

## Appendix 2 – HELAA results by settlement

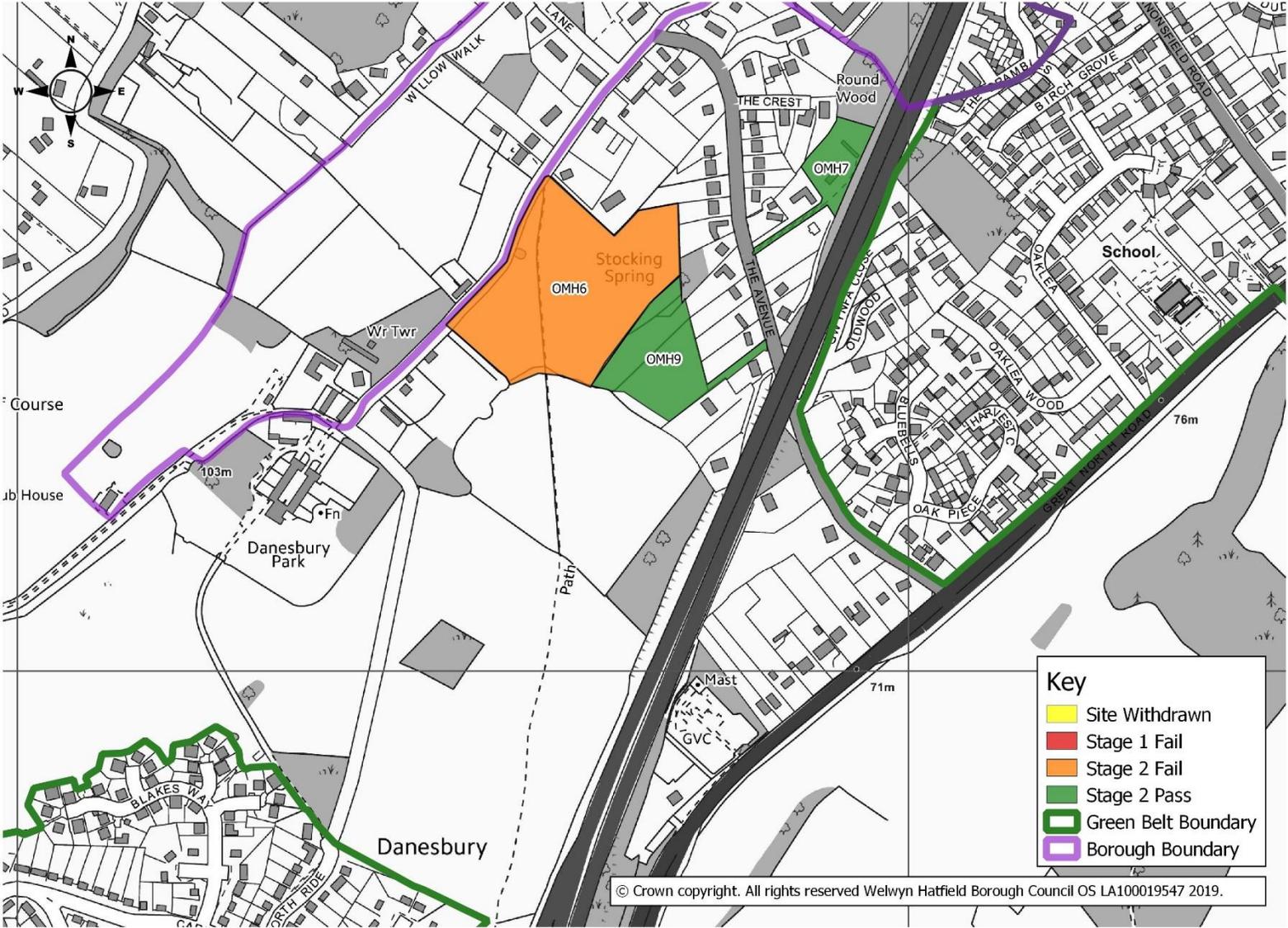
### Oaklands and Mardley Heath

This section includes a summary table of 3 sites promoted around Oaklands and Mardley Heath through the Call for Sites 2019. The table below sets out whether or not a site passed or failed the HELAA. If the site passed Stage 2, the concluded capacity is shown. A settlement map then illustrates the location of all the sites. This is followed by Stage 2 assessments for sites OMH6 and OMH9. One site (OMH7) was previously reviewed in the HELAA 2016 and this has been subject to review in 2019.

