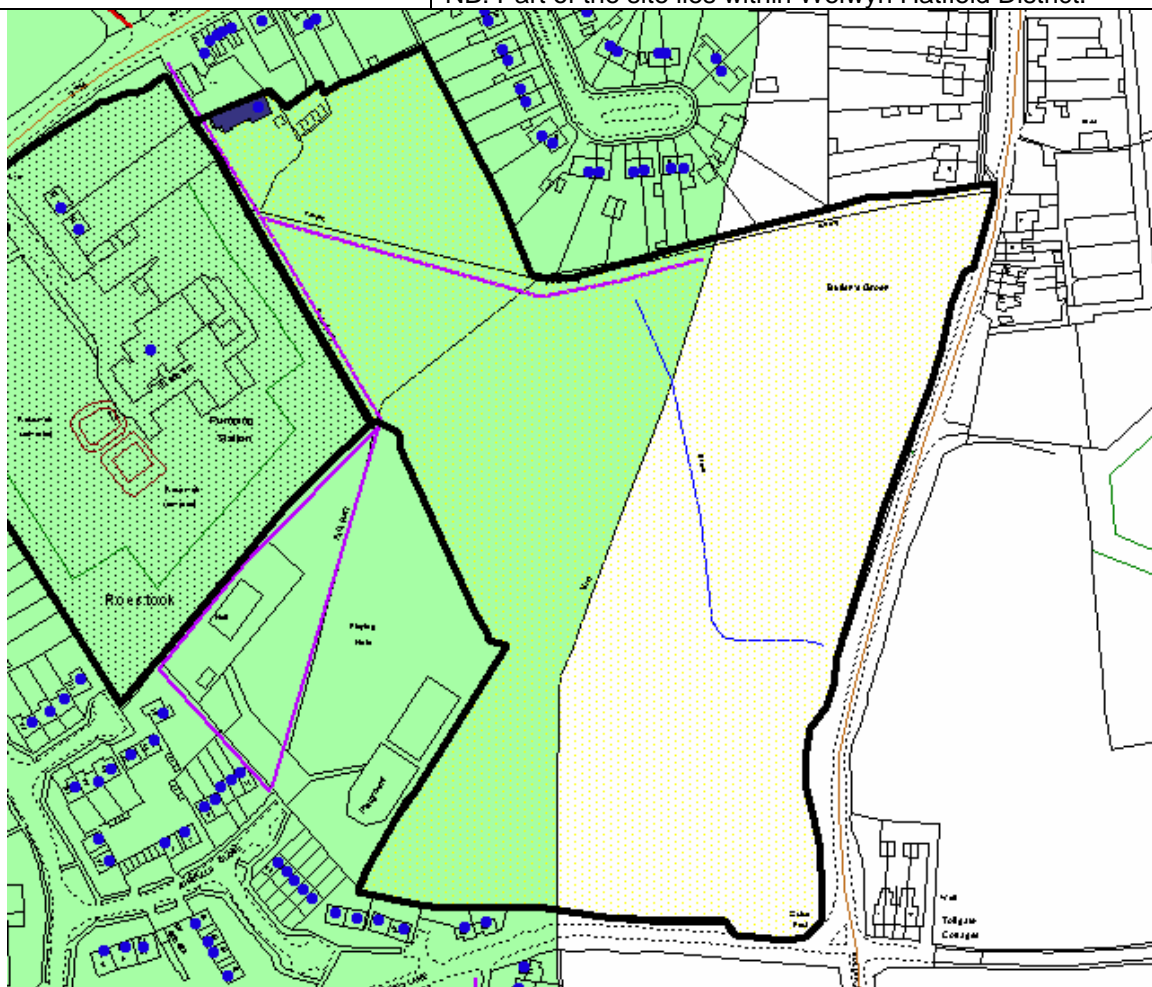


SHLAA ASSESSMENT FORM – GREEN BELT SITES

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.



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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>