

Appendix 2 – HELAA results by settlement

Digswell

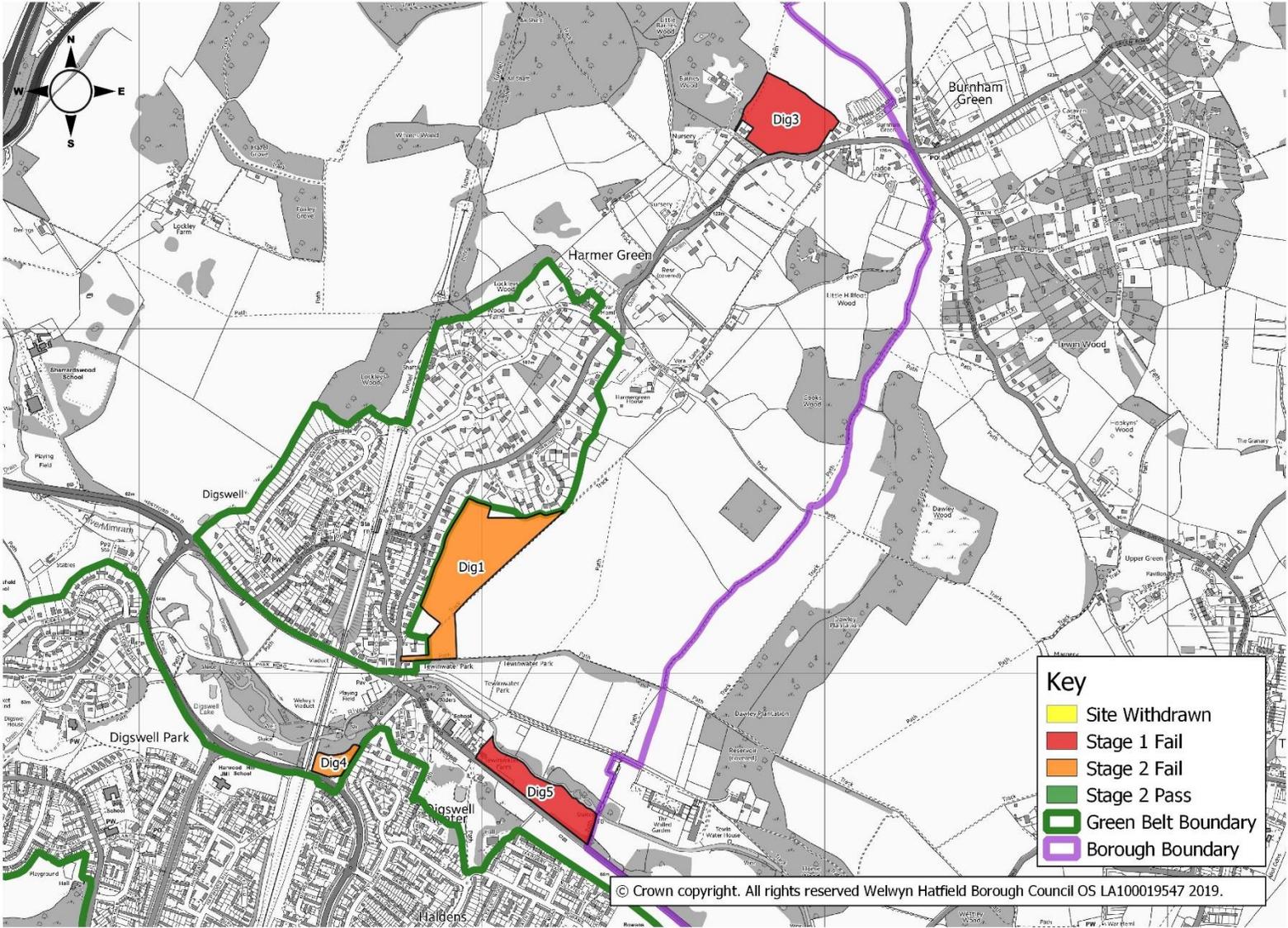
This section includes a summary table of 4 sites promoted around Digswell through the Call for Sites 2019. The table below sets out whether a site passed or failed the HELAA. A settlement map then illustrates the location of all the sites.

Two sites, Dig1 and Dig4, were previously reviewed in the HELAA 2016 and these have been subject to review in 2019. Two sites failed the Stage 1 assessment for the reasons stated in the table below and as described in the methodology.

Table 20: Digswell HELAA results summary table

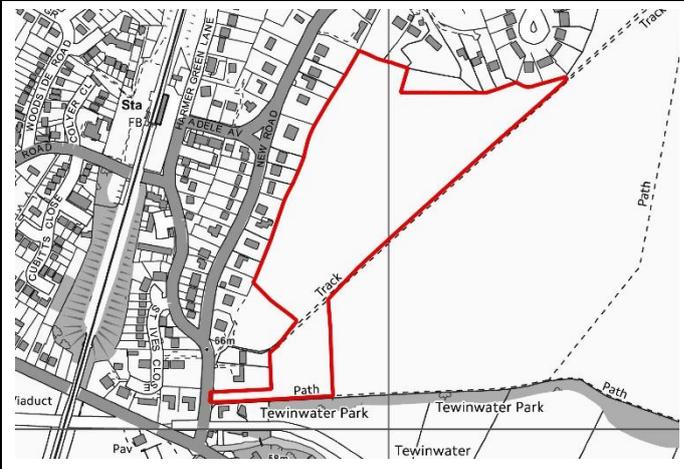
HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no.
Dig1	Land east of 2 New Road	Digswell	Green Belt	Failed Stage 2	0	209
Dig3	Land north of Harmer Green Lane	Digswell	Green Belt	Failed Stage 1	Site does not adjoin an excluded settlement	N/A
Dig4	Land at junction of Digswell Lane and Bessemer Road	Digswell	Green Belt	Failed Stage 2	0	210
Dig5	Adjacent 76 Hertford Road	Digswell	Green Belt	Failed Stage 1	Site does not adjoin an excluded settlement	N/A

