

SHLAA ASSESSMENT FORM – URBAN SITES

SITE CHARACTERISTICS AND GENERAL INFORMATION													
Site Reference													
Site address (or brief description of broad location)													
<p>(Site Location Plan)</p>													
<p>Key:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"> Green Belt</td> <td style="width: 25%;"> Local Wildlife Sites</td> <td style="width: 25%;"> Conservation Area</td> <td style="width: 25%;"> 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; font-size: small;">© 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)													
Ownership details:													
Contact details - if different from above (agent, consultant etc.)													
Category of site (e.g. employment land, garage court, green space etc.)													
Current use(s)													

Method of site identification (e.g. proposed by landowner etc.)	
Planning History	

SITE SUITABILITY

Physical Constraints			
Area of flood risk		SSSI	
Ancient Woodland		Local Nature Reserve	
County Wildlife Site		Poor access	
Site of Geological Importance		Steep slopes/uneven terrain	
Scheduled Ancient Monument		Ground contamination	
Site for Local Preservation (archaeological)		Proximity of Locally Listed Building(s)	
Proximity of Listed Building(s)		Historic Park or Garden	
Air Quality Management Area		Conservation Area	
Tree and hedgerows		Other habitat/green space	
Proximity to Hazardous Installations (as per Policy 84b)		Public Right of Way	
Minerals and waste site (i.e. development would result in the sterilisation of mineral reserves)		Site is adversely affected by noise, air or other forms of pollution (e.g. major roads etc)	
Development would cause demonstrable harm to the character and amenity of surrounding areas/land uses		Utilities – e.g. electricity substations, pylons, telecom masts, underground pipelines, sewers etc	

Policy Constraints			
Greenfield site		Designated employment area	
Site with social or community value (provide details)		Green spaces identified for protection in the Green Spaces Strategy	
Tree Preservation Orders		Development would have an adverse effect on the St Albans City skyline	

Can any of the physical or policy constraints identified above, be overcome?	
Council Comments (i.e. should this site be given further consideration for housing development? If no, provide reasons)	
Council's estimated Capacity	