operators may utilise Code Powers to prevent removal of the tower.</p>			

This may constrain, but not prevent, residential redevelopment of the site.			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	Yes*	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Designated employment area (EMP8) in the adopted Local Plan (Policy 20). Scored Average overall and average for all categories except "Good" for Internal Environment in the 2006 Interim Employment Land Review. * TPO Woods inside the western side of the site (either side of the entrance) and adjacent on the northern side.			

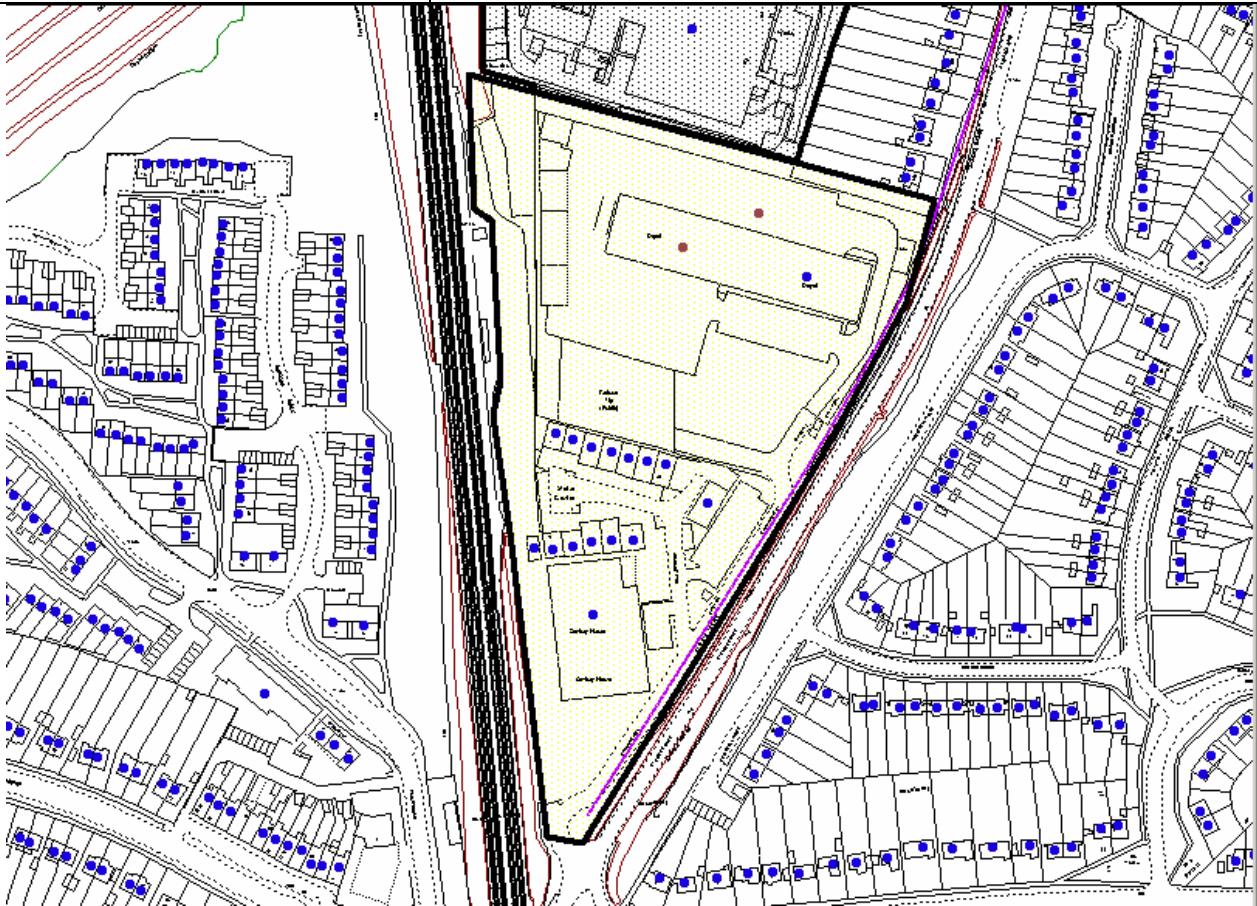
Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is a designated employment area (EMP8) which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. It is well-located, comprises previously developed land and could accommodate housing. However, it is a very large, successful employment area, which would result in a significant loss of employment floorspace if it were redeveloped for housing in its entirety. Furthermore, if only part of the site was redeveloped, this could result in undesirable conflict between the new housing and some of the existing employment uses. There is telecoms equipment on a large mobile phone mast within the site. Beech Bottom Scheduled Ancient Monument and wildlife site adjoin the site's southern boundary and there are existing trees along the western and northern boundaries. These could all constrain residential development.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-SA-302
Site address (or brief description of broad location)	Ronsons Way, St Albans (southern part of site EMP9. Northern part is SHLAA 256)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	TBC (part SADC owned)
Contact details - if different from above (e.g. agent, planning consultant etc)	
Area of site or broad location (hectares)	3.77 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment Land

