

Appendix 2 – HELAA results by settlement

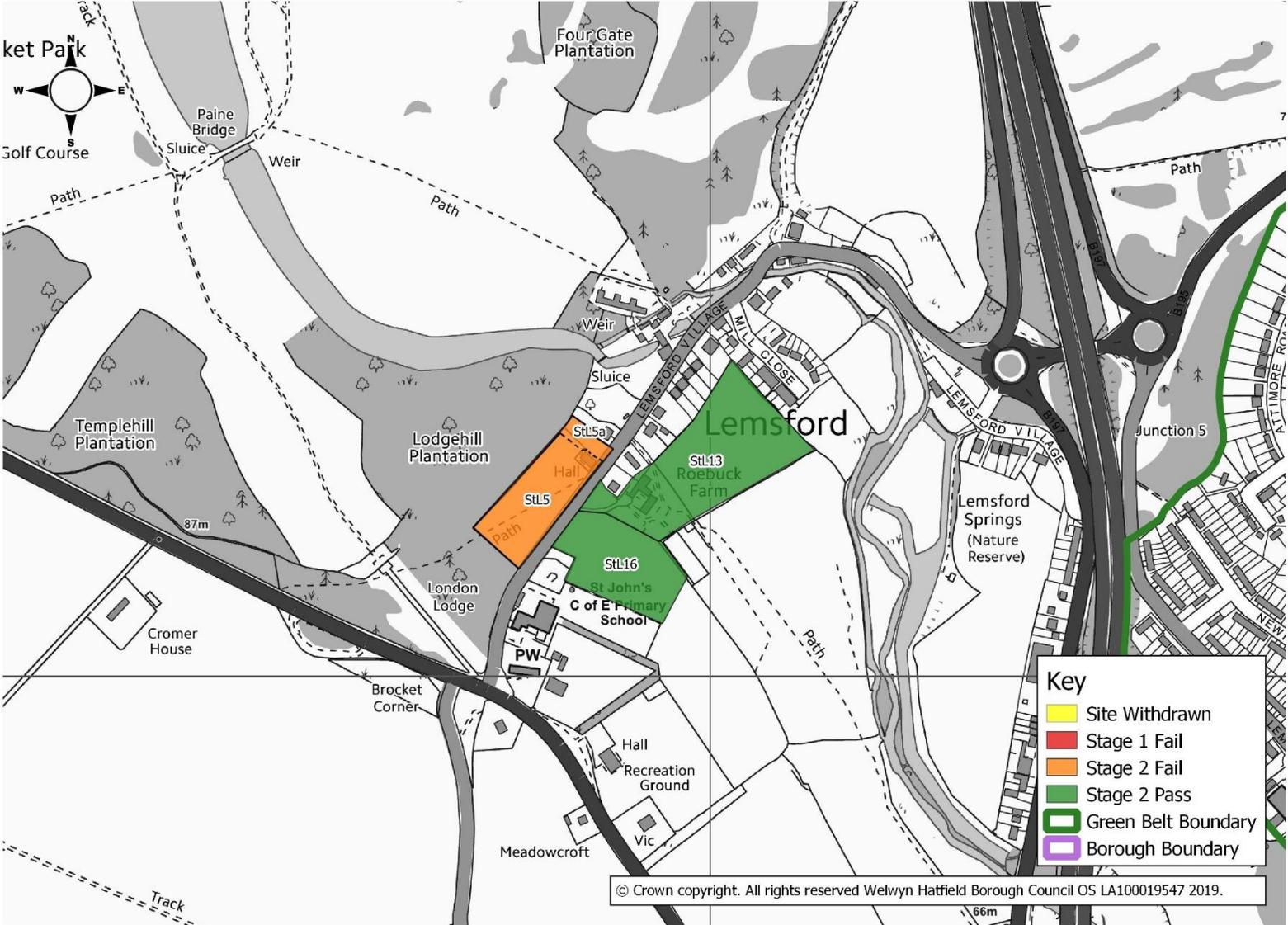
Lemsford

This section includes a summary table of 4 sites promoted around Lemsford through the Call for Sites 2019. The table below sets out whether 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 StL5, StL5a, StL13 and StL16. (Note: Site StL5a is an extended version of StL5 and the Stage 2 assessment is combined on one template).

