

Appendix 2 – HELAA results by settlement

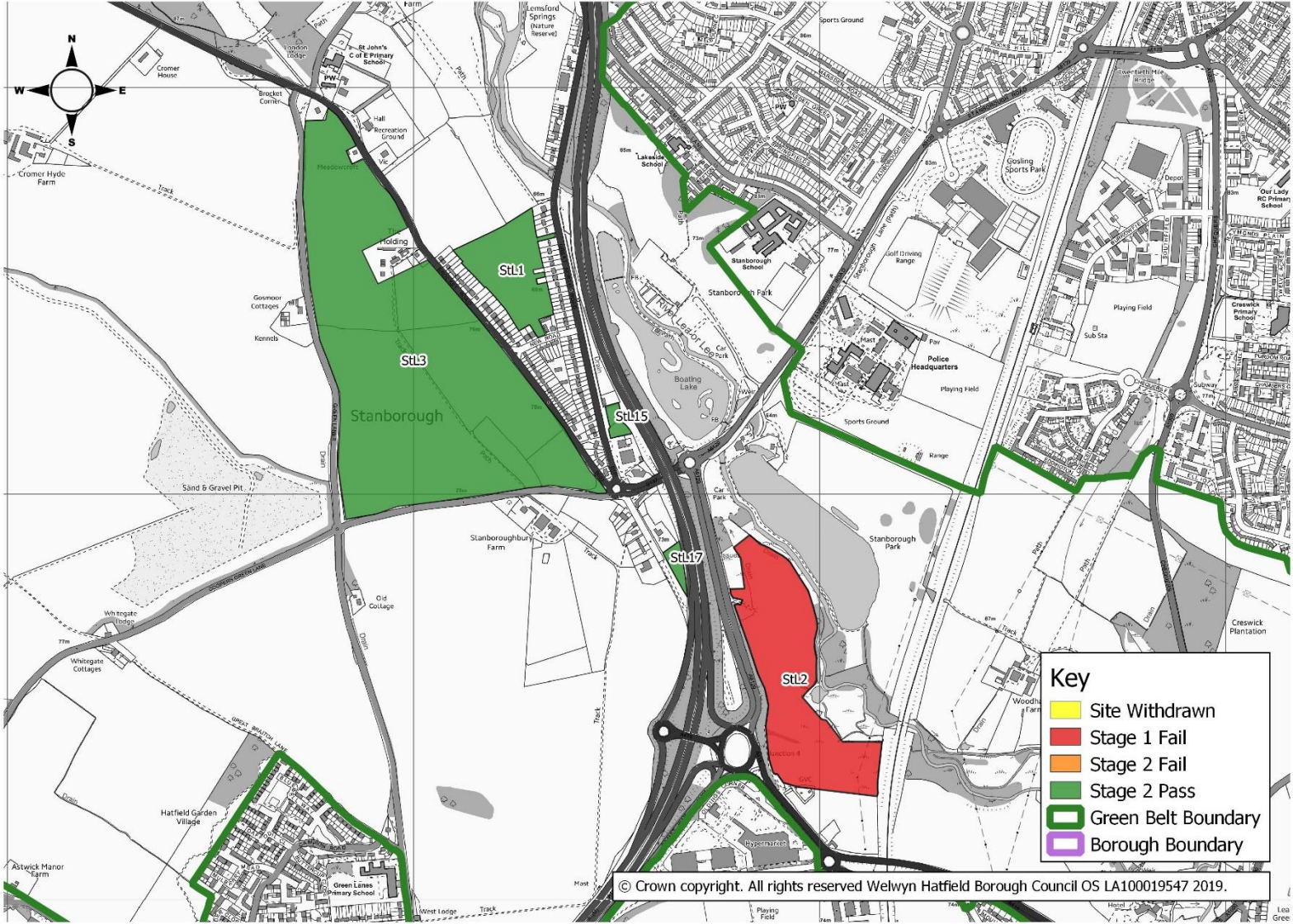
Stanborough

This section includes a summary table of 5 sites promoted in or around Stanborough 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 a series of Stage 2 assessments for sites StL1, StL3, StL15, and StL17. One site failed the Stage 1 assessment for the reason stated in the table below and as described in the methodology.

Table 22: List of sites – Stanborough 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.
StL1	Land to the north of New Road	Stanborough	Green Belt	Passed Stage 2	90	226
StL2	North of Oldings Corner	Stanborough	Green Belt	Failed Stage 1	Site does not lie within or adjoin a settlement identified in the LUC GB Study 3. Neither does it adjoin an excluded settlement.	N/A
StL3	Land at and adjacent The Holding	Stanborough	Green Belt	Passed Stage 2	396	230
StL15	Land to the east of Great North Road	Stanborough	Green Belt	Passed Stage 2	8	235
StL17 (GTLAA010)	Land at Great North Road	Stanborough	Green Belt	Passed Stage 2	5	238