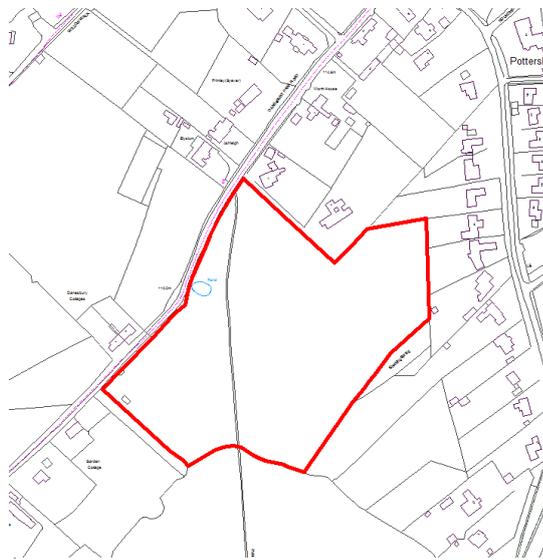
**Table 18: Oaklands and Mardley Heath HELAA results Summary Table**

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no.
OMH6	Land adjacent to Danesbury Lodge	Oaklands and Mardley Heath	Green Belt	Failed Stage 2	0	168
OMH7	22 The Avenue	Oaklands and Mardley Heath	Green Belt	Passed Stage 2	2	176
OMH9	Land r/o 19-23 The Avenue	Oaklands and Mardley Heath	Green Belt	Passed Stage 2	12	172

Figure 21 – Sites promoted through the Call for Sites 2019 – Oaklands and Mardley Heath



STAGE 2 ASSESSMENTS

Site Reference: OMH6		Site name: Land adjacent to Danesbury Lodge	
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<b>Site details</b>		
	Settlement	Oaklands and Mardley Heath	
	Ward	Welwyn east	
	Site area	3.43 hectares	
<b>Site context</b>			
Green Belt	Yes		
Previously developed	No		
Land use/character	Open parkland/rough grazing land with a tree lined right of way bisecting the site.		
Surrounding land uses and character	Open pasture land to the south with small woodland beyond, low density detached dwellings to the west, north and east.		
<b>Site promotion</b>			
Source of promotion	Landowner		
Land use promoted	Residential		
Site suitability	Comments		
<p><b>Policy constraints:</b></p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Minerals and Waste Local Plan</li> <li>National policy</li> </ul>	<p>District Plan (2005): GBSP1 and GBSP2: site is designated Green Belt; R14 Local Nature Reserves, R15 Wildlife Sites; R17 Trees; Woodland and Hedgerows; R29 Archaeology; M1 Integrating Transport and Land Use; D5 Design for Movement; RA1 Development in the Green Belt; RA10 Landscape Regions and Character Areas; RA25 Public Rights of Way; RA28 New Development using Rural Roads.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SADM2 Highway Network and Safety; SADM3 Sustainable Travel for All; SP11 Protection and enhancement of critical environmental assets; SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution; SP13 Infrastructure Delivery.</p> <p>Minerals Local Plan (2007): Policy 5 Mineral Sterilisation</p> <p>NPPF 2019: Section 9 Promoting Sustainable Transport; 15 Conserving and enhancing the natural environment; 16 Conserving and enhancing the historic environment; 17 Facilitating the sustainable use of minerals.</p> <p>Local Transport Plan 4: (2018).</p>		
<p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Hazardous risk</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Access from Danesbury Park Road, which is privately maintained although highway rights exist over it.</li> <li>Absence of footways along Danesbury Park Road and for much of The Avenue which leads to Danesbury Park Road.</li> <li>Public RoW (footpath 039) runs through the site, dividing the site into two parts. The RoW continues for part of Danesbury Park Road.</li> <li>No comments available from Thames Water at this stage due to the absence of a promoted housing number.</li> </ul>		

