



## Strategic Housing Land Availability Assessment

### Site Identification Form

St Albans City and District Council updates its Strategic Housing Land Availability Assessment (SHLAA) on an ongoing basis. Full details of the current (2009) SHLAA can be found at <http://www.stalbans.gov.uk/environment-and-planning/planning/policy/strategichousinglandavailabilityassessment.aspx>.

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.

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 2031

**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: Spatial Planning Team, St Albans City and District Council, Civic Centre, St Peter's Street, St Albans, Herts, AL1 3JE. We encourage you to email your form (and map) to: [planningpolicy@stalbans.gov.uk](mailto:planningpolicy@stalbans.gov.uk)

## Site Identification Form

<b>Site address:</b>  For broad locations, please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.		
<b>Ownership details:</b>  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)		
<b>Area of site or broad location (hectares)</b>		
<b>Current use(s)</b>		
<b>Are there any factors that could make the site or broad location unavailable for development?</b> (Please provide any details in the boxes below)		
<b>Ownership Constraints</b> (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)		
<b>Awaiting relocation of current use</b>		
<b>Level of developer interest (i.e. low, medium, high)</b>		
Likely timeframe for development (i.e. completion)  Please indicate if you anticipate that development may be split over different time periods.	To 2018	
	2019-2023	
	2024-onwards	
<b>Are you aware of any particular constraints that might make the site or broad location unsuitable for development?</b> (Please provide any details in the boxes below)		
<b>Environmental Constraints</b> e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.		
<b>Other Designations</b> e.g. Conservation Area, Listed Buildings, Archaeological Sites.		

<b>Physical Constraints</b> e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders	
<b>Policy Constraints</b> 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.	
<b>If any constraints have been identified above, do you think that they could be overcome? If so, how?</b>	
<p><b>What is the estimated number of dwellings that could be provided on the site?</b></p> <p>You will need to take into account matters such as:</p> <ul style="list-style-type: none"> <li>• appropriate site densities to reflect local circumstances.</li> <li>• 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);</li> <li>• whether the proposed development would be simply residential or a mixed use scheme;</li> <li>• 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)</li> </ul> <p>For large sites, and in the case of broad locations, it would be helpful if you were able to produce <b>a sketch scheme</b> to accompany your submission, which demonstrated the likely capacity, taking account of all the above points.</p>	
<b>Estimated Capacity</b> (i.e. number of dwellings)	
<b>Sketch scheme</b> (submitted for information) Yes / No	
<p><b>Is there any other information that you would like to provide in relation to your proposed site or broad location?</b> If yes, please give details below (and continue on a separate sheet if necessary):</p>	

**Contact Details:**

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

Please tick all of the following that apply to you:

<b>The landowner</b>	
<b>Land agent</b>	
<b>Planning consultant</b>	
<b>Registered social landlord</b>	
<b>Developer</b>	
<b>Other</b>	

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.

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

<b>Would you be interested in joining a SHLAA Consultation Panel?</b>	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 Spatial Planning team on: 01727 866100 Ext 2600. Alternatively, you can email your questions to: [planningpolicy@stalbans.gov.uk](mailto:planningpolicy@stalbans.gov.uk)

## Factual Update Pro Forma

*Following publication of the SHLAA 2009 SADC is seeking new information about sites already considered in the 2009 SHLAA that you consider is relevant and should be taken into account for the update.*

*Please use the space below to provide appropriate information and give reasons for the update.*

Site Ref:

*Please contact SADC if you are unsure of the Site reference*

Site Address:

Please provide details of factual updates for the Site:

*Please use additional Sheets if necessary*