Figure 25 – Sites promoted through the Call for Sites 2019 – Stanborough



Appendix 2 – HELAA results by settlement

STAGE 2 ASSESSMENTS

Site Reference: StL1	Site name: Stanborough Triangle																								
 <p style="font-size: small; margin-top: 5px;">Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<table 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;">3.89 ha</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;">Agricultural – arable field</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Residential development to the south, east and west. Agricultural land to the north.</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;">Promoter/developer</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Residential and retail unit</td> </tr> </table>	Site details		Settlement	Stanborough/Lemsford	Ward	Hatfield Villages	Site area	3.89 ha	Site context		Green Belt	Yes	Previously developed	No	Land use/character	Agricultural – arable field	Surrounding land uses and character	Residential development to the south, east and west. Agricultural land to the north.	Site promotion		Source of promotion	Promoter/developer	Land use promoted	Residential and retail unit
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Source of promotion	Promoter/developer																								
Land use promoted	Residential and retail unit																								
Site suitability	Comments																								
<p>Policy constraints:</p> <ul style="list-style-type: none"> Adopted Development Plan Submitted Local Plan Minerals and Waste Local Plan National policy 	<p>District Plan (2005): GBSP1 and GBSP2: site is designated Green Belt; R7 Protection of Ground and Surface Water; R15 Wildlife Sites; R28 Historic Parks and Gardens; M1 Integrating Transport and Land Use; R18 Air Quality; R19 Noise and Vibration pollution; R29 Archaeology; RA2 Development in Settlements in the Green Belt; RA10 Landscape Regions and Character Areas; RA25 Public Rights of Way; 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; SADM14 Flood Risk and Surface Water Management; SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution; SP13 Infrastructure Delivery.</p> <p>NPPF 2019: Section 4 Promoting Sustainable Transport; Section 10 Meeting the challenge of climate change, flooding and coastal change; Section 11 Conserving and enhancing the natural environment; Section 12 Conserving and enhancing the historic environment.</p> <p>Minerals Local Plan 2007: Minerals Policy 2 Need for Minerals Working. Waste Local Plan: Policy 12: Sustainable Design, Construction and Development.</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"> A major access would be required for the potential scale of development. Ability to service refuse, emergency and delivery vehicles within the site must be achieved. Vehicles must be able to exit in forward gear. Sloping topography from New Road to the south of the site from to the north, a change in levels is more pronounced at the northern end of site. Potential for contaminated land within 200m of the site. Eastern boundary is within 55m of the A1(M). Potential for air quality concerns. 																								

Appendix 2 – HELAA results by settlement

StL1	Stanborough Triangle (continued)		
<p>Physical constraints (continued):</p> <ul style="list-style-type: none"> • Ground conditions • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • The site is located in the Total Catchment Ground Source Protection Zone. • Entire site is within Flood Zone 1 (lowest risk of fluvial flooding). • 3% of site at risk of surface water flooding (1:1000yr) - to the south of the site. • Thames Water advise that the scale of development is likely to require upgrades to the wastewater network. 		
<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"> • LCA 33 Upper Lea Valley: Site demonstrates some of the characteristics. Arable cropping and urban fringe character/intrusive built edge of settlements. • Majority of the site lies within an Area of Archaeological Significance (AAS10 Cropmarks Stanborough). AAS26 Stanborough School is within 300m and AAS17 Stanborough Bury Farm and AAS25 Iron Age/Romano-British occupation, Attimore Road is within 440m. • Nature conservation: No recognised ecology sites within the site and no fundamental ecology constraint. Group of trees to the north. • Wildlife Site WS49 Lemsford Mead adjoins the north-west of the site. The site is within 950m of Local Nature Reserve 6 - Stanborough Reed Marsh. • Bats recorded in the vicinity - low risk of impact. • Heritage: Historic England raise no comments at this stage. • The site is bounded on three sides by the rear gardens of adjacent properties. Consideration will need to be given to the relationship with adjoining dwellings in the layout of any scheme and account taken of change in levels to the north of the site. 		
<p>Contribution to regeneration priority</p>	<p>None.</p>		
<p>Likely market attractiveness for the use proposed</p>	<p>Market interest exists. Site adjoins an existing residential area and is being actively promoted by a developer.</p>		
Availability		Site capacity	
<p>Site ownership</p>	<p>Joint landowners</p>	<p>Promoted</p>	<p>104 (developable area of 2.6ha)/120 dwellings on a developable area of 3ha (at 40dph) and a small retail unit</p>
<p>Any known constraints</p>	<p>Restrictions, charges and reservations apply however none appear to be an absolute barrier to the site coming forward. Site available within 5 years.</p>	<p>HELAA Scenario/ methodology</p> <p>Other comments</p>	<p>Between 2 and 6 ha so 30dph gross (90 dwellings)</p> <p>0.89ha has been deducted to allow for a buffer to the adjoining Lemsford Mead Wildlife site, open land to the north and reflect sloping topography (net 3ha)</p>