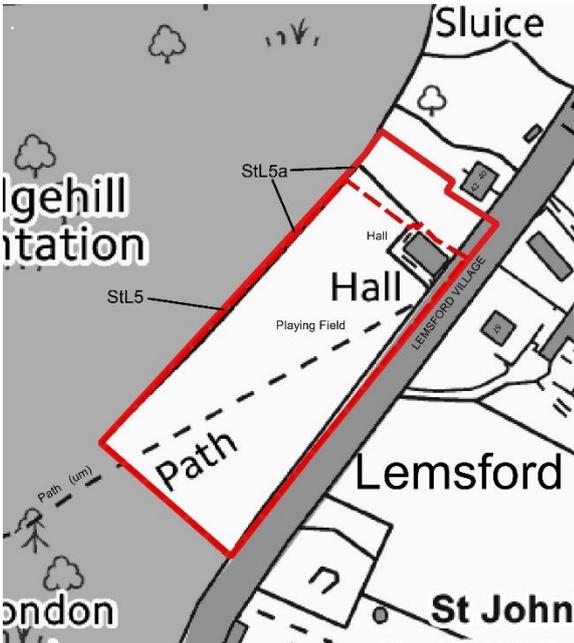
Table 21: List of sites – Lemsford

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no.
StL5	Land at Lemsford Archery Club	Lemsford	Green Belt	Failed Stage 2	0	213
StL5a	Land at Lemsford Archery Club and adjoining land	Lemsford	Green Belt	Failed Stage 2	0	213
StL13	Land at Roebuck Farm	Lemsford	Green Belt	Passed Stage 2	27	216
StL16	Land adjacent Lemsford School	Lemsford	Green Belt	Passed Stage 2	14	220

Figure 24 – Sites promoted through the Call for Sites 2019 – Lemsford



STAGE 2 ASSESSMENTS

Site Reference: StL5 and StL5a		Site name: Land at Lemsford Archery Club	
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	Site details		Settlement: Lemsford Ward: Hatfield Villages Site area: StL5: 0.93 StL5a: 1.06ha (including north-eastern parcel)
	Site context		Green Belt / Urban: Green Belt Previously developed: Part PDL- small existing building on the site Land use/character: Open field and small buildings used for archery (StL5a includes Surrounding land uses and character: Woodland to the north-west and south-west, residential to the north, primary school to the south.
	Site promotion		Source of promotion: Promoter Land use promoted: Housing
	Site suitability		Comments
Policy framework: <ul style="list-style-type: none"> Adopted Development Plan Submitted Local Plan Waste/Minerals Local Plan National policy 	District Plan (2005): GBSP1 and GBSP2: site is designated Green Belt, R7 Protection of Ground and Surface Water, R28 Historic Parks and Gardens, RA10 Landscape Regions and Character Areas, RA25 Public Rights of Way. Draft Local Plan (2016): SP4: Transport and Travel; SP11 Protection and enhancement of critical environmental assets; SADM14 Flood Risk and Surface Water Management; SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution; SP13 Infrastructure Delivery Minerals LP (2007): Not in a preferred area Waste Local Plan: Policy 12: Sustainable Design, Construction and Development NPPF 2019: Section 4 Promoting Sustainable Transport (9); Section 10 Meeting the challenge of climate change, flooding and coastal change (14); Section 11 Conserving and enhancing the natural environment (15); Section 12 Conserving and enhancing the historic environment (16).		
Physical constraints: <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Pollution Hazardous risk Other 	<ul style="list-style-type: none"> Vehicular access proposed from existing point of access off Lemsford Village. HCC Highways: raises no significant issues at this plan-making stage. However, LPA notes there is a pedestrian footway on the eastern side of the road only i.e. not alongside the site. Public Right of Way Hatfield 060 crosses the site. Promoter suggests diverting this to run along the boundary of the site. Thames Water: The scale of development is likely to require upgrades to the wastewater network 		

