

## Appendix 2 – HELAA results by settlement

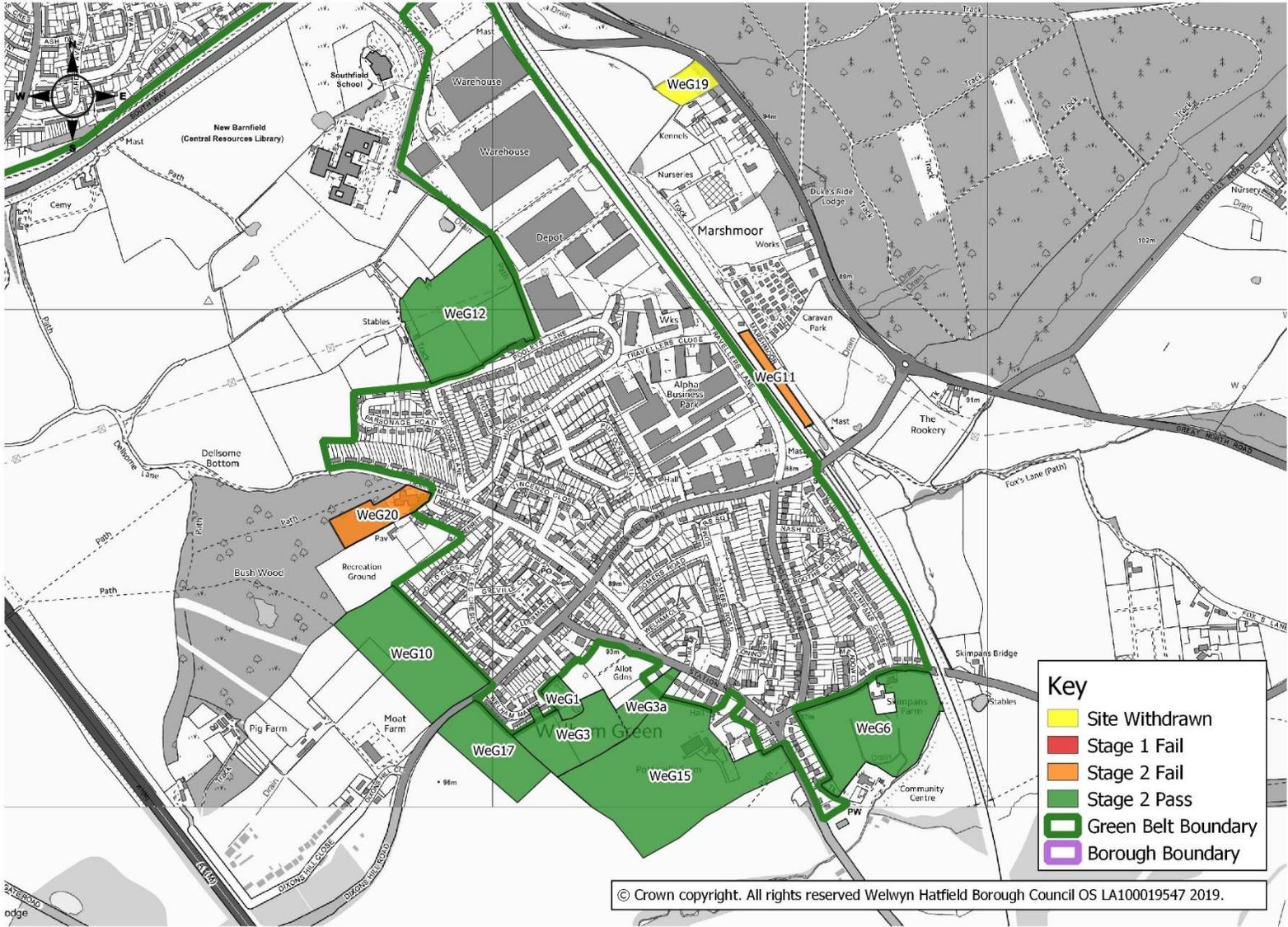
### WELHAM GREEN

This section includes a summary table of 11 sites promoted around Welham Green through the Call for Sites 2019. The table below sets out whether a site passed or failed the HELAA or whether the site was withdrawn. 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 WeG3a, WeG12, WeG17 and WeG20. (In the case of WeG3a and WeG12, larger sites/potential developable areas were promoted in 2019 compared to sites previously reviewed in 2016). Sites WeG1, WeG3, WeG6, WeG10, WeG11 and WeG15 were previously reviewed in the HELAA 2016 and these have been subject to review in 2019. One site, WeG19, was withdrawn by the promoter and was not considered further.

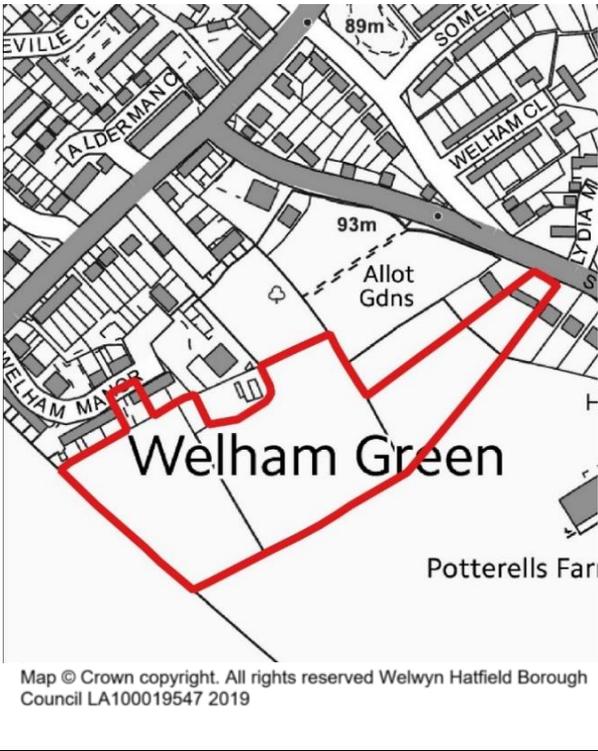
**Table 25: Welham Green HELAA results Summary Table**

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no.
WeG1	Units 1-3, 51 Welham Manor	Welham Green	Green Belt	Passed Stage 2	16	266
WeG3	Land at Welham Manor	Welham Green	Green Belt	Passed Stage 2	45	267
WeG3a	Land at Welham Manor and west of Station Road	Welham Green	Green Belt	Passed Stage 2	68	251
WeG6	Skimpans Farm	Welham Green	Green Belt	Passed Stage 2	73	268
WeG10	Land at Dixons Hill Road	Welham Green	Green Belt	Passed Stage 2	120	269
WeG11	Land at Marshmoor Lane	Welham Green	Green Belt	Failed Stage 2	0	270
WeG12	Land north of Pooleys Lane	Welham Green	Green Belt	Passed Stage 2	83	254
WeG15	Land at Potterells Farm	Welham Green	Green Belt	Passed Stage 2	140	271
WeG17	Land south of Dixons Hill Road	Welham Green	Green Belt	Passed Stage 2	1 or 2FE Primary school	258
WeG19	Cravenia	Welham Green	Green Belt	Site Withdrawn	0	N/A
WeG20	St Mary's Primary School, 91 Dellsome Lane	Welham Green	Green Belt	Failed Stage 2	0	262