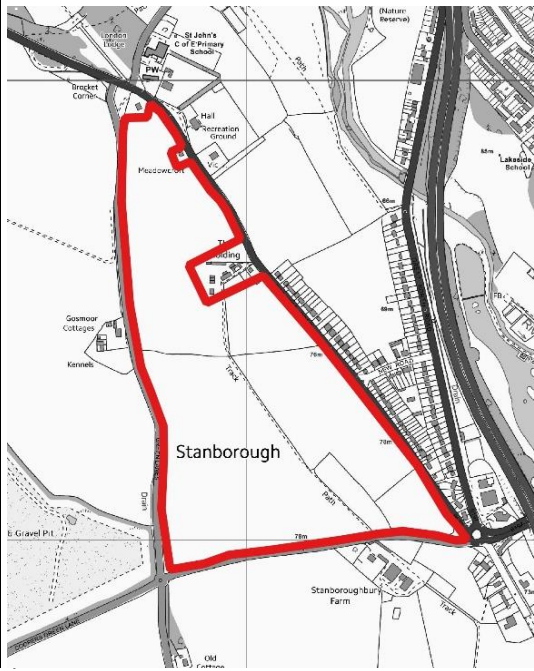
Appendix 2 – HELAA results by settlement

StL1	Stanborough Triangle (continued)		
Achievability and deliverability			
Landowner timescales	Within 5 years	HELAA capacity	90 dwellings
Comments	Upgrades to a local wastewater network. Delivery within 5 years consistent with the LPA's evidence.	HELAA density	30dph on reduced developable area – 3ha
Viability issues	Retail unit would provide a useful local facility but no evidence that a retail unit would be viable to serve the limited number of dwellings in this locality.		
Deliverability estimate	1-5 years/6-10 year dependent on timing of wastewater upgrade.		
Conclusions			
<p>HCC highways advise that a major access will be required with the ability to service refuse, emergency and delivery vehicles within the site and for vehicles to exit in forward gear. Visibility from New Road onto Brocket Road/Great North Road is appropriate for vehicle speeds. Opportunities should be made to link the site with B197 / RoW 61 to the NE of the site, enabling permeability towards Lemsford, and potentially to Handside Ward.</p> <p>The A1(M) lies within 55m of the eastern part of the site. Environmental Health advise that an air quality survey and report would be required at planning application stage to demonstrate that a healthy environment can be created for future occupants. At the planning application stage, a preliminary site investigation would be required at planning application stage to ascertain whether remediation would be required given the previous site use/proximity to other nearby site.</p> <p>As the site is located within Ground Source Protection Zone 3, this may trigger comments/concerns from the Environment Agency should potentially contaminative developments be proposed. The EA will provide further comments at planning application stage in light of detailed proposals at that time. The south of the site is subject to surface water flooding (1 in 1000yr). Sustainable drainage systems (SuDs) will be required for surface water management.</p> <p>Due to the proposed scale of development, upgrades the wastewater network are likely to be required. Liaison with Thames Water will be necessary at the earliest opportunity to agree phasing (upgrades may take 18 months to 3 years to design and deliver). Thames Water may seek conditions at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</p> <p>The majority of the site is located within AAS10 Cropmarks Stanborough. HCC Archaeology advise an archaeological assessment.at either pre-application or pre-determination stage of the planning application process will be required. HCC Ecology note there is opportunity to incorporate biodiversity enhancements within any development proposals.</p>			

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StL1				Stanborough Triangle (continued)			
Conclusions							
<p>The site is considered suitable but the developable area has been moderated to allow for a buffer zone to the adjoining wildlife site WS49 Lemsford Mead to the north east and to allow for any detailed design and layout to take account of the sloping topography. The relationship to surrounding properties will need careful consideration at the planning application stage and a higher density assumption (as promoted) is not considered appropriate at this plan-making stage. Deliverability within 5 years would be consistent with the LPA's evidence for a development of this scale (depending upon the delivery of waste water network upgrades).</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years (subject to delivery of waste water network upgrades)

