

Appendix 2 – HELAA results by settlement

Bell Bar and Brookmans Park

This section includes a summary table of 17 sites promoted around Bell Bar and Brookmans Park 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 BrP26, BrP33, BrP35, BrP5, BrP14a, BrP31a, BrP32, BrP34, BrP36, and BrP37. Sites BrP1, BrP6, BrP9, BrP10, BrP12, and BrP12a were previously reviewed in the HELAA 2016. These (and BrP9a as a sub-parcel of BrP9) have been subject to review in 2019.

Note: Bell Bar sites are presented first in tables and site assessments, followed by Brookmans Park sites.

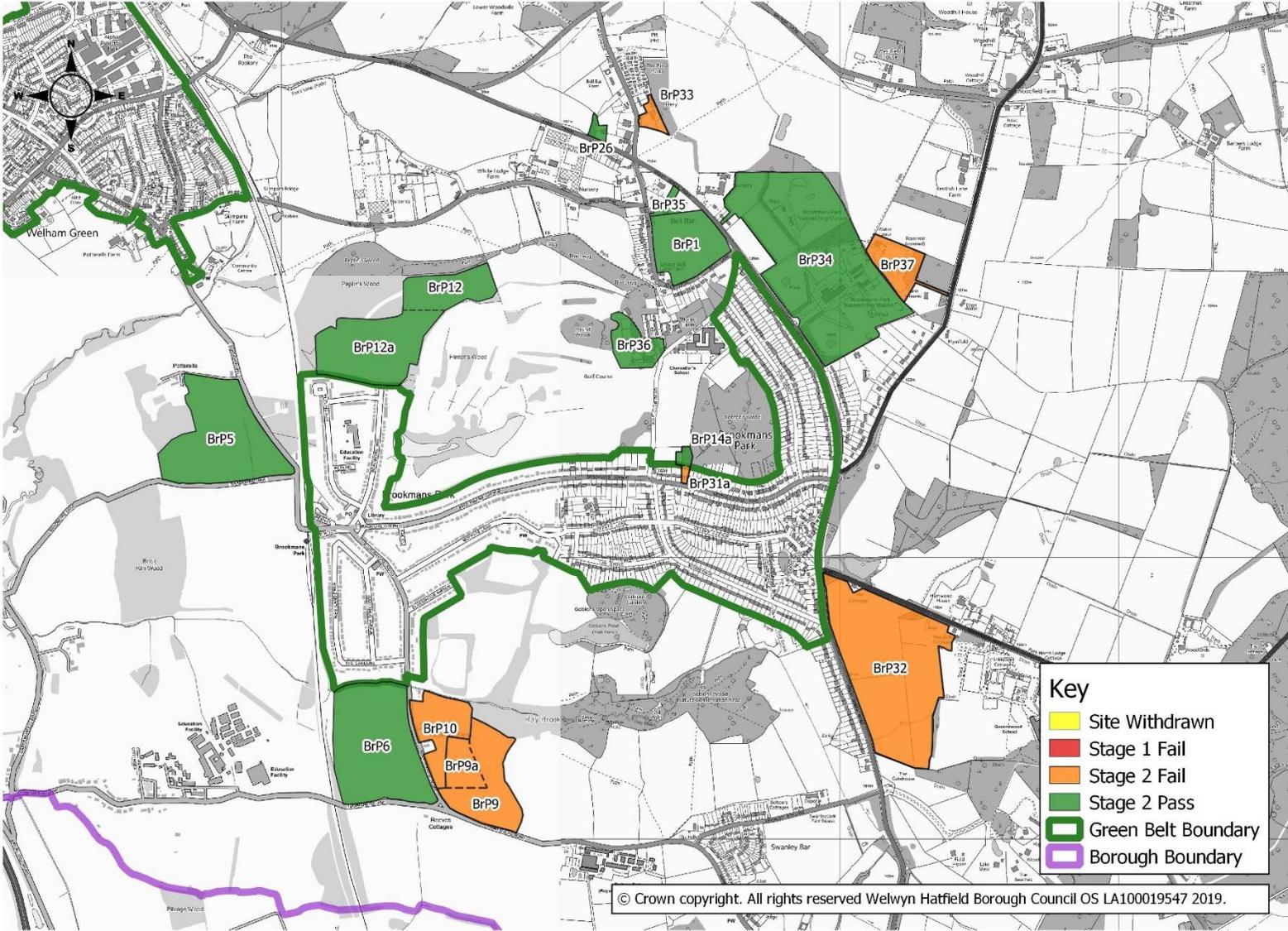
Table 26: Bell Bar and Brookmans Park HELAA results summary table