Current use(s)	Mixed – B1, B2, B8 uses, including waste and recycling centre, light industrial and office uses.
Character of surrounding area (including adjoining land uses; site outlook etc)	Self-contained large business / industrial estate. Northern section over tree-line and bank, to the north. Railway line to the west. Residential areas over St Albans Road, to the south and east.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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	Sloping
Scheduled Ancient Monument	No	Ground contamination	Possible, but 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
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)	Yes*	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	No	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	TBC
Comments/observations (including details of other physical constraints or site designations)			
* Access is constrained by the railway and steep slopes onto St Albans Road. * The site contains a waste and recycling centre			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*

Site with social or community value (provide details)	Yes*	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): * Designated employment area (EMP9) in the adopted Local Plan (Policy 20). Scored Average overall and average for all categories except "Poor" for External Environment in the 2006 Interim Employment Land Review. * The site contains a waste and recycling centre			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is a designated employment area (EMP9) which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. It is well-located, comprises previously developed land and could accommodate housing. However, it is a very large employment area (with some modern employment premises), which would result in a significant loss of employment floorspace if it were redeveloped for housing in its entirety. Furthermore, if only part of the site was redeveloped, this could result in undesirable conflict between the new housing and the existing employment uses, particularly the County Council's waste and recycling centre (which itself would be difficult to relocate).

Current use(s)	Offices
Character of surrounding area (including adjoining land uses; site outlook etc)	Primarily a residential area.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Average Rated employment site in CHELR.
Planning History (including Local Plan Inquiries, LDF etc)	None relevant post 2000.

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)	Yes*
Proximity of Listed Building(s)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	No	Other habitat/ green space	No
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations)			
* Access appears to be narrow.			
* Care would have to be taken due to its Conservation Area location and Grade II Listed and Locally Listed buildings nearby. The buildings themselves are Locally Listed.			
Policy Constraints			
Greenfield site	No	Designated employment area	No*

Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No*
Comments/observations (including details of any other national, regional or local policy constraints): * Undesignated employment area. Scored Average overall and average for all categories except "Poor" for Internal Environment and "Good" for External Environment and Accessibility By Road in the 2006 Interim Employment Land Review. * Inside Policy 114 area			

Can any of the physical or policy constraints identified above, be overcome or could mitigation measures be introduced to reduce any potential impacts identified?	
Officers Conclusions - Stage 1 (i.e. should this site be given further consideration for housing development? If no, provide reasons)	No. This is an unallocated employment area within the Conservation Area which is classified as an 'average' site for employment uses in the interim Central Hertfordshire Employment Land Review. It is a well-located site, consisting of previously developed land. However the buildings themselves are Locally Listed and would not be suitable for conversion to residential uses.

SHLAA ASSESSMENT FORM – URBAN SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-U-W-2
Site address (or brief description of broad location)	York House, Place Farm, Station Road Wheathampstead (EMP6a)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.
 © Crown Copyright
 City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Hammersmatch Properties Ltd
Contact details - if different from above (e.g. agent, planning consultant etc)	Archer Architects
Area of site or broad location (hectares)	0.49 ha
Category of site (e.g. employment land, garage court, green space etc)	Employment land