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Site Reference: StL3	Site name: Land at and adjacent to The Holdings							
	Site details							
	<table border="0"> <tr> <td>Settlement:</td> <td>Stanborough/Lemsford</td> </tr> <tr> <td>Ward</td> <td>Hatfield Villages</td> </tr> <tr> <td>Site area</td> <td>33.8ha</td> </tr> </table>	Settlement:	Stanborough/Lemsford	Ward	Hatfield Villages	Site area	33.8ha	
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Site area	33.8ha							
Site context								
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Green Belt / Urban:	Green Belt							
Previously developed:	No							
Land use/character	Agricultural							
Surrounding land uses and character	Lemsford village (north); Stanborough (east). Residential properties and fields fronting Brockets Road. Residential dwelling and kennels/cattery business and agricultural fields (west). Site Hat15 beyond.							
Site promotion								
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Source of promotion	Landowner/developer							
Land use promoted	Housing							
Site suitability	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): Green Belt (GBSP1); Towns and Specified Settlements (GBSP2); Protection of Ground and Surface Water (R7), Biodiversity and Development (R11); SSSI (R13); Wildlife Sites (R15); Trees, Woodland and Hedgerows (R17); Historic Parks and Gardens; (R19) Noise and Vibration Pollution (R28); Archaeology (R29); Integrating Transport and Land Use (M1); Landscape Character Area (RA19)</p> <p>Draft Local Plan (2016): Settlement Strategy and Green Belt boundaries (SP3); Highway Network and Safety (SADM2); Sustainable Travel (SADM3); Protection and enhancement of critical environmental assets (SP11); Amenity and Layout (SADM11); Flood Risk and Surface Water Management (SADM14); Heritage (SADM15); Ecology and Landscape (SADM16); Environmental Pollution (SADM18)</p> <p>Minerals LP (2007): Site lies within a sand and gravel belt and adjoins Preferred Area Symondshyde. (MP5) Mineral Sterilisation</p> <p>Draft Minerals LP (2019) Adjoins Specific Site 3: Hatfield Quarry</p> <p>Waste Local Plan: Policy 12: Sustainable Design, Construction and Development</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, Section 17: Facilitating the sustainable use of minerals</p> <p>Local Transport Plan 4: May 2018</p>							

Appendix 2 – HELAA results by settlement

StL3	Land at and adjacent to The Holdings (continued)
<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"> • Existing vehicular access onto the site is from Green Lanes (west) south of the entrance to the adjacent Lemsford kennels/cattery. • There is no pedestrian access along Greens Lane (west) or Coopers Green Lane (south). However, Brocket Road (east) is served by a pedestrian footway along its eastern side. • Public Rights of Way (064/063) also cross the site. • It is likely the scale of development will require upgrades to the wastewater network. • The site is in Flood Zone 1 (low risk of fluvial flooding). • 0.2ha of site has a 1:30yr risk of surface water flooding; 0.3ha 1:100yr risk and 1ha of the site has a 1:1,000yr risk. • The site lies within Groundwater Protection Zone 3 (Total Catchment) • Overhead power-lines border the site (south-west) and cross the site from west to east at a midpoint of the site along a field boundary. • Adjacent to sand and gravel pit (west) and preferred mineral extraction areas (west and south).
<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"> • LCA 31: De Havilland Plain – extensive level plain, large open arable landscape, parkland and horticulture landscape, existing and restored minerals workings, urban-fringe development, incoherent and jumbled landscape. • Site displays these characteristics as a set of large, flat agricultural fields. The site is bordered by existing fences and hedgerows/trees with some gaps, these features also dissect the site into individual arable fields. • Wildlife Site WS49 Lemsford Mead is within 215m of the north-west of the site. • Area of Archaeological Significance (AAS10 - Cropmarks Stanborough) covers 13.32ha of the site. • In an Impact Zone for SSSI Sherrardspark Wood, however residential development in this location would not trigger Natural England Consultation at planning application stage. • Within 80m of Brocket Hall Historic Park and Garden. • Within 230m of the Grade II* Listed 'Gates, Lodges and Screen Wall at Brocket Hall'; within 50m of Grade II Listed 'Church of St John the Evangelist' (north). Within 30m of Grade II Listed 'Gosmoor' Lemsford Boarding Kennels and Cattery (west). Within 200m of Grade II Listed 'The Old Cottage' (south). • Possible noise/air quality issues due to proximity to roads including the A1M at the south-east edge of the site. • Proximity to the existing Kennel/Cattery business to the west.
<p>Contribution to regeneration priority</p>	<p>None</p>
<p>Likely market attractiveness for the use proposed</p>	<p>Site sits adjacent to residential dwellings at Stanborough and to the south of Lemsford Village. Likely an attractive location for residential development. The landowner would also be the developer for this site.</p>

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StL3		Land at and adjacent to The Holdings (continued)	
Availability		Site capacity	
Site ownership	Single landowner	Promoted	No capacity promoted.
Any known constraints	6-10 years – promoter indicates that 24months notice is required for release of the land.	HELAA Scenario/ methodology	Over 6ha so 25dph = 845 dwellings
		Other comments	Net developable area reduced to take account of heritage issues (see below). Easements for OH powerlines (1.22ha) and Rights of Way (1.1ha) also reduces the developable area. Net developable area = 19.8ha
Achievability and deliverability			
Landowner timescales	6-10 years to allow feasibility work to inform master plan/achieve planning consent. 2 x landholdings are let – 24 months' notice needed for release of land once planning permission granted	HELAA capacity	396 dwellings.
Comments	Delay to availability would mean that delivery would be unlikely until years 6-10/11-15.		
Viability issues	No known issues at this stage	HELAA density	20dph
Deliverability estimate	6-10/11-15 years		
Conclusions			
<p>The promoter has indicated that the site could be accessed from Brocket Road, Green Lane or Coopers Green Lane. There is currently an existing (farm) access to the site is via Greens Lane. HCC Highways has advised that a safe form of access could be achieved to the south or east of the site, with suitable visibility splays. 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 Roads in Hertfordshire. It is also noted that there is a lack of pedestrian access to serve this site, as neither the southern or western boundaries of the site are served by suitable footways. The footway to the west of Brocket Road (B653) extends only a short distance to serve the two pedestrian crossing points at the south of the site (B653 and Coopers Green Lane), this footway is considered substandard due to its width. Currently Brocket Road (east) is served by a footpath along its eastern side, HCC Highways have indicated that integration with local footways is required for this site to support modal shift away from the car and encourage movements by sustainable transport modes to support the objectives of LTP4.</p>			

