

## Appendix 2 – HELAA results by settlement

### Essendon

One site was promoted at Essendon through the Call for Sites 2019. The site failed the Stage 2 assessment. A settlement map illustrates the location of the site. This is followed by a Stage 2 assessment for Ess8.

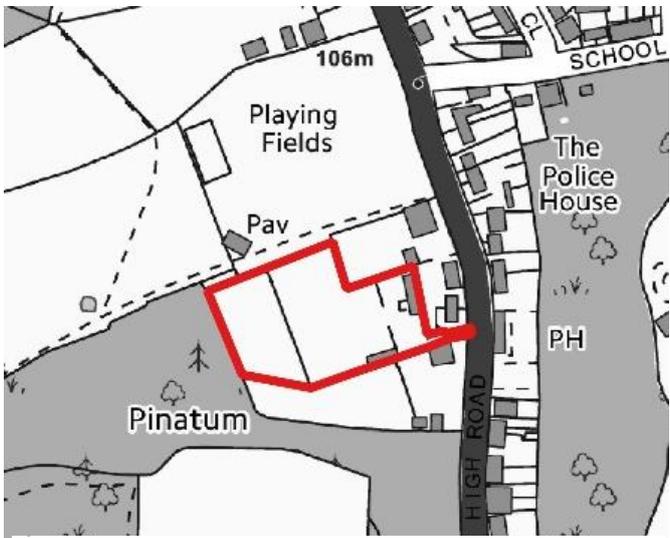
**Table 24: Essendon HELAA results summary table**

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no.
Ess8	The Vines, 51A High Road	Essendon	Green Belt	Failed Stage 2	0	246

Figure 27 – Sites promoted through the Call for Sites 2019 – Essendon



STAGE 2 ASSESSMENTS

Site Reference:Ess8		Site name: The Vines, 51a High Road, Essendon	
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<b>Site details</b>		Settlement: Essendon Ward: B Park & Little Heath Site area: 1.0ha
	<b>Site context</b>		Green Belt / Urban: Green Belt Previously developed: Non-PDL Land use/character: Residential garden Surrounding land uses and character: Woodland to the west, cricket ground/playing fields to the north, residential property to the south, with woodland beyond.
	<b>Site promotion</b>		Source of promotion: Promoter Land use promoted: Housing
Site suitability considerations		Comments	
<b>Policy framework:</b> <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>		District Plan (2005) GBSP1 Definition of the Green Belt, GBSP2 Towns and Specified Settlements. R7 Protection of Ground and Surface Water, R11 Bio-diversity and Development, R15 Wildlife Sites, R17 Trees, Woodland, Hedgerows, R29 Archaeology, RA10 Landscape Character Areas. 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 Minerals LP (2007)/Draft MLP (2019): Not in a preferred area Waste Local Plan: Policy 12: Sustainable Design, Construction and Development NPPF (2019): ; Section 15 Conserving and enhancing the natural environment; Section 16 Conserving and enhancing the historic environment	
<b>Physical constraints:</b> <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 High Road. Existing pedestrian footpath serves the site. Public right of Way, Footpath 13 Essendon, runs the other side of the listed garden wall, along the northern boundary of the site.</li> <li>HCC Highways: HCC Highways raises no significant issues at this plan-making stage</li> <li>Thames Water: Do not envisage infrastructure concerns regarding wastewater network.</li> <li>The site is wholly located within Flood Zone 1, lowest risk of fluvial flooding. No identified risk of surface water flooding</li> <li>Site is within a Groundwater Source Protection Zone, (Zone 3 Total Catchment</li> <li>No known contamination pollution/land stability issues.</li> <li>Environment Agency: No issues raised</li> </ul>	