Figure 28 – Sites promoted through the Call for Sites 2019 – Welham Green



STAGE 2 ASSESSMENTS

Site Reference: WeG3a      Site name: Land at Welham Manor, west of Station Road		
	<p><b>Site details</b></p> <p>Settlement: Welham Green            Ward: Welham Green and South Hatfield            Site area: 2.7 ha</p> <p><b>Site context</b></p> <p>Green Belt / Urban: Green Belt /north east section of the site - urban            Previously developed: Part PDL (dwelling houses)            Land use / character: Paddock/agricultural land, two dwelling houses and garden land.            Surrounding land uses and character: Residential to the north and east. Small woodland area and allotments to the north. Open countryside to the south and west.</p> <p><b>Site promotion</b></p> <p>Source of promotion: Landowner/developer            Land use promoted: Housing</p>	
	<p><b>Site suitability</b>      <b>Comments</b></p>	
	<p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul>	<p>District Plan (2005): Definition of the Green Belt (GBSP1), Towns and Specified settlements (GBSP2), Watling Chase Community Forest (RA11), Biodiversity and Development (R11), Trees, Woodland and Hedgerows (R17), Character and Context (D2), Design for Movement (D5)            Draft Local Plan (2016): Place-making and High Quality Design (SP9), Highway Network and Safety (SADM2), Loss of Residential (SADM9), Amenity and Layout (SADM11), Place Making and High Quality Design (SP9), Ecology and Landscape (SADM16), New community services and facilities and losses of Community services and facilities (SADM7)            Minerals LP (2007): Not in a preferred area            Waste Local Plan (2012): Policy 12: Sustainable Design, Construction and Development            NPPF (2019): Section 9: Promoting sustainable transport; Section 15: Conserving and enhancing the natural environment.</p>
	<p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Flood risk</li> <li>Hazardous risk</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Primary vehicular and pedestrian access from Station Road.</li> <li>Secondary access for pedestrians and cycles from Welham Manor.</li> <li>HCC Highways raises no significant issues at this plan-making stage.</li> <li>Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage.</li> <li>The site is in Flood Zone 1- (lowest risk of fluvial flooding).</li> <li>&lt;1% of the site affected by surface water flood risk (1:1,00yr).</li> <li>Site is within GSPZ Inner Protection Zone 1 – most sensitive zone.</li> </ul>

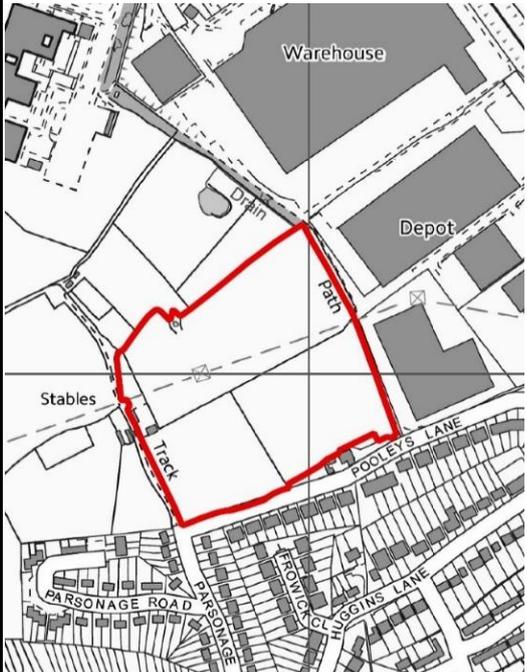
## Appendix 2 – HELAA results by settlement

<b>WeG3a</b>	<b>Land at Welham Manor, west of Station Road (continued)</b>		
<b>Potential environmental impacts:</b> <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>• Mimmshall Valley Character Area 29: Landscape features: Mature trees and established hedgerows bounding the site are visible within the wider landscape to west, south and east. No other landscape features within the site of note.</li> <li>• The site is generally flat land, with bordering hedges and trees.</li> <li>• Within 400m of Water End SSSI. Natural England consultation would be triggered for residential development of 50+ dwellings.</li> <li>• Within a priority species area for Countryside Stewardship measures addressing lapwing habitat issues.</li> <li>• Directly opposite the proposed site access from 26 Station Road is the Grade II listed building 'Fairview'.</li> <li>• HCC Ecology have advised potential for nesting birds and bats.</li> <li>• Railway located approximately 320m to the east of the site.</li> <li>• Sensitive treatment of boundary either side of access will be required to protect amenity of adjoining residents.</li> </ul>		
<b>Contribution to regeneration priority areas</b>	N/A		
<b>Likely market attractiveness for the use proposed</b>	Promoted by developer. Agreement in place with explicit intention to develop the site. Location is likely to be attractive to market.		
<b>Availability</b>		<b>Site capacity</b>	
Site ownership	Multiple Landowners. Site is promoted by a developer working in agreement with other landowners.	Promoted	74 dwellings = 27 dph
Any known constraints	Covenants, and restrictions on disposition but nothing that would appear to prevent development	HELAA Scenario/ methodology	Between 2 – 6 ha so 30 dph = 81 dwellings
		Other comments	Density adjustment due to proximity of GII listed building and landscaping along access to remaining dwellings
<b>Achievability and deliverability</b>			
Landowner timescales	1-5 years	HELAA capacity	68 dwellings
Comments	LPA evidence - delivery of a site of this size within 5 years achievable		
Viability issues	No known issues	HELAA density	25 dph
Deliverability estimate	1 -5 years		
<b>Conclusions</b>			
<p>This site is an extended promotion of WeG3 (which had a limited site capacity of 45 dwellings due to highways constraints on Welham Manor). This site, WeG3a, extends WeG3 to include the property of 26 Station Road which would provide the primary access for the site onto Station Road. HCC Highways advise that suitable primary vehicular access for the site can be achieved from Station Road with secondary access for use by only emergency services and pedestrian/cycles from Welham Manor.</p>			

## Appendix 2 – HELAA results by settlement

WeG3a		Land at Welham Manor, west of Station Road (continued)					
Conclusions							
<p>There is a need to consider adjacent sites in this area to ensure permeability between sites is achieved. 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>The site's location within an Inner GSPZ (1) would need to be reflected in the design of any scheme, with SuDS for surface water run-off from roads, car parking and public or amenity areas, which provide the requisite number of treatment stages to prevent the pollution of groundwater. While it is not envisaged that wastewater infrastructure network improvements will be required in relation to this development, liaison with Thames Water is should be sought at the earliest opportunity to agree phasing of development. Hertfordshire Archaeology has identified this site as requiring pre-application or pre-determination archaeological assessment, however, do not believe there is a high risk that the archaeological interest could affect development. It will also be necessary to consider the setting of the Grade II listed building directly opposite the proposed site access.</p> <p>An adjustment to the estimated density has been applied to allow for a buffer and landscaping to be included in any detailed design/layout. The site is considered suitable for development. As the highways limitation from the previous HELAA of WeG3 would be overcome with the inclusion of vehicular access via Station Road, an increase in capacity is considered acceptable. There are multiple landowners across the promoted site but as the land is being promoted by a developer in agreement with the other landowners this site is considered available and achievable in 1–5 years.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1- 5 years

