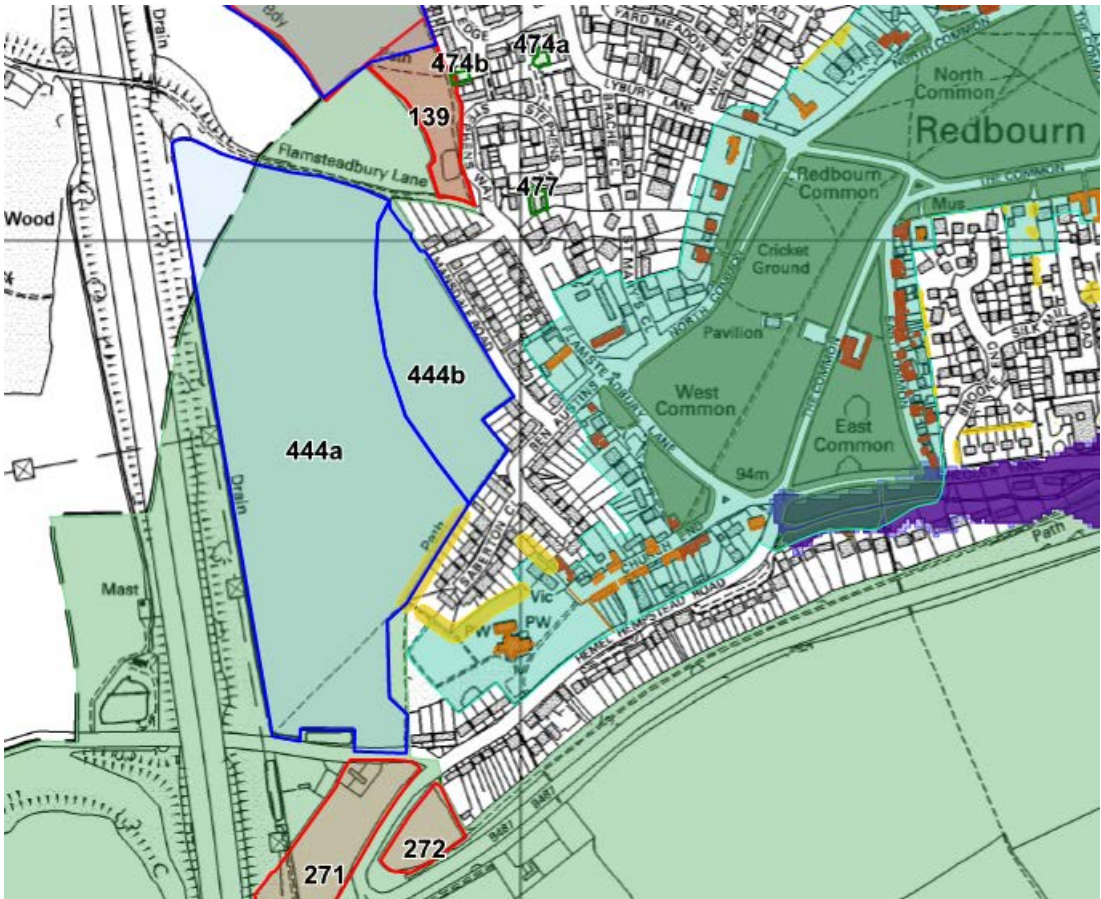


## SHLAA ASSESSMENT FORM – GREEN BELT SITES

### SITE CHARACTERISTICS AND GENERAL INFORMATION

Site Reference	SHLAA-GB-R-444a												
Site address (or brief description of broad location)	Land at Gaddesden Lane, Redbourn												
													
<p>Key:</p> <table border="0"> <tr> <td>Green Belt</td> <td>Local Wildlife Sites</td> <td>Conservation Area</td> <td>Listed Buildings</td> </tr> <tr> <td>Flood Zone 2</td> <td>Local Nature Reserves</td> <td>Landscape Conservation Area</td> <td>Locally Listed Buildings</td> </tr> <tr> <td>Flood Zone 3</td> <td>Ancient Woodland</td> <td>SSSI</td> <td>Tree Preservation Orders</td> </tr> </table> <p style="text-align: right;">© Crown copyright and database rights 2015 Ordnance Survey 100018953</p>		Green Belt	Local Wildlife Sites	Conservation Area	Listed Buildings	Flood Zone 2	Local Nature Reserves	Landscape Conservation Area	Locally Listed Buildings	Flood Zone 3	Ancient Woodland	SSSI	Tree Preservation Orders
Green Belt	Local Wildlife Sites	Conservation Area	Listed Buildings										
Flood Zone 2	Local Nature Reserves	Landscape Conservation Area	Locally Listed Buildings										
Flood Zone 3	Ancient Woodland	SSSI	Tree Preservation Orders										
Area of site or broad location (hectares)	11.76 Ha												
Ownership details:	Mr Richard Blair												
Contact details - if different from above (agent, consultant etc)	Mr Derek Bromley, Bidwells, St Albans												
Category of site (e.g. agricultural)	Agriculture.												
Current use(s)	Agriculture.												

Method of site identification (e.g. proposed by landowner etc)	Proposed by landowner via agent.
Planning History	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	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	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.	Limited or No	Scale and nature of development would be large enough to significantly change size and character of the settlement.	Limited or No

Development would result in neighbouring towns merging into one another.	Limited or No	Development would result in encroachment into open countryside.	Partial
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			No

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

<p><b>Council Comments</b></p> <p>(i.e. should this site be given further consideration for housing development? If no, provide reasons)</p>	<p>Yes – Potential*</p> <p>This site forms part of Small Scale Sub-Area (SA-SS2 – Land at southwest edge of Redbourn), taken from SKM's Green Belt Review Purposes Assessment (2013) (Council appointed consultants). SA-SS2 is an area within an overall strategic land parcel GB18B.</p> <p>The SKM report states,</p> <p>“The overall contribution of GB18B towards Green Belt purposes is:</p> <ul style="list-style-type: none"> <li>• To check the unrestricted sprawl of large built-up areas – limited or no</li> <li>• To prevent neighbouring towns from merging – limited or no</li> <li>• To assist in safeguarding the countryside from encroachment - partial</li> <li>• To preserve the setting and special character of historic towns – partial</li> <li>• To maintain existing settlement pattern – limited or no</li> </ul> <p>Land at southwest edge of Redbourn is recommended for further assessment as a small scale sub-area (SA-SS2). The sub-area is enclosed by the M1 to the west in the vicinity of Gaddesden Lane. Assessed in isolation this land makes a limited or no contribution towards checking sprawl, preventing merging, safeguarding the countryside, preserving setting or maintaining local gaps.”</p> <p>Details of the SKM Green Belt Review Purposes Assessment (2013) can be found at:  <a href="http://www.stalbans.gov.uk/planning/Planningpolicy/library/greenbelt.aspx">http://www.stalbans.gov.uk/planning/Planningpolicy/library/greenbelt.aspx</a></p>
<p>Council's estimated capacity</p>	<p>This site would be further assessed for potential housing development for part site only.</p>