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no
BrP1	Upper Bell Lane Farm	Bell Bar	Green Belt	Passed Stage 2	104	310
BrP26	Meadowcroft, Great North Road	Bell Bar	Green Belt	Passed Stage 2	4	275
BrP33	Firs Stables, Woodside Lane	Bell Bar	Green Belt	Failed Stage 2	0	278
BrP35	Bell Bar Pet Farm	Bell Bar	Green Belt	Passed Stage 2	2	281
BrP5	Land west of Brookmans Park	Brookmans Park	Green Belt	Passed Stage 2	165	284
BrP6	Land west of Bluebridge Road	Brookmans Park	Green Belt	Passed Stage 2	210	311
BrP9	Friday Grove	Brookmans Park	Green Belt	Failed Stage 2	0	312
BrP9a	Friday Grove (smaller site)	Brookmans Park	Green Belt	Failed Stage 2	0	312
BrP10	Raybrook Farm	Brookmans Park	Green Belt	Failed Stage 2	0	313
BrP12	Land north of Peplins Way	Brookmans Park	Green Belt	Passed Stage 2	125	314
BrP12a	Land north of Peplins Way	Brookmans Park	Green Belt	Passed Stage 2	125	314

Appendix 2 – HELAA results by settlement

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no
BrP14a	Land east of Golf Club Road	Brookmans Park	Green Belt	Passed Stage 2 (only in combination with HS23/BrP14)	0	288
BrP31a	68 Georges Wood Road and land to the rear of 70 Georges Wood Road	Brookmans Park	Green Belt	Failed Stage 2	0	291
BrP32	Land west of Queenswood School	Brookmans Park	Green Belt	Failed Stage 2	0	294
BrP34	Brookmans Park Transmitting Station	Brookmans Park	Green Belt	Passed Stage 2	300 dwellings and potential net gain of 10,623sqm B1a class use f/s. (Note 6,550sqm promoted in addition to 2,877sqm existing, total 9,427sqm)	298
BrP36	Brookmans Park Golf Club	Brookmans Park	Green Belt	Passed Stage 2	24	302
BrP37	Brookmans Park reservoir and water tower, Kentish Lane	Brookmans Park	Green Belt	Failed Stage 2	0	306

Figure 29 – Sites promoted through the Call for Sites 2019 – Bell Bar and Brookmans Park



STAGE 2 ASSESSMENTS

Site Reference: BrP26		Site name: Meadowcroft Great North Road Bell Bar	
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	Site details		
	Settlement:		Bell Bar
	Ward		BPLH
	Site area		0.38ha
Site context			
Green Belt / Urban:		Green Belt	
Previously developed:		Part PDL	
Land use/character		Residential dwelling & disused synagogue	
Surrounding land uses and character		Tree belt and agricultural land to the west, paddock to the north and east with commercial uses beyond to the east, Great North Rd to the south.	
Site promotion			
Source of promotion		Landowner	
Land use promoted		Housing	
Site suitability considerations		Comments	
Policy framework: <ul style="list-style-type: none"> Adopted Development Plan Submitted Local Plan Minerals/Waste Local Plan National policy 		<ul style="list-style-type: none"> District Plan (2005): (GBSP1 and GBSP2) Green Belt: (R19) Noise pollution; (RA10) Landscape Character Area Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; Policy SP4: Transport and Travel; SADM3: Sustainable Travel for All; SP11 Protection and enhancement of critical environmental assets; SADM16 Ecology and Landscape; SADM18 Environmental Pollution. Minerals Local Plan 2007 – not a preferred search area Waste Local Plan (2012): Policy 12: Sustainable Design, Construction and Development NPPF (2019): Section 15 Conserving and enhancing the natural environment. Hertfordshire Local Transport Plan 4 	
Physical constraints: <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 off Great North Road, A1000 No existing pedestrian footpath directly serves the site, although one is located opposite the site (southern side of the A1000). HCC Highways raises no significant concerns at this stage. Thames Water do not currently envisage infrastructure concerns regarding wastewater networks in relation to this development. The site is in Flood Zone 1, the lowest risk of fluvial flooding. No identified risk of surface water flooding The site is not within a Groundwater Source Protection Zone. 	