## Appendix 2 – HELAA results by settlement

OMH6	Land adjacent to Danesbury Lodge (continued)
<p><b>Physical constraints (continued):</b></p> <ul style="list-style-type: none"> <li>• Ground conditions</li> <li>• Contamination</li> <li>• Pollution</li> <li>• Flood risk</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• HCC Minerals note the potential for opportunistic extraction.</li> <li>• The site is entirely in Flood Zone 1 (lowest risk of fluvial flooding). Only 1% of the site at risk of surface water flooding (1:1,000yr)</li> <li>• Eastern edge of site within 150-200m of A1(M). Traffic noise likely to be intrusive. Issue of air quality would also need to be considered.</li> </ul>
<p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape Character Area 133a: Danesbury Settled Slopes. Undulating, south facing slopes, scattered residential settlement in large garden plots.</li> <li>• The site is divided by a substantial tree/hedgerow line and bounded by trees/hedgerows, there is a small pond on the north-western boundary adjacent to Danesbury Park Road.</li> <li>• 10 trees covered by TPO 1/1972 on site with further TPO's trees adjoining the site.</li> <li>• HCC Ecology note a bat roost record 100m to the west and potential for reptiles, nesting birds, badgers and great crested newts.</li> <li>• Within 600m of an Area of Archaeological Significance AAS6 - Possible Roman Settlement, Rollswood.</li> <li>• Danesbury Park Local Nature Reserve (LNR1) within 130m. Singlers Marsh LNR5/WS5 beyond to south-west.</li> <li>• The site adjoins Wildlife Site WS18 Grassland East of Danesbury Hospital to the south. Wildlife site WS22 Danesbury Icehouse is within 150m and Wildlife site WS14 Danesbury Park is within 165m.</li> <li>• Heritage: Within 140m of Grade II listed The Old House, 12 Danesbury Park Road and 275m of Grade II listed Danesbury Hospital.</li> <li>• Residential environment/amenity: Noise/air quality issues due to proximity to the A1(M).</li> </ul>
<p><b>Contribution to regeneration priority areas</b></p>	<p>None.</p>
<p><b>Likely market attractiveness for the use proposed</b></p>	<p>Promoter indicates approaches received from developers although no agreements in place. Location is likely to be attractive to the market due to the site's proximity to the two high demand villages of Oaklands and Mardley Heath and Welwyn.</p>

