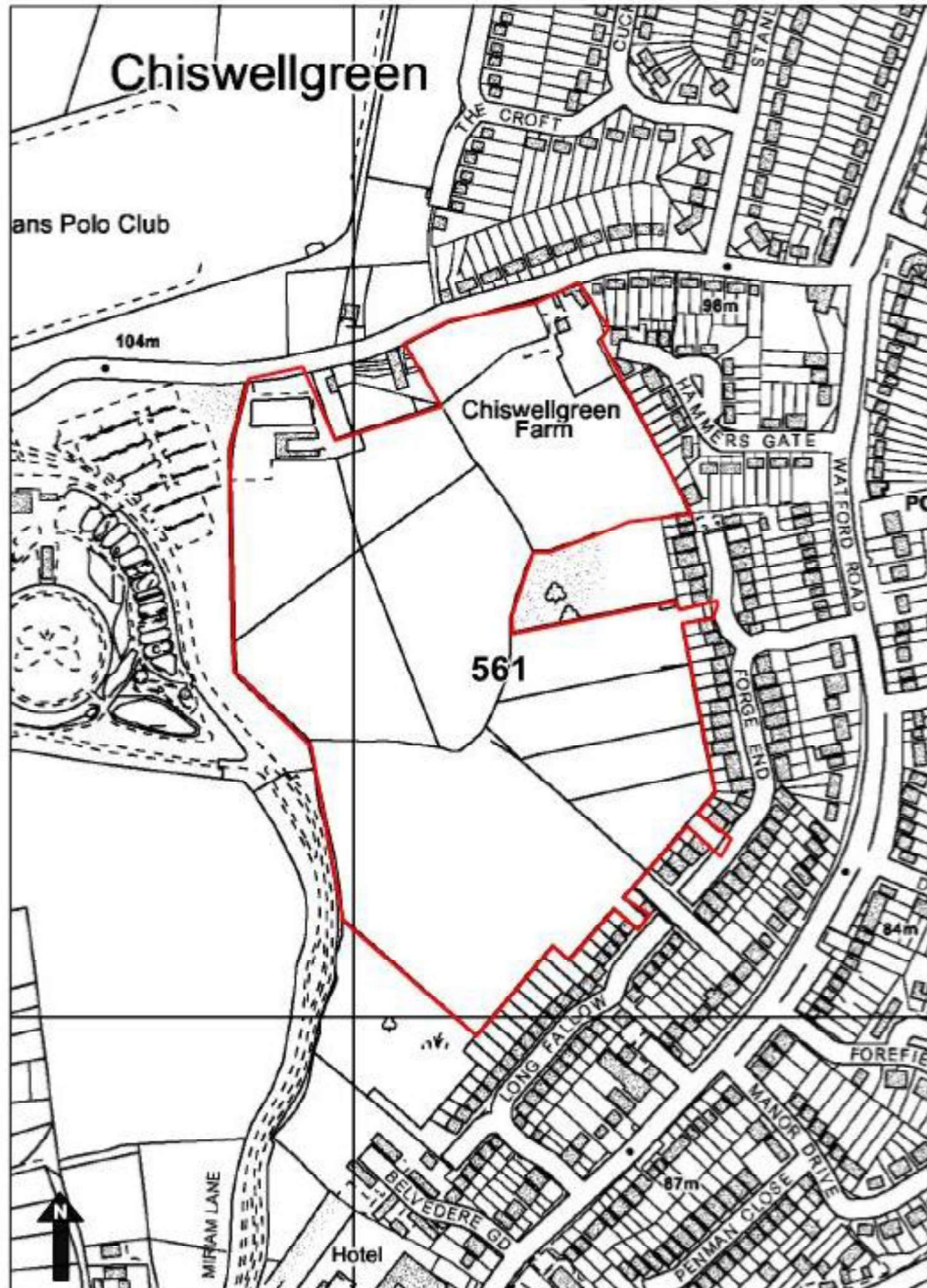


Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land at Chiswell Green
CG-561
14.7ha
40 dph on 60% of site – 353 dwellings
Submitted number of dwellings - 370 dwellings
SADC estimate - 365 dwellings

Diagram of
site



Land at Chiswell Green (CG-561)



Land at Chiswell Green (CG-561)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB25. The Review concludes

- “ The overall contribution of GB25 towards Green Belt purposes is:*
- To check the unrestricted sprawl of large built-up areas – limited or no*
 - To prevent neighbouring towns from merging – partial*
 - To assist in safeguarding the countryside from encroachment - significant*
 - To preserve the setting and special character of historic towns – partial*
 - To maintain existing settlement pattern – significant*

The parcel contributes to the strategic gap between St Albans and Watford. It is well maintained (relatively free of development) but contains the M25 and M1. The parcel is visible from the M1. There is no ribbon development although Butterfly World represents built development in the Green Belt. However, given the relationship between the parcel and the gap between Bricket Wood and Watford / Abbots Langley any reduction in openness would compromise the separation of settlements in physical and visual terms.

The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture medium sized fields bound by hedgerows and hedgerow trees. Ancient woodland and the coniferous plantation at Park Wood are located in the north. The M25, M1 and M10 represent the key urban influences which are highly audible intrusive. Settlement boundaries are generally strong. However Butterfly World represents development in the Green Belt to the west of Chiswell Green which interrupts the connection of land at the urban edge to the surrounding countryside. Land between this development and Chiswell Green displays higher levels of localised landscape enclosure. Levels of openness are generally high but subject to variation.

The parcel contains Potters Crouch Conservation Area. The Green Belt provides historic setting and views to and from the open countryside. However given the scale of the historic place contribution is partial.

The parcel contributes (with GB24B & GB29) to the primary local gap separating St Albans and Chiswell Green (2nd). This gap is narrow at 0.2km. It is well maintained (relatively free of development) and contains the M10 / A414. However landscape features and planting conceal the main road from settlements. There is limited visibility of the gap from the A414 however is evident from the Watford Road (B4630). The parcel also helps contribute (with GB26) to the secondary local gap between Chiswell Green and Bricket Wood (2nd). This gap is 1.1km. Given the scale of both gaps, any reduction would compromise the separation of settlements in physical and visual terms, as well as overall visual openness.

Next Steps

Enclosed land at Chiswell Green Lane at Chiswell Green is recommended for further assessment as a strategic sub-area (SA-S8). In light of the function of the strategic parcel, the sub-area identified on pasture land at Chiswell Green Lane displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west. This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider countryside and surroundings. At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the land makes a limited or no contribution towards all Green Belt purposes.”

	<p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Within the standard range of providing a contribution to other infrastructure provision or community.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	<p>GREEN</p>