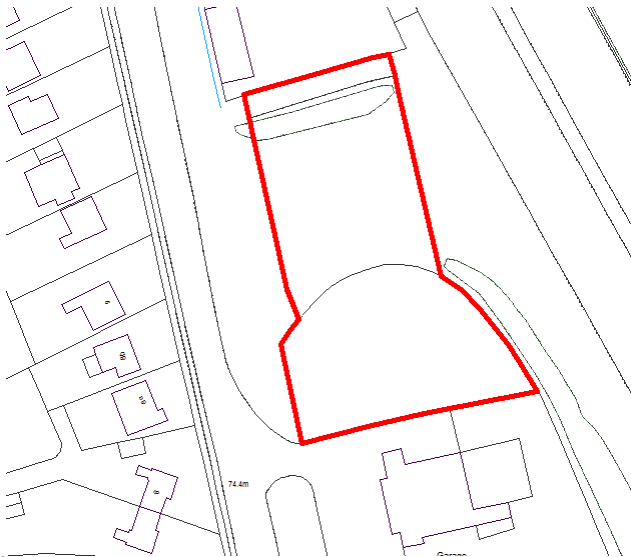
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StL3	Land at and adjacent to The Holdings (continued)
Conclusions	
<p>Public Rights of Way (064/063) cut through the site, which any proposed layout would need to accommodate, a precautionary easement has been applied at this plan making stage – these cross the site at its midpoint along the established field boundary as well as from this midpoint down to the southern boundary of the site.</p> <p>There are a number of listed buildings within close proximity to the north, east and south of this site in addition to the Brocket Hall Registered Park and Garden (north). When considering the sensitive location of this site and the impact on heritage assets to the north, the Council’s conservation advisor has indicated that to prevent development detracting from the significance of the heritage assets and their setting, it is considered that a more limited site could be considered. There is potential for development on the southern part of the site, following the existing and historical field boundary running east-west through the site, it is considered that this (historic) field boundary could form a new boundary of a potential development site. This more limited sized site would preserve the setting of the listed buildings and Registered Park and Garden to the north of the site.</p> <p>The conservation advisor has also advised that the Grade II listed building ‘Gosmoor’ located to the north west of this new site boundary would need to be buffered from development and set away to protect its setting. At this plan making stage, a density adjustment is considered appropriate to allow for a detailed design and layout at planning application stage, which incorporates appropriate buffering/lower density development in proximity to the listed building.</p> <p>This site also covers an Area of Archaeological Significance. HCC Archaeology advise that this site has the potential to include heritage assets with archaeological interest. Whilst this is not considered to be a constraint on the principle of development, in some instances archaeological interest could affect the precise level of development. An Archaeological Assessment will be required at pre-application or planning application stage to determine the level of archaeological interest.</p> <p>The site lies adjacent to two preferred areas of mineral extraction, an existing Sand and Gravel Pit and also lies within the St Albans Sand and Gravel Belt. It is likely that this site has the opportunity for mineral extraction during development, should usable minerals be uncovered.</p> <p>The overhead power lines on site are a constraint on development on this site, easement distances will need to be incorporated into any future detailed proposals to allow for appropriate safety and maintenance of overhead cables and pylons. National Grid will need to be consulted at planning application stage and detailed discussions will be necessary to determine the precise easement necessary. An estimated adjustment to the net developable area has been made at this plan making stage to take account of the likely need for an easement corridor.</p> <p>The site’s location adjacent to the road network and the proximity to the A1(M) may result in the need for noise and air quality assessments/reports to be undertaken at planning application stage to demonstrate that it is possible to create an acceptable internal and external residential environment. Additionally, existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established (para 182) and detailed proposals will need to consider any potential noise issue from the adjacent Lemsford Kennels/Cattery (west) and any permitted mineral extraction operation. The NPPF indicates that where the operation of an existing business could have a significant adverse effect on new development, the applicant should demonstrate suitable mitigations can be provided, before it is completed.</p> <p>Given the site’s location within a 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. As the site is located within Ground Source Protection Zone 3, this may also trigger comments/concerns from the Environment Agency should potentially contaminative developments be proposed on this site; the EA will provide further comments at planning application stage. 1ha of the site is subject to 1:1000yr surface water flooding as indicated above.</p>	