## Appendix 2 – HELAA results by settlement

OMH6		Land adjacent to Danesbury Lodge (continued)	
Availability		Site capacity	
Site ownership	Single landowner Promoter indicates site would be available within 5 years.	Promoted	Estimated capacity - not initially specified (Up to 40 dwellings subsequently indicated, plus affordable housing. Also an offer to transfer other land, e.g. for nature reserve).
Any known constraints	Various charges and restrictive covenants on the land including restrictions on use and development. The need for mutual agreement is noted by the promoter (to overcome the impediment).	HELAA Scenario/ methodology	Between 2ha and 6ha so 30dph = 103 dwellings
		Other comments	Developable area reduced to 2.3ha to provide a buffer around protected trees and allow for the retention of the RoW route across site. A lower density of 25dph on this smaller area would allow for buffers to wildlife site (58 dwellings). However, site unsuitable so capacity zero.
Achievability and deliverability			
Landowner timescales	Landowner delivery timescales – not known	HELAA capacity	Nil
Comments	Ability to secure agreement with third party could affect achievability within the plan period.	HELAA density	N/A
Viability issues	Promoter considers 10+ dwellings would be viable		.
Deliverability estimate	N/A		
Conclusions			
<p>Danesbury Park Road (and The Avenue) are privately maintained roads although highway rights exist. Road widths are limited with no footways/lighting provided. Distances involved for walking are significant, and would be prejudicial to the safety of pedestrians and cyclists. Safe and suitable access to the site for pedestrians and cyclists cannot therefore be achieved and the site's location is unlikely to support modal shift away from the car or encourage movements by sustainable transport modes.</p> <p>Any intensification of use of The Avenue and Great North Road junction would need to demonstrate that the right hand turn lane provided remains sufficient to fully accommodate movements associated with development.</p> <p>A public footpath (039) cuts through the site, which any proposed layout would need to accommodate – this would impact on access points to Danesbury Park Road.</p> <p>HCC Minerals records indicate sand and gravel reserves and would encourage opportunistic extraction should the site be developed.</p>			

## Appendix 2 – HELAA results by settlement

OMH6		Land adjacent to Danesbury Lodge (continued)					
Conclusions							
<p>The A1(M) lies within 150-200m of the site. At planning application stage, noise and air quality surveys and reports will be required to ensure development can deliver a healthy environment that satisfies the requirements of the local planning authority.</p> <p>The site lies within 600m of an Area of Archaeological Significance (AAS6). HCC Archaeology advises that an Archaeological Assessment at either the pre-application or pre-determination stage would be required at planning application stage.</p> <p>10 trees on site are protected by a Tree Preservation Order (TPO1 1972 – T166 to T175). The potential net developable area of the site has been reduced to allow for the retention of trees and buffering for protection.</p> <p>The site lies adjacent to a Wildlife Site WS18 and in close proximity to others WS14, WS22 and LNR1. A buffer on the southern boundary to the adjoining wildlife site WS18 would be required. The site has habitat potential for reptiles, nesting birds, badgers and great crested newts. Bat roost noted within 100m of the site. HCC Ecology advise that a Preliminary Ecological Appraisal will be required (at planning application stage). The dividing hedgerow through the site should be retained if possible. Opportunity to ensure and enhance habitats connecting with existing mature trees, hedgerows and grassland. If whole site or a significant area is lost to development, biodiversity offsetting to mitigate for loss of semi-natural habitats should be considered. Light spill on adjacent trees/woody habitats should be avoided.</p> <p>The site is not considered suitable - it is not served by safe and suitable pedestrian pathways or cyclist routes and neither could they be provided (within the land-ownership of the promoter). The site's location would not contribute to the objectives of LTP4 to achieve modal shift away from the car, encourage movements by sustainable transport modes, reduce travel demand and ensure access is safe, suitable for all people.</p> <p>Whilst the promoter is willing to make the site available within 5 years, the land is subject to various charges and restrictive covenants. Promoter indicates the need for a mutual agreement to resolve these issues. However, as the site is not considered suitable, this has not been explored any further at this plan making stage. (A proposal relating to additional land is not considered relevant to the consideration of whether this site is suitable for residential use).</p>							
Suitable	No	Available	Uncertain	Achievable	Uncertain	Deliverability timescale	N/A (not suitable)