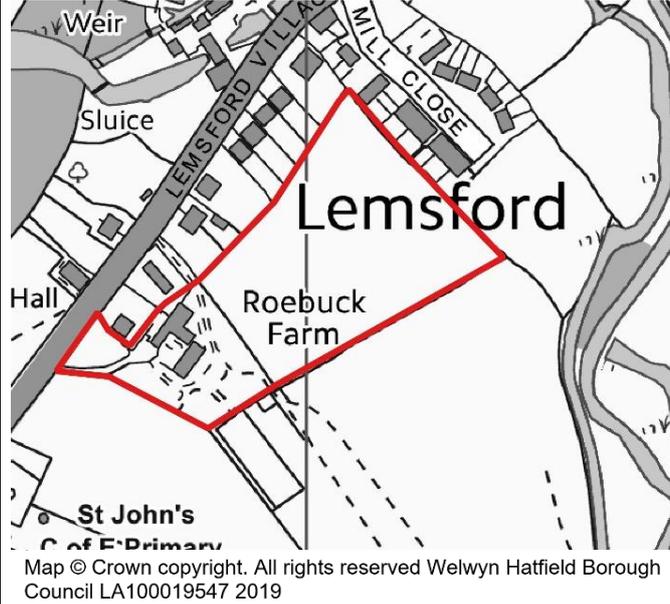
Appendix 2 – HELAA results by settlement

StL5 and StL5a	Land at Lemsford Archery Club (continued)		
<p>Physical constraints (continued):</p> <ul style="list-style-type: none"> • Ground conditions • Contamination • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • The site is in Flood Zone 1 which is the lowest risk of flooding. • Surface water flood risk noted on adjoining highway 1:1000 yr. • Site is within Groundwater Source Protection Zone 3 – Total Catchment SuDs will be required. • Environmental Health note potential for contaminated land issues within 200m of the site. 		
<p>Potential environmental impacts:</p> <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • LCA33 Upper Lea Valley: Site is bounded by estate woodlands, which are a key characteristic of character area • Within 115m of Wildlife Site WS49, Lemsford Mead. Within 1,500m of Sherradspark Wood SSSI • Adjacent to ecosite: "Brocket Park South". Potential for nesting birds and roosting bats. • Bio-diversity opportunity to provide buffer to adjacent woodland, (promoter has shown this on indicative scheme) • Multiple listed buildings located within Lemsford Village. • Site lies adjacent to Grade II Brocket Hall Registered Park and Garden and to the west lie the grade II* listed gates and Lodge at Brocket Hall. • Potential for noise disturbance from traffic for future residents. 		
<p>Contribution to regeneration priority areas</p>	<p>None</p>		
<p>Likely market attractiveness for the use proposed</p>	<p>Lemsford is a popular village, in a high demand area. Promoter confirms developer interest in site exists.</p>		
Availability		Site capacity	
<p>Site ownership</p>	<p>Joint landowners.</p>	<p>Promoted</p>	<p>StL5: Up to 25 dwellings based on 30dph (developable area 0.85ha)</p>
<p>Any known constraints</p>	<p>Archery Club have a lease on the land, termination possible with 6 months' notice. Not considered to be a barrier to site availability within the plan period. Promoter indicates site available within 5yrs.</p>	<p>HELAA Scenario/ methodology</p>	<p>StL5a: Up to 30 dwellings based on 30dph (developable area 0.93 ha)</p> <p><2ha = 40dph</p>
		<p>Other comments</p>	<p>If site suitable, reduce developable area to allow for buffer to RHPG and woodland.</p>

