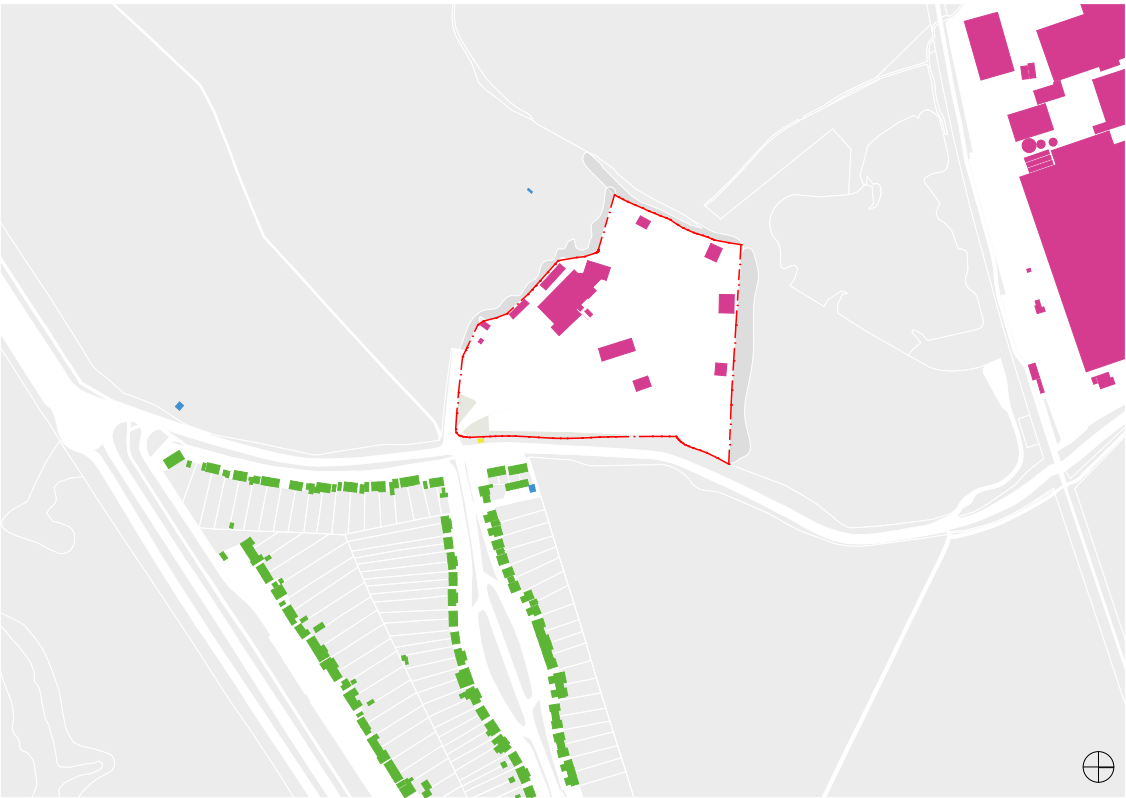


# 2.5 SITE ANALYSIS

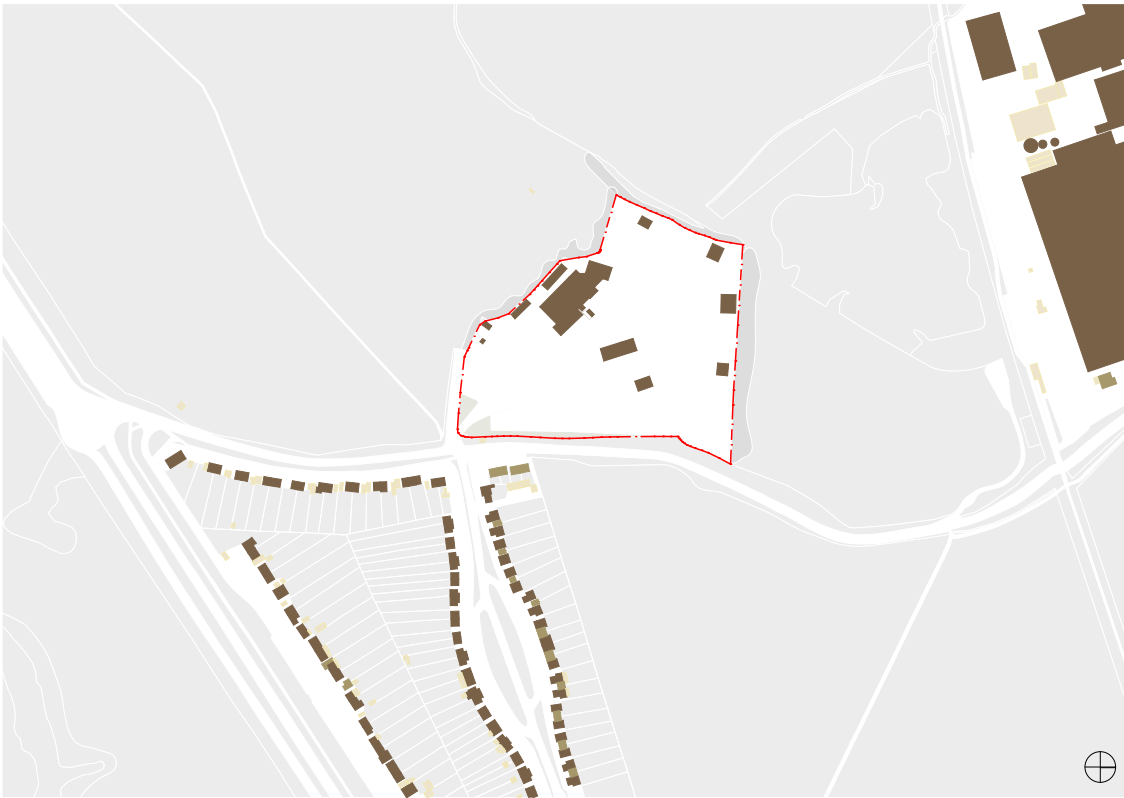
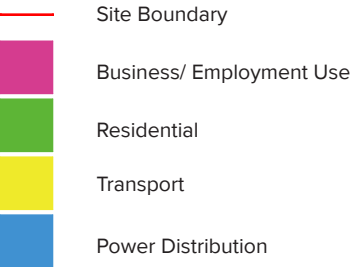
## 2.5 SITE ANALYSIS

In the locality, residential development tends to be predominantly two-storey with a few scrapings of single storey dwellings. These are located predominantly southeast of the site at Sleafshyde.

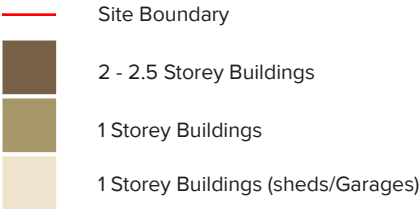
Situated to the north of the site, beyond the pond, are the industrial buildings ranging from 1½ storey green house nurseries to 2 storey employment warehouse buildings.



2.5.1 LAND USE



2.5.2 BUILDING HEIGHTS



2.5 SITE ANALYSIS

The character comprises a medium-scale landscape contained by adjacent urban areas and transport routes. There is a good network of hedges, field trees and tree belts to the urban areas that visually contain the largely arable character. Mineral extraction has created a number of disturbed and new landscapes that are still young. Areas of heath and semi-natural grassland are locally important at Colney Heath and Smallford gravel pits.

The site is characterised by a flat topography and existing dense vegetational buffer that contains the site well. As a brownfield site, landscape value is relatively low with exception of existing hedgerows and trees along the site’s perimeter.

Houses in adjacent Sleepshyde benefit from deep gardens with and open green space which include play areas.

The landscape is fragmented and despoiled by the A414, which cut across the vale Parts of the urban fringes of Colney Heath.