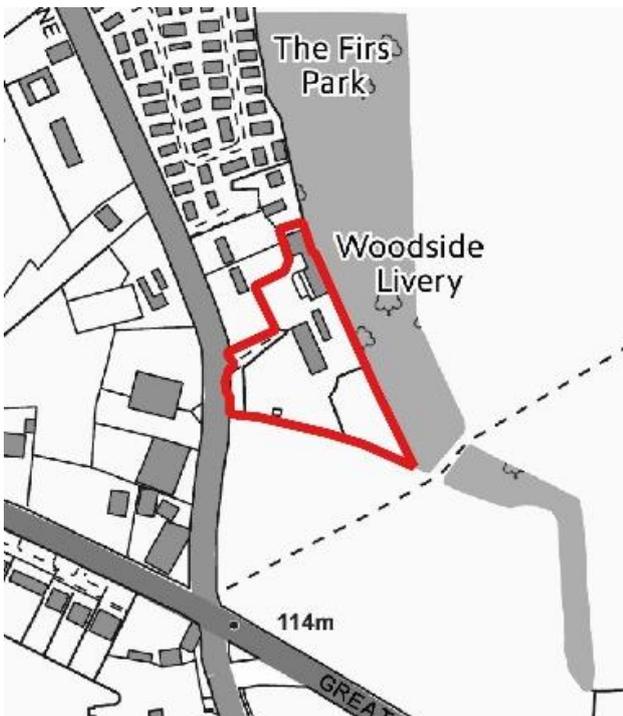
Appendix 2 – HELAA results by settlement

BrP26	Meadowcroft Great North Road Bell Bar (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"> • Landscape Character Area: Western half of the site falls within LCA51 North Mymms Common and Newgate Street Farmed Plateau - characterised by arable slopes, small to medium scale farmland, pasture (horses), wooded valleys, narrow lanes and large houses in extensive grounds. Site demonstrates heavily treed boundaries which is a feature of this landscape. • The western half of the site is an area of woodland covered by a Tree Preservation Order (TPO3 G51), part of the frontage is covered by TPO3 G50) • No recognised ecology sites within or adjacent the site. Potential for nesting birds and roosting bats in mature trees and buildings. • Site lies within 1,500m of the Water End Swallow Holes SSSI and 2,400m of Northaw Great Wood SSSI. • Grade II Lower Farm Farmhouse located 175m to the south-east. • Environmental Health note the potential for noise impacts 		
<p>Contribution to regeneration priority areas</p>	<p>None</p>		
<p>Likely market attractiveness for the use proposed</p>	<p>Currently no known developer interest. However, Bell Bar is an attractive semi-rural location in a high demand area to the north of Brookmans park. Site is likely to be attractive in the market.</p>		
Availability		Site capacity	
Site ownership	Single landowner (LR data reveals joint)	Promoted	5 dwellings
Any known constraints	Promoter indicates site available within 1-5 years. Publicly available data indicates site is subject to rights, restrictions and covenants, which <i>are still ... capable of being enforced</i> . This includes a building line set 50 feet back from the road and for no more than one bungalow or house to be constructed for each 50 feet of frontage. (This has the potential to affect capacity if enforced).	HELAA Scenario/ methodology Other comments	<2ha = 40dph = 15 dwellings Developable area reduced to 0.18ha to allow for replacement trees (TPO3 G51) and buffer to TPO trees (TPO3 G51). Lower density of 30dph appropriate to allow for design and layout to address noise mitigation.
Achievability and deliverability			
Landowner timescales	Promoter has not indicated a delivery timescale	HELAA capacity	4 net (5 gross) – potential for covenant to affect this further if enforced
Comments Viability issues	Addressing severance caused by the A1000 to safely access pedestrian pathways	HELAA density	30dph on a reduced net developable area of 0.18ha
Deliverability estimate	1-5 years		