Current use(s)	Offices – part of Employment Area (EMP6A)
Character of surrounding area (including adjoining land uses; site outlook etc)	Residential area to the north. Reed bed and the River Lea to the east. River Leas to the south, with pub car park and public car park beyond. Landscaped and treed area to the west and office buildings close by to the north west.
Method of site identification (e.g. proposed by landowner, Local Plan allocation etc).	Proposals for 12 dwellings discussed in the past, but no formal application submitted yet.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>General Planning History</u></p> <p>Archer Architects – Proposals for 12 dwellings discussed, but no formal submitted. Hayden Todd was the Officer.</p> <p>5/2003/2644 2, 3 & 4, Place Farm, Wheathampstead, AL4 8SB Demolition of existing and erection of eight townhouses This application has been withdrawn</p> <p>5/2003/2618 2, 3, 4, Place Farm, Wheathampstead, AL4 8SB Demolition of existing and erection of eight townhouses/atelier (work from home) units This application has been withdrawn</p> <p>5/2004/1379 2, 3 & 4, Place Farm, Wheathampstead, AL4 8SB Partial demolition of existing office buildings and erection of seven town houses with associated car parking This application was given the decision - DC4 Refusal on 24/08/2004 - Appeal Lodged: 15/10/2004 Inspectorate Ref:</p> <p>1. The proposal would involve residential development in an area allocated for employment purposes (EMP 6A). The proposal is contrary to the provisions of Policy 20 of the St. Albans District Local Plan Review 1994.</p> <p>2. By reason of the siting and location of the development, between two adjacent buildings in employment use and adjacent to an access to an employment use, the proposal would result in a poor quality of environment for the occupiers and fail to achieve an acceptable standard of layout. The proposal would conflict with provision of policies 69 (i) and 70 preamble of the St. Albans District Local Plan Review 1994.</p> <p>3. The proposed dwellings would be in close proximity to existing trees, which will shade the rear garden area. The future of these trees, which contribute to the character and amenity of this Conservation Area locality will be likely to be prejudiced. The proposal would conflict with the provisions of Policy 74 of the St. Albans District Local Plan Review 1994.</p> <p>4. Due to its location in an area of office development and the prejudicial effect on existing important trees, together with the use of inappropriate design features, including balconies and dormer windows, the proposal would fail to preserve or enhance the character of the Conservation Area and adversely affect the setting of the adjacent Listed building at Wheathampstead Place and The Bull. The proposal would conflict with Policy 85 (i) a), b), f), g), i) and Policy 86 (i) of the St. Albans District Local Plan Review 1994.</p> <p>5. Inadequate off-street car parking is provided contrary to Policies 39 and 40 of the St. Albans District Local Plan Review 1994.</p> <p>5/2004/1380 2, 3 & 4, Place Farm, Wheathampstead, AL4 8SB Partial demolition of office block This application was given the decision - DC4 Refusal on 24/08/2004 -</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	Yes*	SSSI	No
Ancient woodland	No	Local Nature Reserve	No
County Wildlife Site	Yes*	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)	Yes*	Historic Park or Garden	No
Air Quality Management Area	No	Conservation Area	Yes
Trees and Hedgerows	Yes	Other habitat/ green space	Yes*
Proximity to Hazardous Installations (as per Policy 84b)	No	Public Rights of Way	No
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	Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc (please give details)	None identified
Comments/observations (including details of other physical constraints or site designations) <p>* Approximately 50% of the site is in Flood Zone 3b (Functional Flood Plain), a further approx 20% is in Flood Zone 3a (High Probability) and a further approx 10% is in Flood Zone 2 (Medium Risk).</p> <p>* Part of site is inside County Wildlife Site 56/055</p> <p>* Green Space along riverside part of the site.</p> <p>* Numerous Grade II Listed buildings very close by to the west and north.</p>			
Policy Constraints			
Greenfield site	No	Designated employment area	Yes*
Site with social or community value (provide details)	No	Green spaces identified for protection in the Green Spaces Strategy	No
Tree Preservation Orders	No	Development would have an adverse effect on the St Albans City skyline (see Policy 114).	No
Comments/observations (including details of any other national, regional or local policy constraints): <p>* Policy 20 - Employment Area 6A Employment Land Review Interim Report 2006 – Rated Good overall.</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?	
--	--