## Appendix 2 – HELAA results by settlement

Site Reference: WeG12	Site name: Land North of Pooleys Lane	
	<b>Site details</b>	<p>Settlement: Welham Green</p> <p>Ward: Welham Green &amp; South Hatfield</p> <p>Site area: 4.8 ha</p>
	<b>Site context</b>	<p>Green Belt / Urban: Green Belt</p> <p>Previously developed: Greenfield.</p> <p>Land use/character: Land used for grazing. Open fields, enclosed by hedgerows and trees along western, southern and eastern boundaries with associated buildings.</p> <p>Surrounding land uses and character: Surrounding by open fields to the north and west comprised of grazing and scrub. Industrial estate to the east. Residential estate to the south.</p>
	<b>Site promotion</b>	<p>Source of promotion: Landowner</p> <p>Land use promoted: Housing</p>
	<b>Site suitability considerations</b>	<b>Comments</b>
<p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>• Adopted Development Plan</li> <li>• Submitted Local Plan</li> <li>• Waste/Minerals Local Plan</li> <li>• National policy</li> </ul>	<p>District Plan (2005): Green Belt (GBSP1); Towns and Specified Settlements (GBSP2, Biodiversity and Development (R11); SSSI (R13), Wildlife Sites (R15); Trees, Woodland and Hedgerows (R17), Noise pollution (R19), Landscape Character Area (RA19), Historic Parks and Gardens (R28), Public Rights of Way (RA25),</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), Ecology and Landscape (SADM16); Environmental Pollution (SADM18)</p> <p>Minerals LP (2007): Not in a preferred area</p> <p>Waste Local Plan: WeG12 is close to 'ELAS048a Travellers Lane' from the adopted Waste Site Allocations document 2014.</p> <p>NPPF (2019): Section 9: Promoting Sustainable Transport; Section 15: Conserving and enhancing the Natural Environment</p>	
<p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>• Access to the site</li> <li>• Infrastructure location/capacity</li> <li>• Ground conditions</li> <li>• Contamination</li> <li>• Pollution</li> <li>• Flood risk</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular access for the site is proposed from Pooleys Lane.</li> <li>• Public Right Of Way 7m inside the site running north/south parallel to the eastern boundary.</li> <li>• HCC Highways have indicated that development of this site is likely to impact the surrounding area (a need to consider the single point of access of Dellsome Lane). Potential for emergency only access via Travellers Close which may enable development.</li> <li>• Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage.</li> </ul>	

## Appendix 2 – HELAA results by settlement

WeG12	Land North of Pooleys Lane (continued)
<p><b>Physical constraints (continued):</b></p> <ul style="list-style-type: none"> <li>• Pollution</li> <li>• Flood risk</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• The site is in Flood Zone 1 (lowest risk of fluvial flooding). Surface water flood risk: &lt;1% (1:30 and 1:100yr); 1% 1:1,000yr)</li> <li>• Within Ground Source Protection Zone 3 (total catchment area).</li> <li>• Promoter indicates National Grid power lines of 132kV cross the site from east to west. (National Grid tower also to the north east of the site).</li> </ul>
<p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• The site is in Landscape Character Area 29: Mimmshall Valley, an area characterised by urban-edge influences and farmland.</li> <li>• The site contains grassland which has been used for grazing animals. Scrubs and trees border the site to the east and north.</li> <li>• The site Adjoins Wildlife Sites WS100 - 'Grasslands North of Parsonage Road' to the north and west.</li> <li>• Within 1500m of Water End SSSI and in SSSI Impact Zone, development of 100 or more residential dwellings would trigger Natural England Consultation.</li> <li>• HCC Ecology have indicated a potential for great crested newts as breeding ponds within 320m and 380m of the site.</li> <li>• Potential for nesting birds in existing trees and buildings. Preliminary Ecological Appraisal of habitats to assess value and potential for great crested newts. If buildings are to be affected, surveys need to include bats and birds.</li> <li>• Within a priority species area for Countryside Stewardship measures addressing Lapwing habitat issues.</li> <li>• Within 600m of Grade I Hatfield House Registered Historic Park and Garden, however the intervening land includes the Travellers Lane Industrial Estate and therefore there are no views of the site from the HPG. HELAA 2016 notes Historic England considers that low rise residential development on this site is unlikely to have an adverse impact on any the heritage assets, including longer views out from Hatfield House and</li> </ul>
<p><b>Contribution to regeneration priority areas</b></p>	<p>N/A</p>
<p><b>Likely market attractiveness for the use proposed</b></p>	<p>Whilst pylons/o/h HV cable may be a distractor for some, multiple developments exist in such environments. Site still likely to be attractive and promoter indicates initial developer interest.</p>

## Appendix 2 – HELAA results by settlement

WeG12		Land North of Pooleys Lane (continued)	
<b>Availability</b>		<b>Site capacity</b>	
Site ownership	Multiple landowners. Available within 5 years.	Promoted	79 – 140 dwellings (16 – 29 dph)
Any known constraints	The promoter/landowners of the site are Trustees of the Land – multiple interests. However, no known constraints to site being made available.	HELAA Scenario/ methodology	Between 2 ha – 6ha so 30 dph = 144 dwellings
		Other comments	Estimated developable area reduced to allow for HV/OH cable corridor, buffering for ecological assets; and easement for the right of way and potential need for noise buffer to the employment area
<b>Achievability and deliverability</b>			
Landowner timescales	Within 3 years for 79 dwellings.	HELAA capacity	83 dwellings
Comments	Delivery within 5 years consistent with the LPA's evidence		
Viability issues	No known issues at this stage	HELAA density	25 dph on reduced site area of 3.3 ha (1.5ha deducted)
Deliverability estimate	1 – 5 years		
<b>Conclusions</b>			
<p>WeG12 was previously considered in the 2016 HELAA, 2.35 ha of the land was considered suitable for 45 dwellings on land south of the pylons for development. The land north of the pylons is now being promoted for development.</p> <p>Whilst HCC Highways have not raised an objection in principle to this site being allocated, should additional development in this location result in more than 300 dwellings (including those already utilising the current point of access from Dellsome Lane) being served from a single point of access, it has noted the need for the impact to be clarified by emergency services. Development over 50 would require the submission of a Transport Statement at planning application stage.</p> <p>HCC Minerals have advised WeG12 is adjacent to 'ELAS048a Travellers Lane' from the adopted Waste Site Allocations document 2014. Given the importance of employment land in delivering waste management across the county - developers should be aware of ELAS048a and consider how possible mitigation measures may need to be incorporated into any development design, which would also be consistent with paragraph 182 of the NPPF.</p> <p>Hertfordshire Archaeology has identified this site as requiring pre-application or pre-determination archaeological assessment however, do not believe there is a high risk that the archaeological interest could affect development.</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>Liaison with Thames Water is advisable at earliest opportunity to agree development phasing.</p> <p>There will be a need to buffer the adjoining wildlife site to the north and west and provide biodiversity offsetting. HCC Ecology have indicated a potential for great crested newts in the nearby area e.g. breeding ponds within 320m and 380m of the site and potential for bats in the onsite buildings there is a potential need at planning application stage for preliminary ecological survey.</p>			

