

APPENDIX 1



Strategic Housing Land Availability Assessment 2008

Site Identification Form

St Albans City and District Council is currently undertaking a Strategic Housing Land Availability Assessment (SHLAA) covering the period 2008 – 2026. Full details of how the Council intends to carry out this Assessment can be found in the draft methodology statement, which accompanies this form (a copy of both are also available to download from the Council's website at www.stalbans.gov.uk/living/planning/local_plan.htm).

As a stakeholder in the SHLAA process, you are invited to put forward any sites or large areas of land (i.e. 'broad locations') that you would like the Council to consider in its SHLAA for possible housing development. Paragraph 7.10 of the methodology statement may help you to identify the potential types of housing site that the Council will be investigating.

Please complete a separate form (photocopies are acceptable) for each site or broad location that you wish to propose. If you do not know the answer to any particular questions on the form, please leave the relevant box blank. It is possible that the Council may need to contact you, to discuss your sites/broad locations in more detail, so please ensure that you provide us with your full contact details.

NB: Unfortunately, we cannot treat any of the information you provide as confidential.

It is important to note that not all sites will be appropriate for consideration as part of the SHLAA. As a general rule:

Please submit sites that:

- are likely to become available for housing development or redevelopment between now and 2026

Please do not submit sites that:

- are already included as a housing allocation in the St Albans District Local Plan Review (November 1994) – i.e. sites that are listed in 'saved' Policies 4 and 5.
- already have planning permission for development, unless a new and different proposal is likely in the future;
- are situated outside St Albans City and District's administrative area; or
- (For Green Belt sites), do not lie adjacent to one of the District's existing settlements.

It would be useful if you could also provide a map, which clearly identifies the boundary of your proposed site or broad location.

Completed forms (and maps) should be returned to: SHLAA Consultation, Planning Policy Team, St Albans City and District Council, Civic Centre, St Peter's Street, St Albans, Herts, AL1 3JE. Alternatively, you can email your form (and map) to: planningpolicy@stalbans.gov.uk

The closing date for submitting forms is: Friday 29th February 2008

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Site Identification Form		
Site address:		
For broad locations, please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.		
Ownership details:		
Please also indicate whether freehold or leasehold and length of lease. (NB: it is possible that a site or broad location may be under multiple ownership)		
Area of site or broad location (hectares)		
Current use(s)		
Are there any factors that could make the site or broad location unavailable for development? (Please provide any details in the boxes below)		
Ownership Constraints (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)		
Awaiting relocation of current use		
Level of developer interest (i.e. low, medium, high)		
Likely timeframe for development (i.e. completion) Please indicate if you anticipate that development may be split over different time periods.	2008-2011	
	2011-2016	
	2016-2021	
	2021-2026	
Are you aware of any particular constraints that might make the site or broad location unsuitable for development? (Please provide any details in the boxes below)		
Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.		
Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.		

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<p>Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders</p>	
<p>Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.</p>	
<p>If any constraints have been identified above, do you think that they could be overcome? If so, how?</p>	
<p>What is the estimated number of dwellings that could be provided on the site?</p> <p>You will need to take into account matters such as:</p> <ul style="list-style-type: none"> • Government guidance on appropriate site densities set out in PPS3; • the overall size and character of the site or broad location (including whether the type of development proposed would be compatible with the surrounding area); • whether the proposed development would be simply residential or a mixed use scheme; • the suitable housing mix for the site (e.g. the Council currently seeks 35% of dwellings to be 'affordable' on sites of 15 dwellings or more) <p>For large sites, and in the case of broad locations, it would be helpful if you were able to produce a sketch scheme to accompany your submission, which demonstrated the likely capacity, taking account of all the above points.</p>	
<p>Estimated Capacity (i.e. number of dwellings)</p>	
<p>Sketch scheme (submitted for information) Yes / No</p>	
<p>Is there any other information that you would like to provide in relation to your proposed site or broad location? If yes, please give details below (and continue on a separate sheet if necessary):</p>	

Contact Details:

<p>Name</p>	
<p>Company/Organisation (if relevant):</p>	
<p>Address:</p>	
<p>Telephone number:</p>	
<p>Email address:</p>	

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Please tick all of the following that apply to you:

The landowner	
Land agent	
Planning consultant	
Registered social landlord	
Developer	
Other	

It is possible that the Council may wish to contact you to discuss your proposed site or broad location in more detail or to find out more information about its suitability, availability or achievability for housing.

Would you be happy for the Council to contact you directly and/or meet with you to discuss your site in more detail?	Yes / No
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The SHLAA is an ongoing process, where involvement from stakeholders, landowners, developers, agents etc can prove invaluable.

Would you be interested in joining a Consultation Panel, which would meet at key stages in the SHLAA process? [Remit and membership of the Panel would need to be agreed, but could include: discussing ways of overcoming site constraints, providing advice on assessing site values, helping to determine windfall allowances for certain types of housing site etc]	Yes / No
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If you require any further information on the SHLAA process or have specific questions about completing the site identification form, please do not hesitate to contact the Planning Policy team on: 01727 866100 Ext 2736. Alternatively, you can email your questions to: a.manning@stalbans.gov.uk