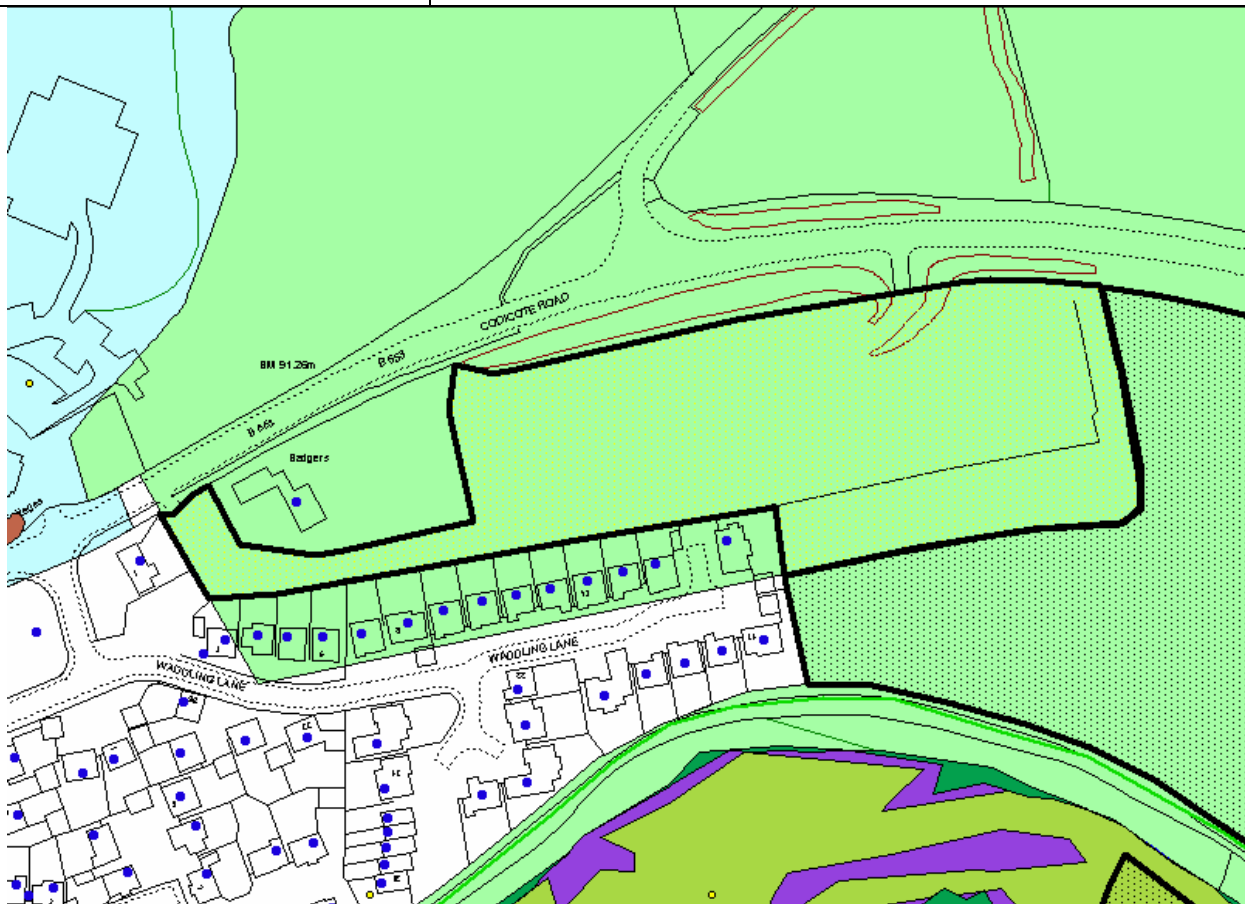
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>A scheme for 12 dwellings has been discussed, but no formal application has been received.</p> <p>These offices comprise a designated employment area (EMP 6A), which was rated as a 'good' site for employment uses in the Central Hertfordshire Employment Land Review. They constitute the only substantial concentration of offices in Wheathampstead, are well located and fit for purpose. Their loss, for what would only be modest dwelling gain, should therefore be resisted.</p> <p>Additionally, approximately 50% of the site is in Flood Zone 3b (Functional Flood Plain), a further approx 20% is in Flood Zone 3a (High Probability) and a further approx 10% is in Flood Zone 2 (Medium Risk).</p>
--	---

SHLAA ASSESSMENT FORM – GREEN BELT SITES

STAGE 1

SITE CHARACTERISTICS AND GENERAL INFORMATION

Unique Site Reference	SHLAA-GB-W-7
Site address (or brief description of broad location)	Land off Codicote Road, Wheathampstead (Former Murphy Chemicals Storage Yard)



All Maps have been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office.