Appendix 2 – HELAA results by settlement

StL5 and StL5a		Land at Lemsford Archery Club (continued)					
Achievability and deliverability							
Promoter timescales	Delivery within 5 years.			HELAA capacity	None – site not suitable.		
Comments	PRoW diversion may be required, this can be a lengthy process, especially if objections are made.						
Viability issues	None known. Promoter has undertaken initial viability work			HELAA density	N/A site not suitable.		
Deliverability estimate	1-5 years /6-10 years if public inquiry for PRoW diversion required and causes delay. (However, site not suitable so N/A).						
Conclusions							
<p>Proximity of site to an SSSI means that the site lies within a Natural England Impact Risk Zone. However, the scale of residential development promoted would not by itself trigger a Natural England consultation. At planning application stage, Environment Health advise a contaminated land survey would be required. There is potential for road noise, and the site could only be developed if appropriate mitigation measures can deliver a residential development with a healthy internal and external environment. Potential for nesting birds and roosting bats noted by HCC Ecology. Any development would need to avoid light spill to adjacent trees. Preliminary ecological survey likely to be required.</p> <p>Given the site's location within GSPZs, SuDS for surface run-off from roads, car parking and public or amenity areas should be suitably designed and the requisite number of treatment stages to prevent the pollution of groundwater.</p> <p>Whilst no significant issues are raised by HCC Highways 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>A Public Right of Way cuts diagonally across the site. It is likely that it would be necessary to formally divert this in order to achieve a suitable layout. This can involve a long legal procedure, often involving a public inquiry, and may not be agreed, which may mean that achievability and deliverability could be affected.</p> <p>Whilst there are no designated heritage assets within the site boundary, the site lies adjacent to the Grade II Brocket Hall Registered Park and Garden and to the west are the Grade II* listed gates, lodges and screen wall of Brocket Hall. Development of this site has the potential to affect the significance of the Registered Park and Garden through development within its setting. Historic England indicate that this site should not be allocated. This site is not found to be suitable. Development of this site has the potential to affect the significance of the adjacent Registered Historic Park and Garden and the harm is not outweighed by other considerations.</p>							
Suitable	No	Available	Yes	Achievable	Yes (but this may be subject to a PRoW diversion)	Deliverability timescale	N/A site is unsuitable

Appendix 2 – HELAA results by settlement

Site Reference: StL13	Site name: Land at Stanborough, south of Lemsford village																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px;">Site details</th> </tr> <tr> <td style="padding: 2px;">Settlement</td> <td style="padding: 2px;">Stanborough/Lemsford</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Hatfield Villages</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">2.04 hectares</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px;">Site context</th> </tr> <tr> <td style="padding: 2px;">Green Belt</td> <td style="padding: 2px;">Yes</td> </tr> <tr> <td style="padding: 2px;">Previously developed</td> <td style="padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Arable/grazing land</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Low density residential to the west, north and east; grazing land to the south.</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px;">Site promotion</th> </tr> <tr> <td style="padding: 2px;">Source of promotion</td> <td style="padding: 2px;">Agent/developer</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Residential and community parking area</td> </tr> </table>	Site details		Settlement	Stanborough/Lemsford	Ward	Hatfield Villages	Site area	2.04 hectares	Site context		Green Belt	Yes	Previously developed	No	Land use/character	Arable/grazing land	Surrounding land uses and character	Low density residential to the west, north and east; grazing land to the south.	Site promotion		Source of promotion	Agent/developer	Land use promoted	Residential and community parking area
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Site suitability considerations	Comments																								
<p>Policy constraints:</p> <ul style="list-style-type: none"> Adopted Development Plan Submitted Local Plan Waste/Minerals Local Plan National policy 	<p>District Plan (2005): GBSP1 and GBSP2: site is designated Green Belt; R15 Wildlife Sites; R28 Historic Parks and Gardens; R29 Archaeology; M1 Integrating Transport and Land Use; RA2 Development in Settlements in the Green Belt; RA10 Landscape Regions and Character Areas; D5 Design for Movement.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; 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: Site lies within a sand and gravel belt.</p> <p>NPPF 2019: Section 9 Promoting Sustainable Transport; Section 15 Conserving and enhancing the natural environment; Section 16 Conserving and enhancing the historic environment.</p> <p>Hertfordshire Local Transport Plan 4 (May 2018)</p>																								
<p>Physical constraints:</p> <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Contamination Pollution Flood risk Hazardous risk Other 	<ul style="list-style-type: none"> Primary access from Lemsford Village, pedestrian access also from Lemsford Village. Footpath 61 crosses part of the site. Footway present along the eastern side of Lemsford Village. Thames water advise that development of this site is likely to require upgrades to the wastewater network. Environmental Health notes potential contaminated land issues within 200m of the site. Entire site is within Flood Zone 1 (lowest risk of fluvial flooding). Limited surface water flood risk 2% (1,1,000yr) The site is within Ground Source Protection Zone 3. 																								