## Appendix 2 – HELAA results by settlement

Site Reference: OMH9		Site name: Land at 19-23 The Avenue	
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<b>Site details</b>		
	Settlement:	Oaklands and Mardley Heath	
	Ward:	Welwyn West	
	Site area:	1.1ha (0.94ha originally promoted – changes noted on map and on next page)	
<b>Site context</b>			
Green Belt / Urban:	Green Belt		
Previously developed:	No		
Land use/character:	Vacant land (grassland, trees)		
Surrounding land uses and character:	To the north-east and south-east are residential dwellings and gardens. Small woodland/group of trees (south-west) and a wildlife site (west). To the north-west is open parkland.		
<b>Site promotion</b>			
Source of promotion:	Developer		
Land use promoted:	Housing		
Site suitability considerations	Comments		
<p>Policy framework:</p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul>	<ul style="list-style-type: none"> <li>District Plan (2005): Sustainable Development (SD1), Green Belt (GBSP1), Towns and Specified Settlements (GBSP2), Protection of Ground and Surface Water (R7), Biodiversity and Development (R11), Wildlife Sites (R15), Air Quality (R18), Noise and Vibration Pollution (R19), Light Pollution (R20), Landscape Character Area (RA10), Quality of Design (D1), Continuity and Context (D3),</li> <li>Draft Local Plan (2016): Settlement Strategy and Green Belt boundaries (SP3), Amenity and Layout (SADM11), Parking, Servicing and Refuse (SADM12), Place making and High Quality Design (SP9)</li> <li>Minerals LP (2007): Not in a preferred area</li> <li>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition</li> <li>NPPF (2019): Section 15: Conserving and enhancing the Natural Environment</li> <li>Local Transport Plan 4: May 2018</li> </ul>		

## Appendix 2 – HELAA results by settlement

OMH9	Land at 19-23 The Avenue (continued)
<p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>• Access to the site</li> <li>• Infrastructure location/capacity</li> <li>• Ground conditions</li> <li>• Contamination</li> <li>• Pollution</li> <li>• Flood risk</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular access from The Avenue, between 17 and 19 the Avenue.</li> <li>• Currently, pedestrian access from the footpath to the south stops approximately 22m away from the site entrance.</li> <li>• The site adjoins the rear and side boundaries of a number of residential properties/gardens on the west side of The Avenue.</li> <li>• HCC Highways raises no significant issues at this plan-making stage.</li> <li>• Thames Water do not envisage infrastructure concerns regarding wastewater networks</li> <li>• The site is in Flood Zone 1 (lowest risk of fluvial flooding)</li> <li>• Small part of site at risk of surface water flooding (1% 1:30yr; 1% 1:100yr; 3% 1:1,000yr)</li> </ul>
<p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• LCA 133a Danesbury Settles Slopes characterised by enclosed spaces with limited views by typography and boundary vegetation. The site is grassland with bordering trees and hedgerows. Site is elevated to the west, with levels falling down towards The Avenue.</li> <li>• To the western boundary is a group of trees that are part of Tree Preservation Order 1, Group 5 (1972). These trees also form the separating line between the site and adjoining Wildlife Site.</li> <li>• Wildlife Site 18 (Grassland East of Danesbury Hospital) adjoins the site on the west border.</li> <li>• Within 2.8 km of Sherrardspark Wood SSSI and in an impact zone, however, development of the scale and nature promoted would not trigger a Natural England consultation at planning application stage.</li> <li>• Within 280m from Grade II Listed Building 'The Old House'.</li> <li>• Potential for noise due to the proximity of the site to the A1(M).</li> </ul>
<p><b>Contribution to regeneration priority areas</b></p>	<p>N/A</p>
<p><b>Likely market attractiveness for the use proposed</b></p>	<p>Source of promotion is from a developer. Position close to the A1(M) could affect attractiveness of site to market.</p>