© Crown Copyright

City and District of St Albans Licence No. LA 079227 2002

Ownership details - including whether freehold or lease and length of lease (if applicable)	Mr S Lewis, with an option to Marchfield Developments
Contact details - if different from above (e.g. agent, planning consultant etc)	Tim Waller / John Boyd, JB Planning Associates
Area of site or broad location (hectares)	0.85 Hectares
Category of site (e.g. agricultural etc)	Vacant/disused land.
Current use(s)	Vacant/disused land that was the Murphys Chemicals storage Yard and is now heavily wooded round its perimeter.
Character of surrounding area	This site lies below the road level of Codicote Road, which runs across

(including adjoining land uses; site outlook etc)	the north of the site and is well screened by woods on the site on all sides. There is also a high embankment screening the site from the east. New housing on the former Murphys Chemicals site at Waddling Lane lies to the south, open fields beyond the bank to the east and a residential property in large grounds to the west.
Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent for release from Green Belt in local plan review in 2002. Also proposed by agent for SHLAA.
Planning History (including Local Plan Inquiries, LDF etc)	<p><u>1992 Public Inquiry into the District Local Plan (Inspector's Report 1993)</u></p> <p>Land north-east of former Murphys Chemicals site</p> <p>The Council considered that the release of this land represented a potential for encroachment into the countryside and that the existing boundary was well defined along the southern edge of the old railway.</p> <p>The Inspector felt that, if the former chemicals site was developed, it was vital to maintain a substantial landscape buffer between it and Codicote Road. He considered that the land contributed to the open character of the area to the north of the southern edge of the former railway and consequently served a Green Belt purpose. In addition, a boundary adjustment would have given the Green Belt an awkward shape and its retention within the Green Belt was not considered to prejudice the overall future development of the chemicals site.</p> <p><u>General Planning History</u></p> <p>Green Belt Review 2003 "The topography of the site means that the visual impact of development would be limited. Housing to the south, Codicote Road to the north and a high embankment to the east provide strong visual barriers to the site. Development would not, therefore, place additional pressures on the open fields to the east.</p> <p>The site's character is more urban than rural (there is already an access road and hardstanding) and the site is clearly distinct from the surrounding fields beyond the landscape bund.</p> <p>Officers have already recommended that adjoining land should be excluded from the Green Belt. It would be logical to consider excluding the W1 site as well, in order to provide a more defensible long term Green Belt boundary."</p> <p>STAGE 2 "it would be an extension to the housing development already built on the former Murphys Chemicals site and cumulatively there could be a change in the character of the settlement.</p> <p>The site is within walking distance of the neighbourhood centre of Wheathampstead. However, the centre has declined dramatically over recent years, with very few retail units remaining. Similarly, whilst the site is in walking distance of a designated employment area, in reality the job opportunities in the village are limited.</p> <p>The site is not particularly large and much of the woodland etc would need to be retained. Unlikely to achieve medium to high housing densities, and certainly no more than what was achieved on the Murphys site.</p> <p>Could perhaps be suitable for some low impact, hi-tech industry, although the site lies in close proximity to housing, so environmental impact and protection of residential amenity could make its development problematic.</p> <p>This site lies in close proximity to the Wheathampstead Neighbourhood Centre. However, given the lack of facilities within the village (especially shops, secondary schools etc) development of the site would undoubtedly result in greater reliance on the private car. It would be possible to create a satisfactory residential environment with vehicular access and it may be possible to secure an element of affordable housing (assuming that the net developable area of the site remains above 0.5ha).</p> <p>Development of the site is not likely to have an adverse impact on the built environment, but it would be necessary to retain woodland, in the interests of visual amenity and nature conservation. The site is affected to some extent by traffic noise from Cory Wright Way and Codicote Road, although landscaping and planting could mitigate against this."</p> <p>Stage 3 "This is a borderline case. The Inspector at the 1992 Inquiry clearly felt that there were merits in retaining a landscaping buffer between the housing on the Murphys Chemicals site and Codicote Road. However, arguably development of the site would not be visually intrusive from the open countryside to the east, and Codicote Road itself could serve as a more defensible long term Green Belt boundary.</p> <p>The poor accessibility of the site to essential local services is of concern and may be</p>