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StL3		Land at and adjacent to The Holdings (continued)					
Conclusions							
<p>Due to the proposed scale of development, upgrades the wastewater network are likely to be required. Liaison with Thames Water will be necessary at the earliest opportunity to agree phasing (upgrades may take 18 months to 3 years to design and deliver).</p> <p>StL3 is suitable for the principle of residential development but with a reduced developable area as indicated above, and subject to suitable access arrangements. The site is considered available for development and is considered achievable and deliverable in 6-10 or 11-15 years (depending on site availability).</p>							
Suitable	Yes (on a smaller part of the site area)	Available	Yes	Achievable	Yes	Deliverability timescale	6-10/11-15 years (dependent on site availability)

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Site Reference: StL15	Site name: Land to the east of Great North Road																								
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Site suitability	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; M1 Integrating Transport and Land Use; R18 Air Quality; R19 Noise and Vibration pollution; RA2 Development in Settlements in the Green Belt; RA10 Landscape Regions and Character Areas;</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SP4 Transport and Travel; SADM2: Highway Network and Safety; SADM3 Sustainable Transport for all; SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution.</p> <p>NPPF 2019: Section 9 Promoting Sustainable Transport; Section 15 Conserving and enhancing the natural environment.</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"> Access from Great North Road. HCC Highways raises no significant issues at this plan-making stage. Flat site. Potential contaminated land issues (site to the south). Minerals: Within the adopted sand and gravel belt. Based on current knowledge; archaeological interest of the site can be conserved by appropriate planning requirements. Entire site is within Flood Zone 1 (lowest risk of fluvial flooding). Surface water flood risk affects 3% of the site 1:100yr; 4% 1,000yr. The A1(M) is adjacent to the site. Noise and air quality concerns is likely to be significant. This site is located in Ground Source Protection Zone 3. 																								

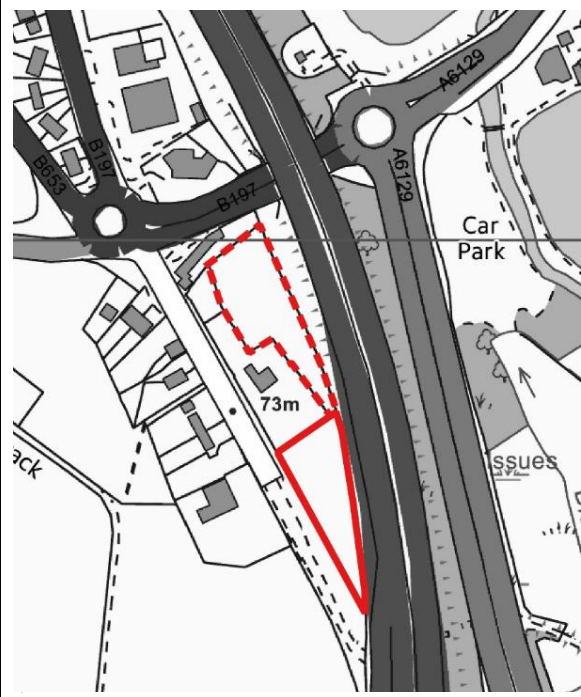
Appendix 2 – HELAA results by settlement

StL15	Land to the east of Great North Road (continued)		
<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"> • Within LCA 65 Middle Lea Valley West – characterised by pastoral farmland, grazing marshes and parkland. Site does not demonstrate any of the key characteristics. • Site is currently split into two halves. • Site adjacent to the A1(M) on the eastern boundary and the Great North Road on the western boundary. The site is also close to a busy roundabout. (Noise and air quality issues would need to be assessed and mitigation measures put in place where considered necessary) • There is a number of mature trees on the southern, northern and eastern boundary. • Within 1135m of Brocket Park Historic Park and Garden. • Within 720m of Grade II listed The Old Cottage and 815m from Gosmoor, Lemsford Boarding Kennels and Cattery. 		
<p>Contribution to regeneration priority areas</p>	<p>N/A</p>		
<p>Likely market attractiveness for the use proposed</p>	<p>No developer interest currently – restrictions on use of land a current issue. However, a site to the south (former East restaurant) currently being redeveloped for housing indicating general market interest for a site proximate to the A1(M) .</p>		
Availability		Site capacity	
Site ownership	Multiple landowners (two)	Promoted	14 dwellings
Any known constraints	Restrictions on the use of land (for grazing and shelter for horses) and a claw-back arrangement (65 years remaining) apply. A key party has indicated a willingness to consider a variation but no agreement is currently in place. Promoter indicates available within 5 years once restrictions removed.	HELAA Scenario/ methodology	<2 ha so 40 dph = 13 dwellings
		Other comments	Density reduced to 25dph due to close proximity to A1(M) and the need for noise mitigation measures/buffers. Lower density would also allow for retention/replacement of trees
Achievability and deliverability			
Landowner timescales	Delivery timescales not known at this stage.		
Comments	Necessary agreement on terms agreeable to all parties would need to be put in place to allow the site to be achievable.	HELAA capacity	8 dwellings
Viability issues	Caution if land remediation required.	HELAA density	25dph
Deliverability estimate	6-10 years		