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OMH9		Land at 19-23 The Avenue (continued)	
<b>Availability</b>		<b>Site capacity</b>	
Site ownership	Multiple Landowners. Promoters of (amended) site have indicated a willingness to work together to bring the (slightly larger) site forward	Promoted	7 Dwellings (6dph). (Note: since the original 2019 site promotion, part of the site has been removed and an alternative area added –changes are shown with a dotted line and shaded area on site map). Site area now circa. 1.1ha
Any known constraints	Restrictive Covenants present which could affect use of the site. Promoter has indicated that due to age and nature of covenants, steps can be taken to protect against these (if they are capable of being enforced).	HELAA Scenario/ methodology  Other comments	Under 2 ha so 40dph (44 dwellings)  Net developable area reduced by 0.3ha to provide a buffer to TPO trees/Wildlife Site beyond. Density reduced to 15dph to allow for buffering as part of noise mitigation measures due to the proximity to the A1(M), sloping nature of site and 'backland' relationship to existing dwellings in The Avenue.
<b>Achievability and deliverability</b>			
Landowner timescales	1-5 years	HELAA capacity	12 dwellings
Comments	LPA evidence - delivery of a site of this size within 5 years achievable		
Viability issues	No known issues	HELAA density	15dph (on reduced developable area of 0.8ha)
Deliverability estimate	1-5 years		
<b>Conclusions</b>			
<p>The site contains undeveloped vacant land to the rear of residential properties at 19-27 The Avenue. The site area has been modified subsequent to the original promotion. These changes are shown on the site map with this assessment. The effect has been to exclude one area of land to the south-west boundary (shown with a red dotted line) and include an additional area of land along the north-east boundary (shown in a red shaded tone).</p> <p>Whilst HCC Highways raise no significant issues at this stage, it should be noted that any development will need to comply with the requirements of Roads in Hertfordshire. Safe and appropriate access including for emergency and service vehicles, minimum carriageway widths and the types of permitted road connections will be assessed in light of the scale of development being proposed at planning application stage. Visibility from any access will need to be provided in accordance with Manual for Streets.</p> <p>However, it is noted that The Avenue is a private road and no footways are currently in place to the west of the A1(M) in order to serve this site. A lack of provision of approximately 26m for pedestrians (and cyclists) would be unlikely to encourage modal shift to sustainable transport modes and ensure access is safe and suitable for all highway users.</p>			

## Appendix 2 – HELAA results by settlement

OMH9				Land at 19-23 The Avenue (continued)			
Conclusions							
<p>As this is over a limited and visible stretch of roadway it is possible pedestrians and cyclists could still access the site. Should the access road into the site not meet standards for adoption, a private access arrangement would arise.</p> <p>Amenity issues for the site arise from the proximity of the A1(M) which means noise is likely to be a constraint on the site. Environmental Health has indicated that at planning application stage, a noise survey would be required and a report would need to demonstrate that future occupants would not be adversely affected and that satisfactory internal and external residential environments can be delivered. In light of this (and other) constraint(s), adjustments have been made to the estimated developable area and the density estimate to take account of the need for mitigation measures to be put in place.</p> <p>HCC Ecology advise that there is a badger road casualty record to the east and there may be potential for nesting birds in trees and roosting bats in mature trees on the site if suitable features are present. A Preliminary Ecological Appraisal may be required at planning application stage.</p> <p>A buffer to the TPO area (TPO1 G5) to the south-west of the site boundary will need to be accommodated within detailed proposals. A wildlife site lies beyond the TPO area the south-west of the site. Biodiversity net gain measures such as native planning, habitat boxes and orchard tree planting should be considered.</p> <p>Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage, however, liaison with Thames Water is advisable at earliest opportunity to agree phasing of any development. HCC Archaeology have advised that the archaeological interest of the site can be conserved by appropriate planning requirements.</p> <p>The site is considered suitable for a limited level of development. The need to allow for buffers along the boundaries of the site to take account of the adjacent TPO area, the relationship to the A1(M) and with neighbouring properties along The Avenue and, excluding the route of access, results in a reduced (estimated) net developable area of approximately 0.8ha. The density has also been moderated at this plan making stage to 15dph to allow for a sensitive design and layout which addresses the need for noise mitigation measures, the topography of the site and the relationship to existing low density development along The Avenue. The lack of pedestrian footways along a (26m) stretch of The Avenue to provide access towards settlement facilities (e.g. school, shops) is also a factor in concluding that only a limited level of development would be appropriate in this location.</p> <p>Development is considered achievable and deliverable in 1-5 years of the plan period.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1–5 years