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Ess8	The Vines, 51a High Road, Essendon (continued)		
<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 49 Little Berkhamsted Settled Plateau, a small settled plateau of several very narrow 'finger' ridges, each of which has a settlement at its extreme end, one of which is Essendon. Each settlement is surrounded by pasture, giving way to arable land, with small blocks of woodland or hedges. The site itself is adjacent to woodland and grassland fields.</li> <li>• Ecology: No recognised ecology sites within site. Wildlife site WS130 (Essendon Glebe Meadow) adjoins the site to the north; Backhouse Wood ancient woodland, which is also a Wildlife site, WS110 is within 500m.</li> <li>• Within 4.5km of Wormley-Hoddesdonpark Wood South SAC and SSSI. Within 3.6km of Northaw Great Wood SSSI.</li> <li>• The site lies within an SSSI Impact Zone, but the nature and scale of development promoted would not trigger a Natural England consultation at planning application stage.</li> <li>• Potential for nesting birds in trees and roosting bats in mature trees.</li> <li>• The site is bounded by Grade II listed garden walls, is within the Essendon conservation area and AAS18; close proximity to three listed buildings.</li> </ul>		
<b>Contribution to regeneration priority areas</b>	None		
<b>Likely market attractiveness for the use proposed</b>	Essendon is an attractive small village in a high demand area, reflected in property prices, so site is likely to be attractive to the market. Promoter states that site can be delivered immediately. Agreement in place.		
Availability		Site capacity	
Site ownership	Single landowner.	Promoted	20 dwellings
Any known constraints	Available within 5 years.	HELAA Scenario/ methodology	<2ha = 40dph = 28 dwellings
		Other comments	Developable site area promoted is 0.7ha to allow for buffer to tree belt to the west of site.
Achievability and deliverability			
Landowner timescales	By 2024	HELAA capacity	Nil – site not found suitable
Comments Viability issues	None known	HELAA density	N/A
Deliverability estimate	N/A		

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Ess8	The Vines, 51a High Road, Essendon (continued)						
Conclusions							
<p>The key constraining issue identified for this site is the impact of proposed development on heritage assets. The eastern half of the site is located within the Essendon conservation area. Three Grade II listed buildings adjoin the boundary of the site, (The Limes High Road, 57 High Road and Elms 59 High Road). The site is bounded by Grade II listed garden walls which formerly enclosed a large kitchen garden and currently enclose the gardens of the existing house (the Vines) to the east. The gardens contain an orchard and the remains of a kitchen garden with espalier tree planting on the wall and cultivated vegetable beds.</p> <p>Historic England has advised that this site should not be allocated for housing, as development would harm these heritage assets and their setting. The Council’s conservation advisor considers that development within the walled garden would harm the significance of the Grade II listed walls by detracting from their setting. Walled gardens are traditionally undeveloped and this contributes to their significance. Development could also have an impact on the settings of three adjacent listed buildings and this part of the Essendon Conservation Area. The site should not be allocated due to harm to heritage assets, notwithstanding that it is considered that the harm would be less than substantial.</p> <p>The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Where less than substantial harm to the significance of a designated heritage asset is likely to arise, this harm should be weighed against the public benefits of the proposal. Any harm to or loss of significance of a designated heritage asset should require clear and convincing justification, including where the harm would be less than substantial. It is considered that the allocation of this site for residential development would not provide a nature or scale of public benefits that outweigh the harm to heritage assets, (paragraph 196 of the NPPF).</p> <p>Highways: Whilst no significant 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>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>At planning application stage an ecological survey would be required, which would need to consider biodiversity net gain measures such as native planting / wildflower sowing, orchard / fruit/nut tree planting and habitat boxes for bats, birds, hedgehogs and invertebrates. Light spill on adjacent trees and woodland habitats should be avoided. (Ecology survey submitted by the promoter recognises that protected species such as bats, birds and amphibians may be present on the site and that migration of these may be required if they are found to be present following a more detailed assessment at planning application stage).</p> <p>Whilst the site is available and development would in principle be achievable, this site is found unsuitable due to the harm that it would arise to the setting of heritage assets.</p>							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	N/A