Figure 23 – Sites promoted through the Call for Sites 2019 – Digswell

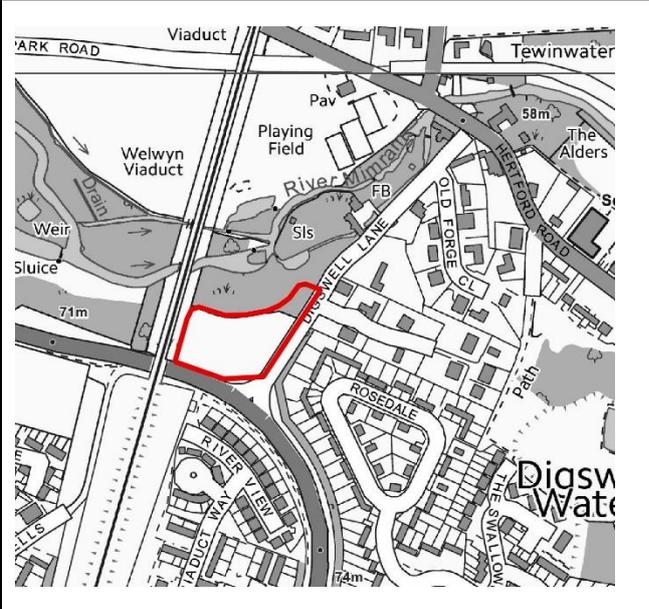


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REVIEW OF SITES PROMOTED THROUGH THE CALL FOR SITES 2019 AND PREVIOUSLY ASSESSED IN THE HELAA 2016

				HELAA reference	Site Address or Location	Town or Settlement
				Dig1	Land east of 2 New Road	Digswell
Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage				
Green Belt	130	Failed Stage 2				
2019 Update	<p>In the 2016 HELAA the site was found unsuitable for development due to the impact on heritage assets. Historic England advised that Dig1 forms part of the setting of the Grade II Tewin Water Registered Historic Park and Garden [a late C18 landscape and pleasure grounds to designs by Humphrey Repton surrounding a late C18 country house] and makes a positive contribution to its significance. The site consists of open countryside rising northwards from the river and overlooks the registered park and garden. There are views of the site from within the registered park and garden, along the entrance road into the park from the west. Development of the site would result in harm to the significance of Tewin Water through change within its setting. Development would overlook the park and intrude into its setting. The access road along the site's southern boundary immediately next to the registered area and is likely to have a negative impact. In addition, development of this site would also affect the setting of the Grade II* listed Welwyn Viaduct. No information submitted as part of the recent promotion of this site overcomes these heritage impact concerns. The site continues to be found unsuitable.</p> <p>(Note: Should the site be taken forward for development, HCC Archaeology note that a pre-application or pre-determination archaeological assessment should be included within all specific development proposals for the site. HCC Minerals would encourage opportunistic extraction on the site should useable mineral be uncovered during any development workings).</p>					
Suitable	No	Available	Yes	Achievable	Yes	
Conclusion	The site fails the Stage 2 HELAA.					

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		HELAA reference	Site Address or Location	Town or Settlement	
		Dig4	Land at junction of Digswell Lane and Bessemer Road	Digswell	
		Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage	
		Green Belt	5 to 12	Failed Stage 2 (Slightly larger site now promoted)	
2019 Update	<p>In the 2016 HELAA the site was found available and achievable, but unsuitable for development. This was due to the site's proximity to two significant noise sources, namely the East Coast railway line and the A1000. The site also lies within the garden of a Grade II listed building (Digswell Water Mill) and is adjacent to the Grade II* listed railway viaduct.</p> <p>The promoter considers that earlier heritage concerns are unfounded as there are many examples of residential properties located close to the viaduct and due to the height of the viaduct, the promoted site is located below the railway line. The planning authority however maintains its view that the site is unsuitable for development. This view was supported by Historic England (then English Heritage) in 2016, as the site is within the setting of the monumental Grade II* listed railway viaduct and development in this location would erode the dramatic landscape setting of the viaduct, resulting in harm to its significance. English Heritage recommended that this site is not brought forward for development.</p> <p>A larger site is now promoted, but this does not alter the conclusion that the site is found unsuitable.</p> <p>(Note: Should the site be taken forward, HCC Archaeology advise that a pre-application or pre-determination archaeological assessment should be included within all specific development proposals for the site, while HCC Ecology note the potential for nesting birds and roosting bats. Network Rail advises that maintenance access for the viaduct should not be prejudiced. Surface water flood risk affects part of the site: 1% 1:30yr; 14% 1:100yr and 37% 1:1,000yr).).</p>				
Suitable	No	Available	Yes	Achievable	Yes
Conclusion	The site fails the Stage 2 HELAA.				