	<p>sufficient justification to reject further housing development within Wheathampstead.</p> <p>Nevertheless, this is not one of the most sensitive Green Belt sites in the District, and it would be possible to create a satisfactory residential environment, which may include an element of affordable housing and public access through the wooded area to the east of the site."</p> <p>2003 Review Update - Was considered under Phase 1 of the Green Belt Boundaries Study. Officers recommended the site should be excluded from the Green Belt – but Members' resolved against this.</p>
Planning History (including Local Plan Inquiries, LDF etc)	<p>Correspondence in W1 file in 2005 between Alison Manning (SADC), Councillor Oxley, Herts Highways and Linda Middleton SADC Housing regarding possibilities for affordable housing and potential highways issues on the site, potential removal from the Green Belt etc.</p> <p>In summary:</p> <p>Due to speed of traffic on Codicote Road and sightlines, a roundabout will be needed, at significant cost. Sufficient developer contribution to the necessary highways alteration may be difficult to achieve for a high proportion or totally affordable housing development.</p> <p>There is a clear shortage and need for affordable housing in Wheathampstead in particular and the district as a whole.</p>

SITE SUITABILITY

Physical Constraints			
Area of flood risk	No	SSSI	No
Ancient Woodland	No	Local Nature Reserve	Yes*
County Wildlife Site	No	Poor access	Yes*
Site of Geological Importance	No	Steep slopes/uneven terrain	No
Scheduled Ancient Monument	No	Ground contamination	At least minor is likely
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)	Perhaps*
Development would cause demonstrable harm to the character and amenity of	No	Development would involve land that could otherwise help to meet the objectives of Watling Chase	No

surrounding areas/land uses		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.	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	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	No*
Removal of the site from the Green Belt would create additional development pressure on adjoining land	No*	Release of the site from the Green Belt would create a more clearly defined, robust long term boundary	Perhaps
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			No
<p>Comments/observations (including details of other physical constraints or site designations)</p> <ul style="list-style-type: none"> * Site of Conservation Interest 56/014 is on part of the south east corner of the site. * Due to speed of traffic on Codicote Road and sightlines, a roundabout is likely to be needed, at significant cost. Potential access to the west of 'Badgers' may be an alternative. * Site is currently very well screened on all sides by mature trees on site. * The number of trees on site constitutes a habitat / green space. * Codicote Road adjacent currently has high car use at high speeds, giving potential noise nuisance. A roundabout could reduce both noise and speed in the vicinity. * The cumulative impact of successive developments on the character of Wheathampstead needs to be considered. * Development would create some pressure on adjoining land to the east (although it separated in part by an existing landscape bund and trees). * Given recent housing developments on Waddling Lane as well as previously varied opinions from the 1992 Inspector, Green Belt Reviewers and others, the degree of definition of the current Green Belt boundary in the vicinity is debatable. 			
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 HCC Character Area 33	Site with social or community value (provide details)	No
Tree Preservation Orders	No	Greenfield site	No

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>	
<p>Officers Conclusions - Stage 1</p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>No.</p> <p>The key constraint to development on this site is the presence of a significant number of trees, which provide a natural visual barrier to existing residential development on the former Murphys Chemicals site from Cory Wright Way and the open countryside to the east. The trees/vegetation also constitutes a wildlife habitat and green space. A site of wildlife interest spans the south eastern corner of the site.</p> <p>Whilst the existing landscape bund to the east of the site would mitigate against visual intrusion into the open countryside beyond, part of the land put forward by the owners extends further eastwards and its development would constitute encroachment into open countryside. It would also create development pressure on land to the east (including Site 1).</p> <p>The site formed part of the storage yard for the Murphys Chemicals site and there is still vehicular access from Codicote Road. It is likely that there are ground contamination issues, which could affect development viability.</p>