Appendix 2 – HELAA results by settlement

StL13	Land at Stanborough, south of Lemsford village		
Potential environmental impacts: <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • LCA 65 Middle Lea Valley West; Pastoral farmland, grazing marshes along valley banks, derelict meadows, scrub and trees. The site demonstrates some of these characteristics. • Adjacent Wildlife Site WS49 Lemsford Mead, within 65m of WS51 Lemsford Springs, within 95m of WS56 Brocket Park. • Potential for bats, nesting birds and great crested newts. Opportunity for bio-diversity off-setting/net gain measures. • Within 200m of AAS24 Iron Age/Romano-British occupation, Lemsford Village, 300m of AAS10 Cropmarks, Stanborough and 760m of AAS56 Brocket Hall. Within 100m of Brocket Hall Historic Park and Garden. Grade II listed building, The Old Cottage, 49 Lemsford Village is adjacent to the site. Within 300m of Grade II listed gates, lodges and screen wall at Brocket Hall, 585m from Grade II listed bridge over the lake at Brocket Hall. • Site has potential to include assets with archaeological interest. 		
Contribution to regeneration priority	None.		
Likely market attractiveness for the use proposed	Market interest exists –site adjoins the attractive village of Lemsford.		
Availability		Site capacity	
Site ownership	Single landowner	Promoted	54 dwellings (32dph) on 1.7ha developable area (post consultation density 45 dwellings)
Any known constraints	Available within 5 years. Covenants/rights apply but promoter indicates there are no legal constraints that would prevent development of the site.	HELAA Scenario/ methodology	Between 2 and 4ha so 30 dph = 51 dwellings
		Other comments	Estimated developable area reduced to 1.34ha at this stage (see below). Lower density also considered more appropriate (see below).
Achievability			
Landowner timescales	Within 5 years (by 2024)	HELAA capacity	27 dwellings
Comments	Memorandum of Understanding with adjoining landowners (to collaborate on highway upgrades, access, community parking and housing delivery)	HELAA density	20dph
Viability issues	None identified at this stage		
Deliverability estimate	1-5 years (6-10 years if waste water upgrades result in a delay and potential requirement for a Natural England license if protected species are present on site)		

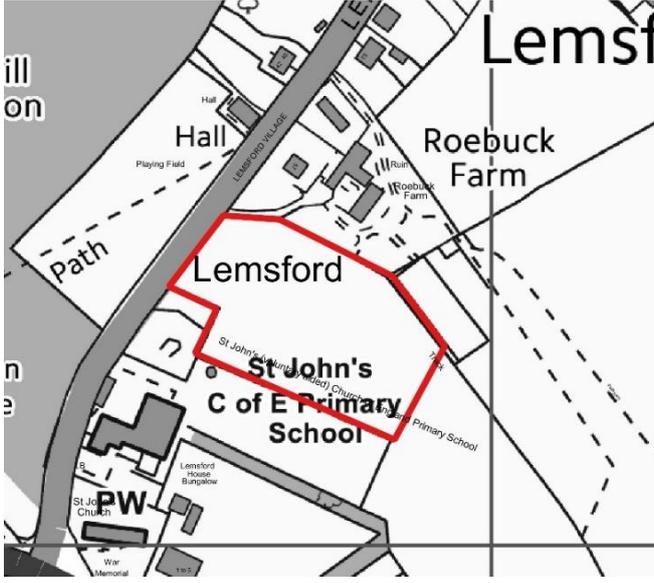
Appendix 2 – HELAA results by settlement