## Appendix 2 – HELAA results by settlement

WeG12				Land North of Pooleys Lane (continued)			
Conclusions							
<p>The overhead HV power lines on site are a constraint on development on this site, easement distances will need to be incorporated into any future planning application to allow for appropriate safety and maintenance of overhead cables and pylons. Promoter indicates an easement of 15m either side of the pylon and o/h HV cables. National Grid will need to be consulted at planning application stage. Detailed discussions will be necessary to determine the precise easement necessary.</p> <p>Whilst the site WeG12, does not have any absolute physical or policy constraints which make the site unsuitable, the potential for impacts on the adjoining wildlife site, existing and future residential amenity, rights of way and highways matters would need to be appropriately assessed and mitigated to enable residential development to take place on this site. Land would need to be set aside within the eastern part of the site to maintain access to the public right of way, and a buffer to the wildlife site to the north and west would also be required.</p> <p>The estimated developable area has been reduced and the estimated density has been moderated to 25dph from the promoted 30dph to allow for suitable mitigation and buffering measures.</p> <p>The site is considered available for development and is considered achievable and deliverable in 1 – 5 years.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1–5 years

## Appendix 2 – HELAA results by settlement

Site Reference: WeG17	Site name: Land south of Dixons Hill Road, AL9 7EL							
 <p style="font-size: small; margin-top: 10px;">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: 50%;">Settlement:</td> <td>Welham Green</td> </tr> <tr> <td>Ward</td> <td>Welham Green and Hatfield South</td> </tr> <tr> <td>Site area</td> <td>2ha</td> </tr> </table>	Settlement:	Welham Green	Ward	Welham Green and Hatfield South	Site area	2ha	
	Settlement:	Welham Green						
	Ward	Welham Green and Hatfield South						
Site area	2ha							
Site context								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">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>Agricultural land</td> </tr> <tr> <td>Surrounding land uses and character</td> <td>Residential to the north east and agricultural land to the west and south</td> </tr> </table>	Green Belt / Urban:	Green Belt	Previously developed:	No	Land use/character	Agricultural land	Surrounding land uses and character	Residential to the north east and agricultural land to the west and south
Green Belt / Urban:	Green Belt							
Previously developed:	No							
Land use/character	Agricultural land							
Surrounding land uses and character	Residential to the north east and agricultural land to the west and south							
	Site promotion							
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Source of promotion</td> <td>Landowner/ promoter</td> </tr> <tr> <td>Land use promoted</td> <td>Primary school</td> </tr> </table>	Source of promotion	Landowner/ promoter	Land use promoted	Primary school			
Source of promotion	Landowner/ promoter							
Land use promoted	Primary school							
Site suitability considerations	Comments							
<p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul>	<p>District Plan (2005): Definition of the Green Belt (GBSP1), Towns and Specified settlements (GBSP2); M1 Integrating Transport and Land Use; CLT8 New and Extended Education Facilities; RA10 Landscape Character Area.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt Boundaries; SADM2 Highway Network and Safety; SADM3 Sustainable Travel for All; SP11 Protection and enhancement of critical environmental assets, SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution</p> <p>Minerals Local Plan (2007): Not in a preferred extraction area.</p> <p>Waste Local Plan (2012): Policy 12: Sustainable Design, Construction and Development</p> <p>NPPF 2019: Section 8 'Promoting healthy and safe communities'; 9 'Promoting sustainable transport'; 15 'Conserving and enhancing the natural environment'; 16 'Conserving and enhancing the historic environment'.</p>							
<p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Flood risk</li> <li>Hazardous risk</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Access via Dixons Hill Road. HCC Highways raises no significant issues at this plan-making stage.</li> <li>Pedestrian footways present on northern side of Dixons Hill Road. Site is well located relative to existing dwellings in Welham Green, with 92% of dwellings within 800m.</li> <li>No pedestrian footway currently from the junction of Welham Manor towards the school site along the southern side of Dixons Hill Road (although within the highway boundary would allow for improvements and part of a requirement to link the site to the wider footway network).</li> <li>HCC Minerals advise that there may be the opportunity to extract resources for use on site during development.</li> <li>No comments have been received from TW at this stage.</li> </ul>							

## Appendix 2 – HELAA results by settlement

WeG17	Land south of Dixons Hill Road, AL9 7EL (continued)		
<p><b>Physical constraints (continued):</b></p> <ul style="list-style-type: none"> <li>• Ground conditions</li> <li>• Contamination</li> <li>• Pollution</li> <li>• Flood risk</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for noise arising from traffic on Dixons Hill Road.</li> <li>• Entire site is in Flood Zone 1 – low risk of fluvial flooding.</li> <li>• 2% of the site affected by surface water flood risk (1:1,000yr)</li> <li>• Site lies within Ground Source Protection Zone - majority within the Inner Zone (most sensitive), small parts within Outer and Total Catchment Zone.</li> <li>• High pressure pipeline runs along north-eastern boundary of site.</li> </ul>		
<p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• The site lies within Landscape Character Area 29: Mimmshall Valley. This area is characterised by urban-edge influences and mixed farming. The wider landscape is shaped by woodland associated within the Site of Special Scientific Interest (SSSI) to the south.</li> <li>• Two storey residential development lies to the east with arable fields to the north, south and west.</li> <li>• Site lies within 350m of Water End SSSI; within 310m of Wildlife Site WS88 Bush Wood; within 580m of WS212 Grassland north of Potterells Wood; within 860m of WS90 Meadow north of Peplins Wood. Bat roost noted adjacent to the site.</li> <li>• Site lies within 180m of Grade II listed 47 Dixons Hill Close; 280m of Grade II listed 9 Station Road; 340m of Grade II listed Hope and Anchor Public House; 360m of Grade II listed Fairview, 15 Station Road and several others along Station Road.</li> <li>• HCC Archaeology advise that the site has the potential to include heritage assets with archaeological interest.</li> <li>• Detailed proposals would need to consider relationship with existing dwellings in Welham Manor.</li> </ul>		
<p><b>Contribution to regeneration priority areas</b></p>	<p>N/A</p>		
<p><b>Likely market attractiveness for the use proposed</b></p>	<p>N/A. The site is being promoted for a primary school.</p>		
<b>Availability</b>		<b>Site capacity</b>	
<p>Site ownership</p>	<p>Multiple landowners</p>	<p>Promoted</p>	<p>Primary school</p>
<p>Any known constraints</p>	<p>Covenants apply to part of the site (sporting and mineral rights). Promoter advises no legal impediment to development.</p>	<p>HELAA Scenario/ methodology</p> <p>Other comments</p>	<p>2 form entry (FE) (2ha)</p> <p>Primary school options initially submitted by promoter in response to the DLPPS 2016 consultation.</p>