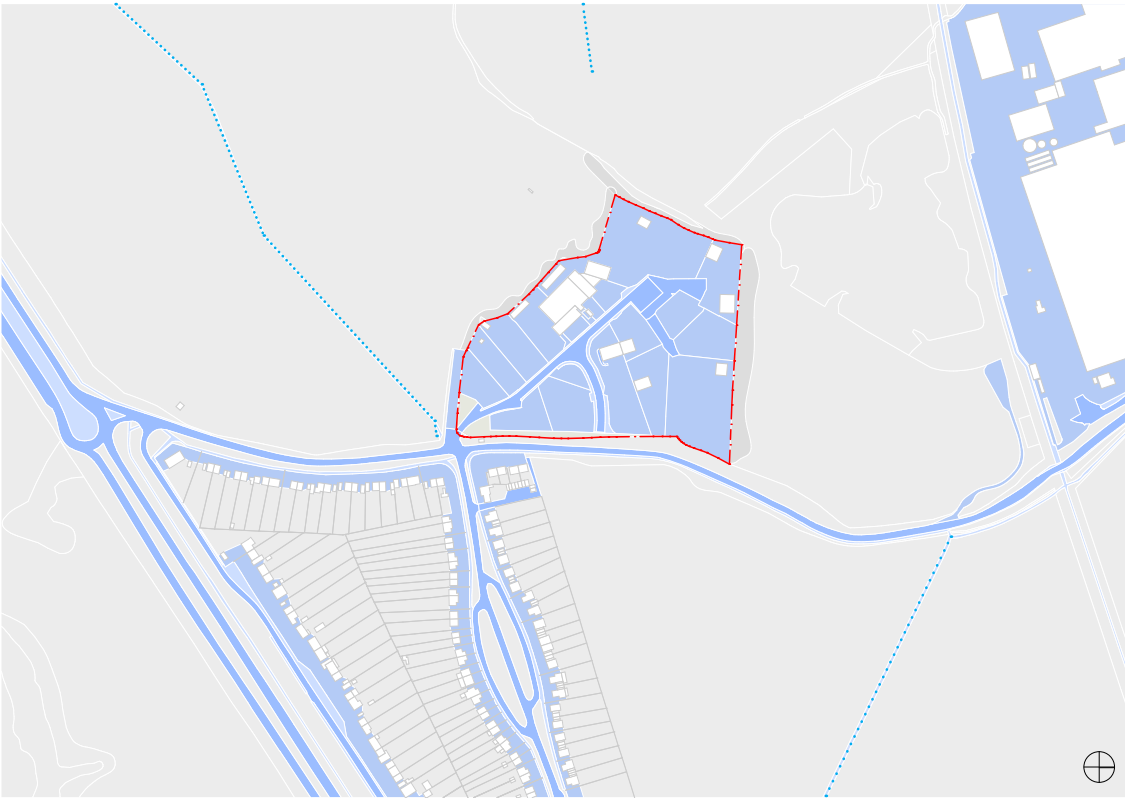
Several Public Rights of Way run adjacent or close to the site.

Refer to the related Landscape Visual Assessment report for further information.



2.5.3 GREEN INFRASTRUCTURE

- Site Boundary
- Open Countryside (Shrub land)
- Open Countryside (Field)
- Private Garden
- Dense Landscape Planting
- Water Body