StL13	Land at Stanborough, south of Lemsford village (continued)
Conclusions	
<p>Primary access is promoted adjacent to 57 Lemsford Village with a separate pedestrian access adjacent to 55 Lemsford Village. Possibility of access via Mill Close noted in promotional material but this is outside the promoter's control and no agreement is in place for this to be delivered. (A community parking area for school drop off and collection is also noted, although this forms part of the promotion for an adjoining site, StL16). Highway Authority advises that the adjacent access points should normally be 66m apart (although it may be possible for this to be reduced to 43m). Subject to design this offset should be capable of being offered. However, should both this site and the adjacent site (StL16) come forward, the opportunity to consolidate to a single primary point of access, which could serve a level of development across the two sites, should be explored. This would reduce the need for pedestrians to cross multiple junctions and retain longer uninterrupted footway lengths.</p> <p>The site adjoins WS49 Lemsford Mead Wildlife Site. Promoter has carried out a preliminary Ecological Assessment – this has identified potential for roosting bats in buildings, a tree (on site) and great crested newts breeding within an on-site pond. The recommended emergence/re-entry activity surveys would more accurately determine the presence of bats; and a terrestrial habitat survey to determine the presence of great crested newts. Should protected species be present, a developer would need to seek the relevant protected species licences from Natural England. Licensing process can take some time which could affect the deliverability timescale. Light pollution to the adjacent wildlife site should be avoided.</p> <p>Whilst there are no designated heritage assets within the site itself, part of the site adjoins the Grade II Listed Old Cottage to the north-west. A cluster of Grade II listed buildings are also located around Lemsford Mill further to the north. The Grade II Brocket Hall Registered Park and Garden lies opposite the access point, to the west. Historic England advise that the development of this site has the potential to affect the setting of the Old Cottage. HE considers that there may be scope for some development, on and around Roebuck Farm, leaving some breathing space and views from the Old Cottage, perhaps serving as public open space for the development.</p> <p>HCC Archaeology advise that the site has the potential to include heritage assets with archaeological interest. Whilst there is unlikely to be a high risk that the archaeology interest will be a constraint on the principle of development, in some instances archaeological interest could affect the precise numbers of dwellings or the design of development proposals. An archaeological assessment at either the pre-application or pre-determination stage of the planning application process will be required.</p> <p>Given the site's location within GSPZs, SuDS for surface run-off from roads, car parking and public or amenity areas should be suitably designed and the requisite number of treatment stages to prevent the pollution of groundwater.</p> <p>Thames Water advise that upgrades to the wastewater network are likely and these can take 18 months to 3 years to design and deliver. Upgrades will need to be delivered ahead of occupation, early liaison with Thames Water advised. At the planning application stage, a preliminary site investigation would be required to ascertain whether remediation would be required given the caution for contaminated land issues within 200m of the site.</p> <p>The site is considered suitable for a limited amount of development. At this plan making stage, an adjustment is considered appropriate to take account of the close proximity of an adjacent Grade II listed building, a buffer to the Wildlife Site, a buffer to provide separation to properties in Mill Close, which have limited landscape screening to the site, the route of the public footpath (61) to be retained and for biodiversity measures to be taken into account.. Accordingly, the estimated developable area has been reduced to around 1.34ha at this plan making stage and any detailed proposals would need to address these constraints through a high quality design and layout. (A Heritage Statement/Impact Assessment would be required at planning application stage).</p>	

Appendix 2 – HELAA results by settlement

StL13		Land at Stanborough, south of Lemsford village (continued)					
Conclusions							
A lower density of 20dph is considered more appropriate in this location, taking into account the heritage and environmental assets within the vicinity of the site which, if allocated, would define a new settlement edge for part of this small village, blending the rural landscape with a settlement extension.							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years (subject to delivery of waste water network upgrades)