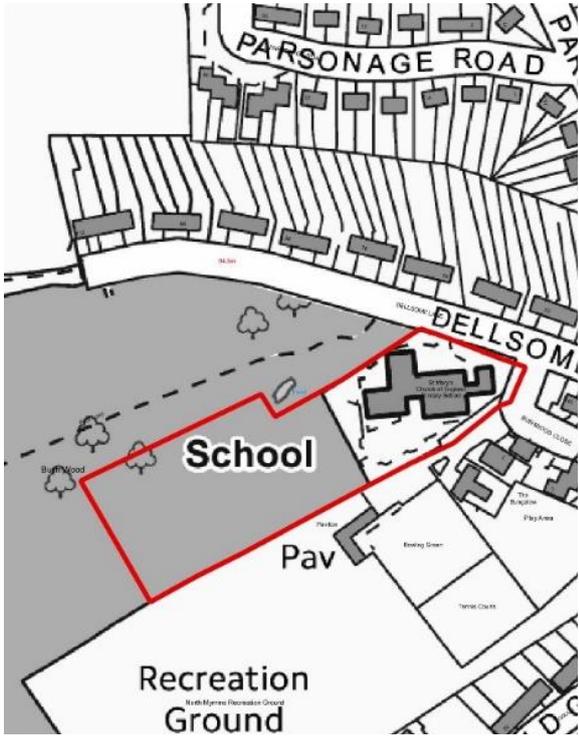
## Appendix 2 – HELAA results by settlement

WeG17	Land south of Dixons Hill Road, AL9 7EL (continued)		
<b>Achievability and deliverability</b>			
Landowner timescales	Promoter indicates possible delivery in first 5 years of the plan period.	HELAA capacity	1 x 2 FE primary school
Comments	Easement required for high pressure pipeline along eastern boundary (BPA have advised 3m) ideally capable of independent access for inspections. Easement also for Highways England along northern boundary.		
Viability issues	Funding for delivery would need to be secured from S106 agreements from proposed developments.	HELAA density	1 x 2 FE Primary school/2ha
Deliverability estimate	1-5 years/6-10 years		
<b>Conclusions</b>			
<p>Principle of access from Dixons Hill Road is acceptable subject to design. The Highway Authority is satisfied that sufficient space is available for the provision of footways which would link the site to the wider footway network. 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/Design Manual for Roads and Bridges (as appropriate). 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> <p>The site's location within an Inner Ground Source Protection Zone would need to be reflected in the design of any remediation, as would the design of a SuDS scheme for surface water run-off from roads, car parking and public or amenity areas which provide the requisite number of treatment stages to prevent the pollution of groundwater.</p> <p>There may be the opportunity to extract mineral resources for use on site during development. Opportunistic extraction is encouraged by HCC Minerals.</p> <p>Due to the potential for the site to include heritage assets with archaeological interest an Archaeological Assessment will be required at planning application stage.</p> <p>The site may be affected by traffic noise. Environmental Heath advise that the site could only be developed if appropriate noise mitigation measures can deliver a development with a healthy internal and external environment appropriate for educational use that satisfies the requirements of the local planning authority.</p> <p>Historic England consider that the site could be developed for a school with minimal impact on the settings of nearby listed buildings. Historic England have a preference for built development to be concentrated on the north-western portion of the site to fit in with existing built development. This would facilitate the south-eastern half of the site to left open as a playground/playing field.</p> <p>It is noted that two easements are required on the land, however these involve limited land take and are located on the boundaries of the site. Once easement relates to a high pressure pipeline. The British Pipeline Agency has advised that a 3m easement either side of the pipeline would be required ideally as part of green infrastructure and independently accessible to allow for regular inspections.</p>			

## Appendix 2 – HELAA results by settlement

<b>WeG17</b>		<b>Land south of Dixons Hill Road, AL9 7EL (continued)</b>					
<b>Conclusions</b>							
<p>The promoter has indicated that this (and the Highways England) easement could be accommodated within indicative layout proposals for a school. Consequently these are not considered to affect the deliverability of a primary school. The site is relatively flat and is considered to be suitable for a primary school.</p> <p>The Education Authority's minimum space standard for a 2FE primary school is 2ha, inclusive of a nursery. The site broadly meets this requirement (easements apply).</p> <p>The site is known to be available for a primary school. Achievability will be associated with the overall level of development taken forward in Welham Green (and the school planning area). A more detailed funding strategy would need to be considered once final decisions have been made around the overall quantum of development in the area. The site could be taken forward for either a 2 FE primary school, or if the scale of development does not require such level of provision, and taking into account any decisions around existing and proposed school provision, the option of smaller 1 FE school, where this is acceptable to the Education Authority.</p> <p>Delivery would be dependent upon rate of housing delivery in and around Welham Green/relevant school planning area.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years/ 6-10 years

## Appendix 2 – HELAA results by settlement

Site Reference: WeG20	Site name: St Mary's Church of England Primary School																								
	<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;">Welham Green</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Welham Green and South South Hatfield</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">0.97 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 / Urban:</td> <td style="padding: 2px;">Green Belt</td> </tr> <tr> <td style="padding: 2px;">Previously developed:</td> <td style="padding: 2px;">Part PDL</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Primary School and associated playing field</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Two-storey residential properties (north), to the south-east are residential bungalows and sports pitches and playing field. The north and north west of the site are woodland areas.</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</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Housing</td> </tr> </table>	Site details		Settlement:	Welham Green	Ward	Welham Green and South South Hatfield	Site area	0.97 ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	Part PDL	Land use/character	Primary School and associated playing field	Surrounding land uses and character	Two-storey residential properties (north), to the south-east are residential bungalows and sports pitches and playing field. The north and north west of the site are woodland areas.	Site promotion		Source of promotion	Promoter	Land use promoted	Housing
Site details																									
Settlement:	Welham Green																								
Ward	Welham Green and South South Hatfield																								
Site area	0.97 ha																								
Site context																									
Green Belt / Urban:	Green Belt																								
Previously developed:	Part PDL																								
Land use/character	Primary School and associated playing field																								
Surrounding land uses and character	Two-storey residential properties (north), to the south-east are residential bungalows and sports pitches and playing field. The north and north west of the site are woodland areas.																								
Site promotion																									
Source of promotion	Promoter																								
Land use promoted	Housing																								
Site suitability considerations	Comments																								
<p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>• Adopted Development Plan</li> <li>• Submitted Local Plan</li> <li>• Waste/Minerals Local Plan</li> <li>• National policy</li> </ul>	<p>District Plan (2005): Definition of the Green Belt (GBSP1), Towns and Specified settlements (GBSP2), Watling Chase Community Forest (RA11), Biodiversity and Development (R11), Wildlife Sites (R15), Trees, Woodland and Hedgerows (R17)</p> <p>Draft Local Plan (2016): Settlement Strategy and Green Belt boundaries (SP3), Place-making and High Quality Design (SP9), Amenity and Layout (SADM11), Protection and Enhancement of Critical Environmental Assets (SP11), Ecology and Landscape (SADM16), Community Services and Facilities (SP6); New community services and facilities and losses of Community services and facilities (SADM7)</p> <p>Minerals Local Plan (2007): Not in a preferred extraction area.</p> <p>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition</p> <p>NPPF (2019): Section 8: Promoting healthy and safe communities; Section 15: Conserving and enhancing the natural environment.</p>																								
<p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>• Access to the site</li> <li>• Infrastructure location/capacity</li> <li>• Ground conditions</li> <li>• Contamination</li> <li>• Pollution</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• The site is currently accessible for vehicles, cycles and pedestrians from Dellsome Lane.</li> <li>• HCC Highways raises no significant issues at this plan-making stage.</li> <li>• Thames Water do not envisage any infrastructure concerns regarding wastewater networks at this stage in relation to development on this site.</li> </ul>																								