2.5.4 CIRCULATION + ACCESS

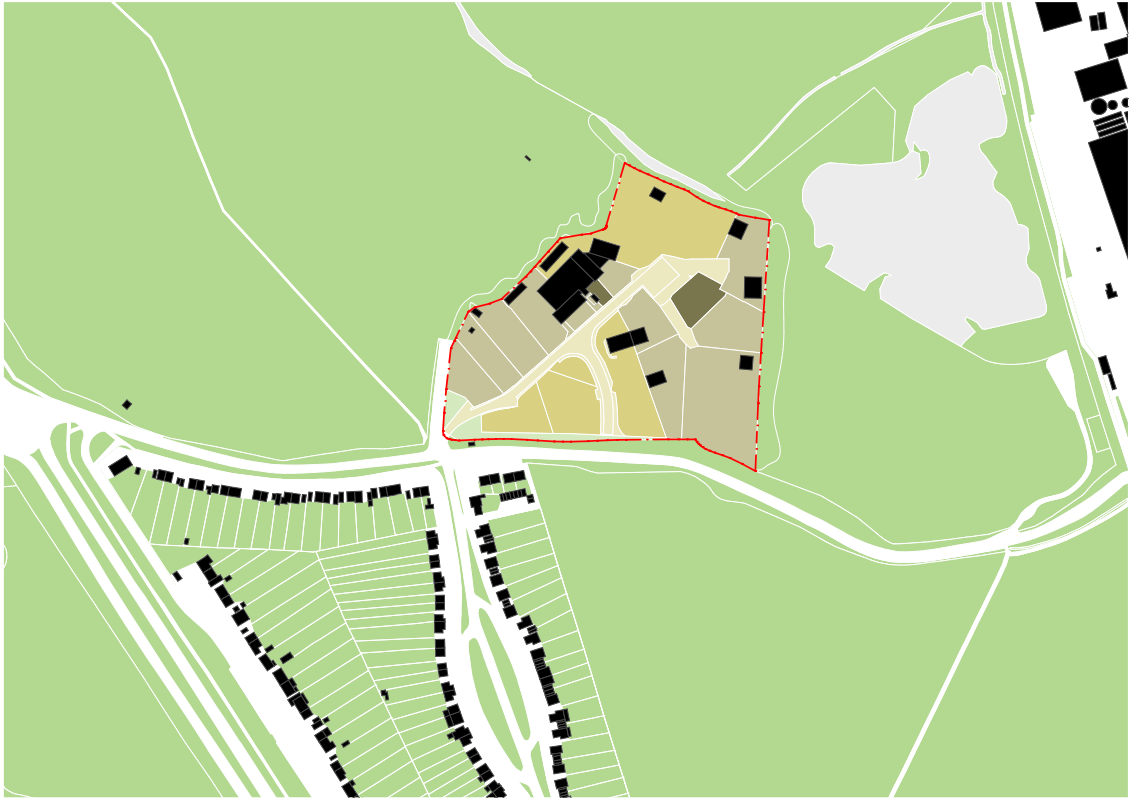
- Site Boundary
- Vehicular Access
- Restricted/Private Access
- Public Pedestrian Access
- Public Right of Way (PRoW)

2.5 SITE ANALYSIS

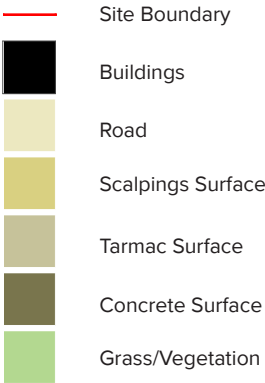
The site comprises Previously Developed Land. The existing surfaces present on site comprise predominantly hard surfaced areas, including tarmac, scalpings and concrete.

The site has been the subject of significant land modelling over the years as it has been adapted to meet the needs of Smallford Works. As a result significant portions of the land holding have been levelled to accommodate the industrial uses as well as the large areas of parking and hardstanding. These level platforms remain today.

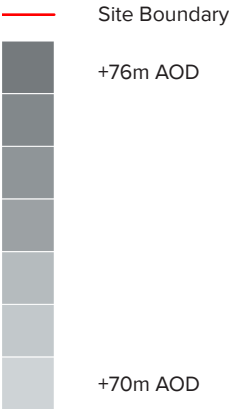
The local topography is flat, rising and falling not more than +/- 5m within a radius of approximately 1km around the site, The site lies between approximately 70 and 75m AOD



2.5.5 TOPOGRAPHY



2.5.6 LANDFORM



## 2.6 OPPORTUNITIES + CONSTRAINTS

### 2.6.1 OPPORTUNITIES

Good existing links to :

- the A414 (north orbital Road) in the south
- the A414 connects linking to junction 3 of the M1
- St Albans Town Centre and South Hatfield
- St Albans station which is approximately 3 miles away
- fast services to London St Pancras in 18 minutes.

To create and improve pedestrian connections to the countryside.

To create a new community by introducing residential development; on a well-connected and sustainable site

To improve ground and ecological conditions

No overlooking issues adjacent properties with good visual site cover

Site levels are relatively flat.

### 2.6.2 CONSTRAINTS

Proximity to the green belt

Existing community to the south-east

Existing employment uses on site

Access to the site (planning granted)

Existing mature trees and hedgerows around the site's edges.