Appendix 2 – HELAA results by settlement

StL15		Land to the east of Great North Road (continued)					
Conclusions							
<p>Whilst no significant highways issues are raised 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>Environment Health note contaminated land issues within 200m of site - a contamination land site survey would be required at planning application stage and (if necessary) appropriate remediation carried out in accordance with a remediation schedule. As the site is located in Ground Source Protection Zone 3, this may trigger comments /concerns from the EA should potentially contaminative developments be proposed in terms of groundwater protection. The EA will provide further comments at planning application stage in light of detailed proposals at that time. Thames Water advise that surface water disposal should follow the drainage hierarchy.</p> <p>The site is adjacent to the A1(M). It can only be developed if appropriate noise mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the local planning authority. An air quality survey and report would be required at planning application stage to demonstrate that future occupants would not be adversely affected. HCC Archaeology indicate that the archaeological interest of the site can be conserved by appropriate planning requirements (e.g. planning conditions) imposed by the LPA, should the site be allocated/planning permission be approved. Trees located between the eastern boundary of the site and the A1(M). Further trees to north and south. HCC Ecology note there is potential for nesting birds and roosting bats. (Low to medium ecological sensitivity if trees affected). If the whole site or significant area is lost to development, biodiversity offsetting should be considered to mitigate loss of semi-natural habitats.</p> <p>Whilst the site is considered suitable for a limited number of dwellings, restrictions on the use of land and a claw-back provision exist. The agreement of a number of public bodies is required before the land can be brought forward for development. Provided agreement is reached, then the promoter indicates that this (former) paddock land would be available within 5 years however 6-10 years may be more realistic if agreement cannot be secured with all relevant parties early in the plan-period. Conclusions on availability and achievability reflect the need for agreements to be put in place.</p>							
Suitable	Yes	Available	Yes (subject to agreement)	Achievable	Yes (subject to agreement)	Deliverability timescale	6-10 years

Appendix 2 – HELAA results by settlement

Site Reference: STL17 (GTLAA10)	Site name: Land at Great North Road							
 <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>Stanborough/ Lemsford</td> </tr> <tr> <td>Ward</td> <td>Hatfield Villages</td> </tr> <tr> <td>Site area</td> <td>0.32ha (larger site of 0.74ha now reduced)</td> </tr> </table>	Settlement:	Stanborough/ Lemsford	Ward	Hatfield Villages	Site area	0.32ha (larger site of 0.74ha now reduced)	
	Settlement:	Stanborough/ Lemsford						
	Ward	Hatfield Villages						
Site area	0.32ha (larger site of 0.74ha now reduced)							
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>Mixed use (worm farm and two caravans for one Gypsy and Traveller family – temporary permission). Open area of land to the north.</td> </tr> <tr> <td>Surrounding land uses and character</td> <td>Residential, care home, A1M, agriculture</td> </tr> </table>	Green Belt / Urban:	Green Belt	Previously developed:	No	Land use/character	Mixed use (worm farm and two caravans for one Gypsy and Traveller family – temporary permission). Open area of land to the north.	Surrounding land uses and character	Residential, care home, A1M, agriculture
Green Belt / Urban:	Green Belt							
Previously developed:	No							
Land use/character	Mixed use (worm farm and two caravans for one Gypsy and Traveller family – temporary permission). Open area of land to the north.							
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	Site promotion							
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Source of promotion	Landowner (via agent)							
Land use promoted	Gypsy and Traveller Pitches							
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 Site; H13: Gypsy Sites; R17 Trees, Hedgerow and Woodland; R19 Noise pollution, R29: Archaeology</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SADM2: Highway Network and Safety; SP7: Type and mix of Housing; SP11 Protection and enhancement of critical environmental assets; SADM16 Ecology and Landscape; SADM18 Environmental Pollution.</p> <p>Minerals LP Proposed Submission (2019): Land to the west of StL17 is identified as Specific Sites 3: Land adjoining Coopers Green Lane</p> <p>Planning policy for Traveller sites (2015): Policy B: Planning for Traveller Sites; Policy E: Traveller sites in Green Belt.</p> <p>NPPF 2019: Section 4 Promoting Sustainable Transport; Section 14: Meeting the challenge of climate change, flooding; Section 15: Conserving and enhancing the natural environment, Environment</p>							
<p>Physical constraints:</p> <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Contamination Pollution Flood risk Other 	<ul style="list-style-type: none"> Vehicular access from Great North Road. A pedestrian footway runs along parts of this and could be potentially extended to serve the site, using highway land. HCC Highways: No concerns raised concerns at this plan-making stage Thames Water: No comments at this plan making stage. Within FZ1 (lowest risk of fluvial flooding) and Ground Source Protection Zones 2 and 3 							