## Appendix 2 – HELAA results by settlement

WeG20	St Mary's Church of England Primary School (continued)	
<b>Physical constraints (continued):</b> <ul style="list-style-type: none"> <li>• Ground conditions</li> <li>• Flood risk</li> </ul>	<ul style="list-style-type: none"> <li>• The site is in Flood Zone 1 (Lowest Risk of Fluvial Flooding)</li> <li>• The site is at low risk of flooding from surface water (1% 1:30yr, 1% 1:100yr; 2% 1:1,000yr)</li> <li>• The site lies within Groundwater Protection Zone 3 (Total Catchment)</li> </ul>	
<b>Potential environmental impacts:</b> <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>• The school playing fields are within Landscape Character Area 29: Mimmshall Valley. This area is characterised by urban-edge influences and wooded farmland. The site is a school site with school buildings, associated hardstanding and playing fields which is bordered by woodland areas on three sides, with an urban-edge setting.</li> <li>• Site includes part of Local Wildlife Site Bush Wood (WS88)</li> <li>• Site is adjacent to Bush Wood ancient woodland</li> <li>• Within the Watling Chase Community Forest, an area for the provision for green infrastructure and environmental improvements</li> <li>• Water End Swallow Holes Site of Special Scientific Interest (SSSI) is located 820m from the site.</li> <li>• Within an SSSI Impact zone. However given the scale of development promoted this would not trigger a Natural England consultation at planning application stage.</li> <li>• HCC Archaeology has advised that any archaeological interest of this site can be conserved by appropriate planning conditions, if planning permission is granted.</li> </ul>	
<b>Contribution to regeneration priority areas</b>	N/A	
<b>Likely market attractiveness for the use proposed</b>	Location on the edge of this village, the site likely to be attractive to the market for housing.	
Availability		Site capacity
Site ownership	Multiple Landowners (not included in promotion)	Promoted      20 Dwellings (21dph)
	Site is not promoted by landowners who have not confirmed their willingness for the site to be released for housing.	HELAA Scenario/ methodology  Under 2ha so 40dph (39 dwellings)
	Covenants and restrictions on disposition, but nothing that would appear to prevent development in principle.	Other comments  Developable area reduced by (0.39 ha) to allow for exclusion of and buffering to environmental assets. (Net developable area = approximately 0.59ha)

## Appendix 2 – HELAA results by settlement

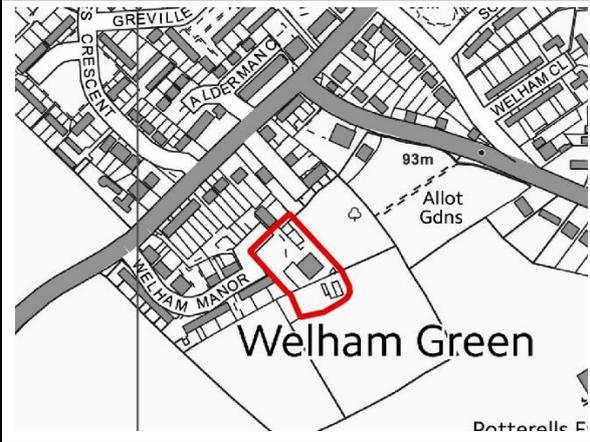
WeG20	St Mary's Church of England Primary School (continued)		
<b>Achievability and deliverability</b>			
Landowner timescales	Promoter indicates possible delivery in years 6-10 of the plan period	HELAA capacity	24 dwellings (only if site becomes available and achievable)
Comments	Decision for closure and re-location would be a pre-requisite to achievability. No such decision or intent evident within the plan-period.		
Viability issues	Should the site become available at a later date, then funding including from S106 obligations would need to be secured to enable provision of the school capacity at another site in Welham Green.	HELAA density	40dph (net developable area reduced to circa. 0.59 ha)
Deliverability estimate	N/A		
<b>Conclusions</b>			
<p>A primary physical constraint to the development of this site is the possible impact of development on Bush Wood which is designated as a Local Wildlife Site and is also an ancient woodland site. Bush Wood is primarily adjacent to the site but a small part of it falls within the proposed site boundary. There will be a need for a buffer between any future development and Bush Wood. Natural England guidance sets out that the buffer to ancient woodland should be at least 15 metres to avoid root damage and protect trees. As the existing school and playing field site is bordered by trees, it will be necessary to deduct a 15m buffer from the north, western and south western boundaries of the site. This reduces the developable area by around 40%.</p> <p>HCC Ecology have advised that there are known bat roosts 50m north-east of the site. There may also be the potential for nesting birds and roosting bats in mature trees on site if suitable features are present. A Preliminary Roost Assessment may therefore be required at planning application stage. Any proposals should retain existing trees, hedgerows and other natural landmarks within the site that currently provide ecological or landscape value, or compensate for these if they cannot be retained. An opportunity may exist within the buffer area to deliver biodiversity net gain measures such as native planting/wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If any semi-natural habitats will be lost to development, and cannot be mitigated for within the site boundary, sufficient biodiversity offsetting should be considered.</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>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. While Thames Water does not envisage any infrastructure concerns, liaison with Thames Water is advisable at earliest opportunity to agree development phasing.</p>			

## Appendix 2 – HELAA results by settlement

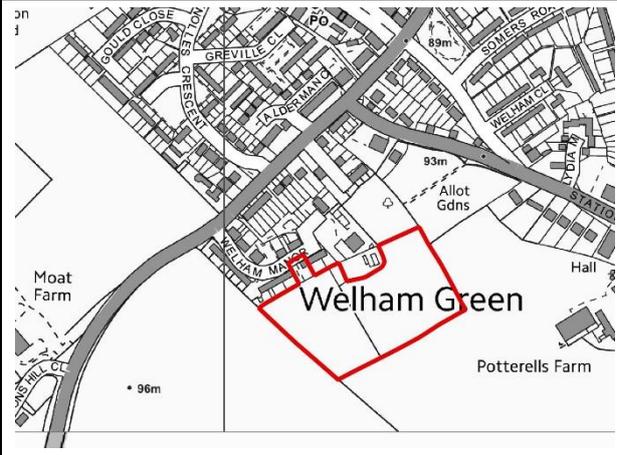
<b>WeG20</b>	<b>St Mary’s Church of England Primary School (continued)</b>						
<b>Conclusions</b>							
<p>Subject to a reduction of the site area to exclude the wildlife site and incorporate buffers between development and environmental assets, the site is considered suitable for residential development.</p> <p>However, the site is being promoted by third parties with an interest in other potential development sites around Welham Green and it is not evident that the relevant landowners of this site (WeG20) are willing to release the site for housing. The delivery of residential development on this site within the plan period would be dependent upon the school being closed for which no confirmation of any such intent has been received from relevant interested parties. On the basis of the evidence (at the time of this assessment), the site cannot be considered to be available. The site fails Stage 2 of the assessment.</p>							
Suitable	Yes	Available	No	Achievable	Uncertain	Deliverability timescale	N/A