Appendix 2 – HELAA results by settlement

Site Reference: StL16	Site name: Land adjacent to Lemsford School								
 <p style="font-size: small; margin-top: 5px;">Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	Site details								
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Settlement:</td> <td>Lemsford</td> </tr> <tr> <td>Ward</td> <td>Hatfield Villages</td> </tr> <tr> <td>Site area</td> <td>1.1 ha</td> </tr> </table>	Settlement:	Lemsford	Ward	Hatfield Villages	Site area	1.1 ha		
	Settlement:	Lemsford							
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Site context	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Green Belt / Urban:</td> <td>Green Belt</td> </tr> <tr> <td>Previously developed:</td> <td>No</td> </tr> <tr> <td>Land use/character</td> <td>Grazing land</td> </tr> <tr> <td>Surrounding land uses and character</td> <td>Residential to the north, primary school to the south, agricultural land to the east. Brocket Park to the west.</td> </tr> </table>	Green Belt / Urban:	Green Belt	Previously developed:	No	Land use/character	Grazing land	Surrounding land uses and character	Residential to the north, primary school to the south, agricultural land to the east. Brocket Park to the west.
Green Belt / Urban:	Green Belt								
Previously developed:	No								
Land use/character	Grazing land								
Surrounding land uses and character	Residential to the north, primary school to the south, agricultural land to the east. Brocket Park to the west.								
	Site promotion								
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Source of promotion</td> <td>Landowner and promoter</td> </tr> <tr> <td>Land use promoted</td> <td>Residential</td> </tr> </table>	Source of promotion	Landowner and promoter	Land use promoted	Residential				
Source of promotion	Landowner and promoter								
Land use promoted	Residential								
Site suitability considerations	Comments								
<p>Policy framework:</p> <ul style="list-style-type: none"> Adopted Development Plan Submitted Local Plan Waste/Minerals Local Plan National policy 	<p>District Plan (2005): GBSP1 and GBSP2: site is designated Green Belt; R15 Wildlife Sites; R18 Air Quality; R19 Noise and Air Pollution; R28 Historic Parks and Gardens; R29 Archaeology; M1 Integrating Transport and Land Use; M5 Pedestrian Facilities; RA2 Development in Settlements in the Green Belt; RA10 Landscape Regions and Character Areas; D5 Design for Movement; RA25 Public Rights of Way.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SP4 Transport and Travel; SADM2 Highway Network and Safety; SADM14 Flood Risk and Surface Water Management; SP11 Protection and Enhancement of critical assets; SADM15 Heritage; SADM16 Ecology and Landscape; SP13 Infrastructure Delivery</p> <p>Minerals LP (2007): Not in a preferred area</p> <p>NPPF (2019): Section 9 Promoting sustainable transport; Section 15 Conserving and enhancing the natural environment; Section 16 Conserving and enhancing the historic environment</p>								
<p>Physical constraints:</p> <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Contamination Flood risk Hazardous risk Other 	<ul style="list-style-type: none"> Vehicular access from Lemsford Village. Pedestrian footway along the eastern side of Lemsford Village. PRoW footpath 61 crosses part of the eastern boundary. HCC Highways raises no significant issues at this plan-making stage. Opportunity may exist to consolidate a single point of access with an adjoining site. Potential contamination within 200m of the site. 								