Appendix 2 – HELAA results by settlement

STL17 (GTLAA10)	Land at Great North Road (continued)
<p>Physical constraints (continued):</p> <ul style="list-style-type: none"> • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • Surface water flood risk (1:1,000yr), near boundary with A1(M) (approximately 5% of reduced site area) and outside site to the west and north (at all risk levels) • Southern part of site is narrow with the A1(M) adjacent to the eastern boundary • Acoustic fencing was required as part of previous temporary permission.
<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"> • LCA 065: Middle Lea Valley West – pastoral farmland with derelict meadows, grazing marshes along river banks, parkland and mineral extraction. This small site on the southern edge of Stanborough, does not display any of these key characteristics, with the A1(M) dominant along one boundary and residential uses to the west and north. • No recognised ecological assets or protected species within the site. However, there may be potential for nesting birds, roosting bats and reptiles (if suitable features are present). • Sherrardspark Wood SSSI, located to north (2.7km). Site lies within an SSSI impact risk zone but the scale of development would not normally trigger a Natural England Consultation at planning applications stage. • Grade II Brocket Hall Registered Park and Garden, located to the north (1.3km). Grade II listed building located to east (740m). Considerable distance between this site and heritage assets and existing built form prevents inter-visibility/harm to their setting. • An Area of Archaeological Significance lies 85m to the east. • Any archaeological interest needs to be explored at application stage and conservation measures applied as appropriate • Potential noise disturbance issues for future residents from A1M • Potential air quality issues need investigation at application stage • Western boundary will be adjacent to a proposed Minerals Local Plan allocation: Land adjoining Coopers Green Lane
<p>Contribution to regeneration priority areas</p>	<p>N/A</p>
<p>Likely market attractiveness for the use proposed</p>	<p>5 pitches are promoted in total. One to allow for the existing temporary pitch to become permanent and 4 additional pitches for family members – so unlikely to be available to the open market.</p>

Appendix 2 – HELAA results by settlement

STL17 (GTLAA10)		Land at Great North Road (continued)	
Availability		Site capacity	
Site ownership	Single owner	Promoted	5 Gypsy and Traveller pitches.
Any known constraints	Available within 5 years. Rights and reservations apply but unlikely to impact on availability.	HELAA Scenario/ methodology Other comments	678m ² (gross)/ 500m ² (net) – average pitch size. However, methodology notes smaller sites unlikely to need all the facilities of a large sites and average pitch sizes may vary e.g. from 240m ² for a single pitch, 350m ² to 560m ² for a family pitch. For this smaller site, intended for extended family use, an average pitch size of 400 to 500m ² has been applied on a developable area of circa. 0.2ha (0.12ha deducted to allow for noise buffering to A1(M)). (Note: temporary permission for occupation of the site for a Gypsy and Traveller family until December 2019: Ref: 6/2016/0913/FULL)
Achievability and deliverability			
Landowner timescales	Deliverable (timescale subject to grant of planning permission)	HELAA capacity	4 to 5 pitches
Comments	No abnormal infrastructure needs identified		
Viability issues	No abnormal costs likely	HELAA density	400m ² to 500m ² /pitch
Deliverability estimate	1-5 years		
Conclusions			
<p>This site is located on the edge of Stanborough, adjacent to the A1(M). Surrounding land uses include residential, a care home and agricultural land. The site has permission for the retention of a previously consented worm farm and a static caravan and touring van (permission implemented but the caravan and touring van are subject to a condition which places a time limit on this part of the development).</p> <p>As the site is located adjacent to the A1(M), at planning application stage a noise survey and report would be required to demonstrate that appropriate mitigation measures can deliver a residential development with a healthy internal and external environments (an noise buffer was required as part of the existing temporary permission). An air quality survey and report would also be required to demonstrate that future occupants would not be adversely affected by pollution.</p> <p>Given the site's location within Ground Source Protection Zones 2 and 3, 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>No comments are available from Thames Water at this stage. However, if this site is allocated, early consultation with Thames Water is recommended to ensure that any necessary upgrades can be programmed, minimising the need for phasing conditions and ensuring that upgrades are delivered ahead of occupation.</p>			

Appendix 2 – HELAA results by settlement

STL17 (GTLAA10)				Land at Great North Road (continued)			
Conclusions							
<p>At planning application stage, a preliminary Ecological Appraisal and an archaeological assessment may be needed to assess the potential presence of any ecological or heritage assets.</p> <p>HCC Highways raise no significant issues at this stage. 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>This site is considered suitable for 4 to 5 Gypsy and Traveller pitches. Pitch capacity will depend on detailed proposals and the size and mix of pitches sought at planning application stage, e.g. may comprise a mix of family sized, single person pitches.</p> <p>At site selection stage, exceptional circumstances would need to be demonstrated for the release of this site from the Green Belt, via the Local Plan making process.³</p> <p>Site is considered available and achievable within the short term, as no major constraints have been identified at this plan-making stage.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years