## Appendix 2 – HELAA results by settlement

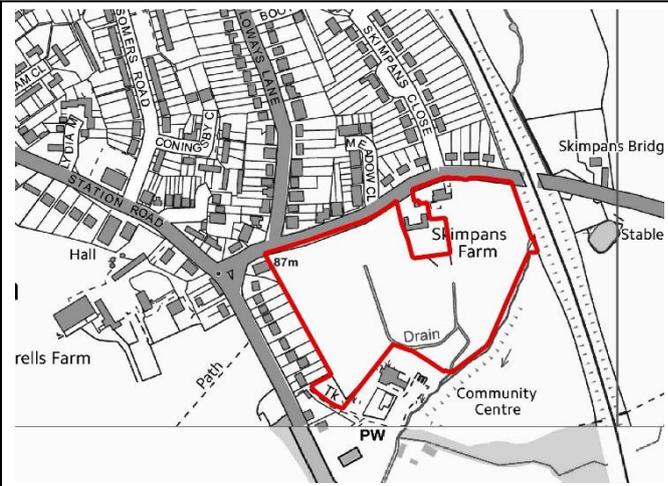
### REVIEW OF SITES PROMOTED THROUGH THE CALL FOR SITES 2019 AND PREVIOUSLY ASSESSED IN THE HELAA 2016

	HELAA reference	Site Address or Location	Town or Settlement		
	WeG1	Units 1-3, 51 Welham Manor	Welham Green		
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage		
	Green Belt	18	Passed Stage 2		
<b>2019 Update</b>	<p>In the 2016 HELAA, the site was found suitable available and achievable for <b>10 dwellings</b> with delivery estimated at 0-5, 6-10 years. In 2019, the promoter has suggested a higher capacity of 18 dwellings and the possibility of WeG1 being used for retirement housing (to negate the issues of a lack of primary school place capacity).</p> <p>HCC Archaeology note that a pre-application or pre-determination archaeological assessment should be included within specific development proposals for the site. HCC advise that a preliminary ecological assessment may be required. Thames Water does not envisage any waste water infrastructure concerns.</p> <p>The key constraint for Welham Manor relates to highway capacity. Delivery alongside site WeG3 resulted in a limit on the combined capacity of both sites in 2016. However, site WeG3a has been promoted with primary access from Station Road. If WeG3a is considered to be suitable, available and achievable (and if taken forward in the Local Plan) with only a secondary (pedestrian/cyclists/emergency) access via Welham Manor, then it may be possible to increase the capacity on WeG1 to <b>16 dwellings</b> (at 40dph).</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<p><b>Passes</b> the Stage 2 HELAA. Assessed capacity remains at <b>10 dwellings</b> unless WeG3a is taken forward with only secondary/emergency access to Welham Manor. In this event, a slightly increased capacity of <b>16 dwellings</b> may be appropriate.  <b>Delivery: 1-5 years</b></p>				

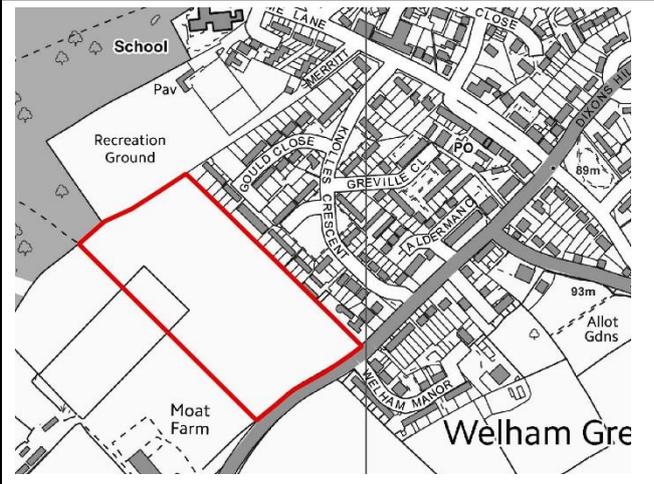
## Appendix 2 – HELAA results by settlement

	HELAA reference	Site Address or Location	Town or Settlement		
	WeG3	Land at Welham Manor	Welham Green		
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage		
	Green Belt	45	Passed Stage 2		
<b>2019 Update</b>	<p>In the 2016 HELAA the site was found suitable, achievable and available for development of 45 dwellings (acknowledging highway constraints of Welham Manor when considered alongside WeG1) with delivery in years 0-5/6-10 years (a requirement to upgrade wastewater infrastructure was identified at that time). Whilst the site lies within 400m of Water End SSSI, no major constraints were identified to prevent the site coming forward for a limited amount of development, although development in excess of 50 dwellings would trigger a Natural England consultation at planning application stage.</p> <p>Thames Water (2019) no longer envisage infrastructure concerns regarding wastewater networks and this would potentially enable faster delivery than was envisaged under the previous assessment. HCC Archaeology note that a pre-application or pre-determination archaeological assessment should be included within specific development proposals for the site.</p> <p>Site remains suitable, available and achievable – delivery is adjusted to 1-5 years in light of Thames Water’s most up to date position, and consistent with the LPAs evidence on delivery rates.</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<p>This site <b>passes</b> the Stage 2 HELAA with capacity at <b>45 dwellings</b>.  <b>Delivery: 1-5 years</b></p>				

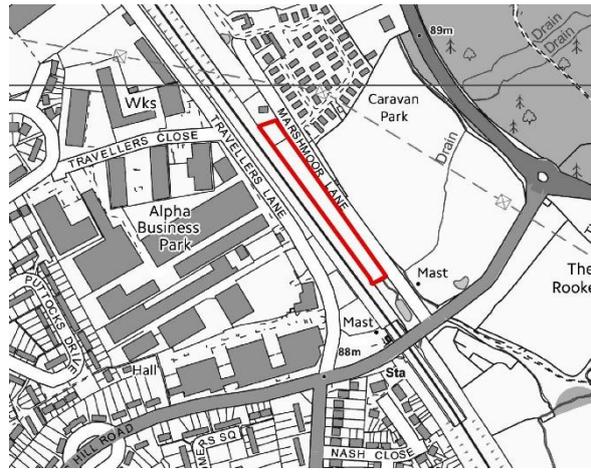
## Appendix 2 – HELAA results by settlement