Appendix 2 – HELAA results by settlement

StL16	Land adjacent to Lemsford School (continued)		
Physical constraints: <ul style="list-style-type: none"> • Ground conditions • Contamination • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • Thames Water do not envisage any wastewater infrastructure concerns. • The site is in Flood Zone 1 (lowest risk of fluvial flooding) • Within the 'Total Catchment' Ground Source Protection Zone. • Potential traffic noise and air quality concern from adjacent roads, which are used frequently in rush hour. 		
Potential environmental impacts: <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • LCA 65 Middle Lea Valley West; Pastoral farmland within a flat valley landform. Grazing marshes along valley banks, derelict meadows, scrub and trees. The site demonstrates some of these (latter) characteristics. • Lemsford Mead WS49 runs along the north-eastern boundary. • Grade II listed Brocket Park Historic Park and Garden lies approximately 80m to the west. • Within 100m of Grade II listed St John's Church to the south, 180m of Grade II* listed gates, lodges and screen wall at Brocket Hall to the west. • The site has the potential to include, heritage assets with archaeological interest • Landscaping/buffers will be required to boundaries including with the Wildlife Site. 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	Market interest exists. Site is located in a popular small village in a high demand area.		
Availability		Site capacity	
Site ownership	Single landowner	Promoted	Up to 45 dwellings (30dph)
Any known constraints	Grazing license noted – but not an impediment to site availability. Site available in 5 years.	HELAA Scenario/ methodology	<2ha = 40dph = 44 dwellings
		Other comments	The developable area has been reduced by 0.4ha to 0.7ha to address heritage constraints and wildlife site buffer. Lower density also considered more appropriate for this location.

Appendix 2 – HELAA results by settlement

StL16	Land adjacent to Lemsford School (continued)		
Achievability and deliverability			
Landowner timescales	Within 5 years	HELAA capacity	14 dwellings
Comments	Opportunity to deliver alongside StL13 may exist if both sites are carried forward.		
Viability issues	None known at this stage.	HELAA density	20dph on a reduced site area of 0.7ha
Deliverability estimate	1-5 years		
Conclusions			
<p>Access is from Lemsford Village. Whilst HCC Highways have no fundamental concerns at this plan making 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. The promoter has proposed various engineering solutions however HCC Highways indicates that a priority junction would be acceptable. Possibility of access through to the neighbouring site (StL13) has been noted in promotional material. Should both this site and the adjacent site (StL13) come forward, the opportunity to consolidate to a single primary point of access, which could serve a level of development across the two sites, should be explored. This would reduce the need for pedestrians to cross multiple junctions and retain longer uninterrupted footway lengths.</p> <p>At the planning application stage, a preliminary site investigation may be required due to a note for potential contamination within 200m of the site. Due to the adjacent busy roads used frequently in rush hour, Environmental Health advise air quality and noise surveys and reports would be required at planning application stage to demonstrate that future occupants would not be adversely affected.</p> <p>Given the site's location within Total Catchment GSPZ, SuDS for surface run-off from roads, car parking and public or amenity areas should be suitably designed and the requisite number of treatment stages to prevent the pollution of groundwater Thames Water advise surface water disposal to follow the drainage hierarchy.</p> <p>HCC Archaeology advise that the site has the potential to include heritage assets with archaeological interest. Whilst there is unlikely to be a high risk that the archaeology interest will be a constraint on the principle of development, in some instances archaeological interest could affect the precise numbers of dwellings or the design of development proposals. An archaeological assessment at either the pre-application or pre-determination stage of the planning application process will be required.</p> <p>Lemsford Mead WS49 runs along the north-eastern boundary and a buffer will be required along this boundary. HCC Ecology note Biodiversity Net Gain measures should be considered. If whole site or a significant area is lost to development, biodiversity offsetting should be considered to mitigate for loss of semi-natural habitats. Light spill should be avoided on adjacent trees/woody habitats.</p> <p>Historic England advise that development of the site has the potential to affect heritage assets. However, if the site were reduced in size, together with careful boundary treatment and landscaping along the western, southern and eastern boundaries of the site together with low density development of limited height, then there may be scope for development of part of this site. .</p>			

Appendix 2 – HELAA results by settlement

StL16		Land adjacent to Lemsford School (continued)					
Conclusions							
<p>The site is considered suitable for a limited amount of development. The developable area has been reduced and any detailed proposals would need to any constraints through a high quality design and layout. This moderated approach to the developable area will allow for a buffer to be provided to the wildlife site and for biodiversity measures to be taken into account. A lower density of 20dph is considered more appropriate taking into account the heritage and environmental assets within the vicinity of the site, which if allocated, would define a new settlement edge for part of this small village, blending the rural landscape with a settlement extension.</p> <p>Delivery within 5 years would be consistent with the LPA's evidence for a development of this scale.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years