		HELAA reference	Site Address or Location	Town or Settlement	
				<b>WeG6</b>	Skimpans Farm
		<b>Urban / Green Belt</b>	<b>Promoted capacity 2019</b>	<b>HELAA 2016 stage</b>	
		Green Belt	75	Passed Stage 2	
<b>2019 Update</b>	<p>In the 2016 HELAA, the site was found suitable, achievable and deliverable for <b>73 dwellings</b> with delivery estimated for 0-10 years. The site has a number of constraints (flood risk, noise from the railway, setting of the listed building, relationship to existing properties adjoining the site) and the developable area was reduced in light of such matters and a low density of 20dph applied on a reduced developable area of 3.67ha (excluding areas of fluvial flood risk).</p> <p>In 2019, HCC Archaeology note that a pre-application or pre-determination archaeological assessment should be included within specific development proposals for the site and HCC Ecology advise that a preliminary ecological appraisal may be required. Surface water flood risk affects part of the site: 5% 1:30yr; 9% 1:100yr and 26% 1:1,000yr.</p> <p>Development on varying parts of the site would trigger a Natural England consultation at a planning application stage for residential development of 10+/50+ dwellings, due to the close proximity of Water End Swallow Holes SSSI. Network Rail notes the site's proximity to railway infrastructure and advises that its usual asset protection matters can be addressed at the planning application stage (e.g. drainage, line-side fencing and landscaping).</p> <p>The site already has an adjusted low density/capacity estimate and no further downward adjustment is considered necessary at the current time. However, Thames Water (2019) no longer envisage infrastructure concerns regarding wastewater networks and this would potentially enable quicker delivery within 1-5 years, rather than the earlier delivery estimate of 0-10 years, consistent with the LPA's evidence on delivery.</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<p>The site passes Stage 2 HELAA for <b>73 dwellings</b>. The slightly higher promoted capacity is not considered appropriate in light of acknowledged constraints.  <b>Delivery: 1-5 years</b></p>				

## Appendix 2 – HELAA results by settlement

	HELAA reference	Site Address or Location	Town or Settlement		
	WeG10	Land at Dixons Hill Road	Welham Green		
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage		
	Green Belt	120	Passed Stage 2		
<b>2019 Update</b>	<p>In the 2016 HELAA the site was found suitable, achievable and available. Some constraints were identified - the site's proximity to Local Wildlife Site and ancient woodland Bush Wood, affecting the western corner of the site. Site also lies within 600m of the Water End SSSI. However, none of these presented an absolute constraint on the overall suitability of the site for residential development. A requirement to upgrade wastewater infrastructure was identified with delivery estimated in 0-5/6-10 years.</p> <p>Thames Water (2019) no longer envisage infrastructure concerns regarding wastewater networks and this would potentially enable quicker delivery within 1-5 years, rather than the earlier delivery estimate (and consistent with the LPA's evidence on delivery). HCC Archaeology (2019) note that a pre-application or pre-determination archaeological assessment should be included within specific development proposals for the site. While there are no fundamental ecological constraints affecting the site, the proximity to the SSSI means that development of 50 or more dwellings would trigger a Natural England consultation at planning application stage.</p> <p>The site would be available within 5 years and the promoter also indicates delivery possible within 5 years, which is consistent with the LPA's evidence on deliverability.</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<p>The site <b>passes</b> the Stage 2 HELAA for <b>120 dwellings</b>.  <b>Delivery: 1-5 years</b></p>				

## Appendix 2 – HELAA results by settlement

	<b>HELAA reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>		
	<b>WeG11</b>	Land at Marshmoor Lane	Welham Green		
	<b>Urban / Green Belt</b>	<b>Promoted capacity 2019</b>	<b>HELAA 2016 stage</b>		
	Green Belt	14	Failed Stage 2		
<b>2019 Update</b>	<p>In the 2016 HELAA, the site was found unsuitable due to road safety concerns and the site's close proximity to the railway line, with limited scope to sufficiently buffer the site from significant noise levels.</p> <p>The junction of Marshmoor Lane with Dixons Hill Road is substandard with little opportunity for improvement due to the bridge parapet and proximity. HCC Highways raised objections (in 2016) to the intensified use of Marshmoor Lane and on highway safety grounds. This remains a significant constraint on the site. In terms of noise impact, an assessment was submitted but it was considered that internal maximum noise levels would be exceeded (with closed windows) and external amenity areas would not achieve desirable noise levels. Further, the extent of risk from surface water flooding, 45% 1:30yr; 69% 1:100yr; 99% 1:1,000yr, could significantly affect any developable area). These matters remain relevant and the site continues to be found <b>unsuitable</b>. The site is not considered to be achievable within the plan period based on the current constraints.</p> <p>(Note: HCC Archaeology note that any archaeological interest could be conserved by appropriate planning requirements imposed by the LPA, in the event of any planning permission being approved. If the site were subject to a planning application, HCC Ecology advise that a preliminary ecological appraisal may be required. HCC Waste/Minerals advise that sites to the west of the railway, particularly (SA239) a safeguarded metal recycling facility, may be noisy and master planning would be required to prevent new development prejudicing their operation. Network Rail advise that its normal asset protection measures would apply - drainage, fencing, landscaping - and notes the need for noise insulation.</p>				
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	No
<b>Conclusion</b>	The site <b>fails</b> the Stage 2 HELAA.				

## Appendix 2 – HELAA results by settlement

	<b>HELAA reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>		
	<b>WeG15</b>	Potterells Farm	Welham Green		
	<b>Urban / Green Belt</b>	<b>Promoted capacity 2019</b>	<b>HELAA 2016 stage</b>		
	Green Belt	140	Passed Stage 2		
<b>2019 Update</b>	<p>In the 2016 HELAA, the site was found suitable, achievable and available with delivery estimated in 0-5/6-10 years (upgrades to drainage infrastructure being envisaged at that time). The estimated capacity of 140 dwellings reflected the intention to incorporate large areas of public open space in the southern area of the site, creating a stronger wooded boundary to the south, and to buffer the SSSI.</p> <p>In 2019, Thames Water indicates that at this stage, it does not envisage infrastructure concerns regarding wastewater networks in relation to this site, subject to phasing. Promoter indicates delivery by 2024 over a three year delivery period (2022-2024), which is consistent with the LPA's evidence on deliverability.</p> <p>HCC Archaeology note that pre-application or pre-determination archaeological assessments should be included within all development proposals for the site. HCC Ecology advised that a preliminary ecological appraisal may be required. Surface water flood risk affects part of the site: 5% 1:1,000yr.</p> <p>Development on varying parts of the site would trigger a Natural England consultation at planning application stage for residential development of 10+/50+ dwellings due to the close proximity of Water End SSSI.</p> <p>The site continues to be found <b>suitable</b> with an estimated capacity of <b>140 dwellings</b>.</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<b>Conclusion:</b> This site <b>passes</b> the Stage 2 HELAA. <b>Delivery:</b> 1-5 years.				