Appendix 2 – HELAA results by settlement

BrP26				Meadowcroft Great North Road Bell Bar (continued)			
Conclusions							
<p>This is a small site comprising of a residential dwelling and a disused (2009) synagogue and a group of trees.</p> <p>The site is located within an SSSI impact zone due to the proximity of the Water End Swallow Holes and Northaw Great Wood SSSIs. However, the size of the site means that the scale of any potential residential development would not trigger a consultation with Natural England at planning application stage. HCC Ecology raise the potential for nesting birds and roosting bats in trees if suitable features are present. A preliminary ecological survey may be required at planning application stage and bio-diversity net gain measures/offsetting considered. The western half of the site is covered by two separate TPOs, G50 covers a group of oak trees which form a screen along the front of the site adjacent to the road and these should be retained as they are important in the landscape. The conifers covered by TPO3 G51 are Scots pine located within the site and these are either in poor form and/or condition and are not considered worthy of retention. If all of the site was to be developed, a robust planting scheme to include replacement trees to mitigate the loss of the trees being removed and provide screening would need to be agreed and implemented. The developable area has been moderated to reflect this constraint.</p> <p>HCC Minerals advise sand and gravel is either not workable or absent at BrP26. HCC Archaeology advise that any archaeological interest of this site can be secured by appropriate planning conditions, should permission be granted.</p> <p>Environmental Health note the potential for traffic noise - the site could only be developed if appropriate mitigation measures can deliver a residential development with a healthy internal and external environment.</p> <p>Access exists from the Great North Road. Any proposal would 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 would 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. No footpaths directly serve the site on the northern side of the Great North Road for a distance of approximately 130m until the footway commences east of the junction with Woodside Lane. Whilst there is a footway opposite the site on the southern side of the A1000, intervention in the form of a pedestrian crossing to enable safe access to the southern side of the A1000 would be required to enable safe access for pedestrians to the site. HCC Highways consider that the site's location would not contribute to the objectives of LTP4 to achieve modal shift away from the car, encourage movements by sustainable transport modes, reduce travel demand, and ensure access is safe and suitable for all people.</p> <p>The site is considered to be finely balanced, poorly located in terms of LTP4 objectives for modal shift but with an opportunity to address severance across the A1000 (although any potential impact of this on scheme viability is not known at this stage). On balance, the site is found suitable for a small level of development (4 dwellings net).</p>							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years

Appendix 2 – HELAA results by settlement

Site Reference: BrP33	Site name: Firs Stables Woodside Lane Bell Bar																								
 <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;">Bell Bar</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Brookmans Park & Little Heath</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">0.8ha</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;">PDL in part (part formerly PDL, buildings now demolished, majority of site open/undeveloped)</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Former equestrian use</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Woodland to the east, agricultural land to the south, residential (The Firs mobile home park) to the north. Commercial units to the west of Woodside Lane</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;">Landowner</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Housing</td> </tr> </table>	Site details		Settlement:	Bell Bar	Ward	Brookmans Park & Little Heath	Site area	0.8ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	PDL in part (part formerly PDL, buildings now demolished, majority of site open/undeveloped)	Land use/character	Former equestrian use	Surrounding land uses and character	Woodland to the east, agricultural land to the south, residential (The Firs mobile home park) to the north. Commercial units to the west of Woodside Lane	Site promotion		Source of promotion	Landowner	Land use promoted	Housing
Site details																									
Settlement:	Bell Bar																								
Ward	Brookmans Park & Little Heath																								
Site area	0.8ha																								
Site context																									
Green Belt / Urban:	Green Belt																								
Previously developed:	PDL in part (part formerly PDL, buildings now demolished, majority of site open/undeveloped)																								
Land use/character	Former equestrian use																								
Surrounding land uses and character	Woodland to the east, agricultural land to the south, residential (The Firs mobile home park) to the north. Commercial units to the west of Woodside Lane																								
Site promotion																									
Source of promotion	Landowner																								
Land use promoted	Housing																								
Site suitability considerations	Comments																								
<p>Policy framework:</p> <ul style="list-style-type: none"> • Adopted Development Plan • Submitted Local Plan • Minerals/Waste Local Plan • National policy • Other 	<p>District Plan (2005): GBSP1 and GBSP2 Green Belt – site is designated Green Belt. R1: Maximising the use of Previously Developed Land, R2: Contaminated Land R17, Trees Woodlands and Hedgerows: IM2 Planning Obligations. Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; Policy SP4: Transport and Travel; SADM3: Sustainable Travel for All; SP11 Protection and enhancement of critical environmental assets; SADM16 Ecology and Landscape. Minerals LP 2007: Not a preferred search area Waste Local Plan (2012): Policy 12: Sustainable Design, Construction and Development. NPPF 2018: Section 14 Meeting the challenge of climate change, flooding and coastal change; Section 15 Conserving and enhancing the natural environment Hertfordshire Local Transport Plan 4</p>																								
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Access to the site • Infrastructure location/capacity • Contamination • Pollution • Flood risk • Other 	<ul style="list-style-type: none"> • Vehicular access from Woodside Lane. • No footpath serving the site. • HCC Highways makes no comments at the HELAA stage due to the size of the site, (although this does not rule out the possibility of concerns). • The scale of development may require upgrades to the wastewater network, (however, see more detailed comments below on this) • The site is wholly located within Flood Zone 1. 																								

Appendix 2 – HELAA results by settlement

BrP33	Firs Stables Woodside Lane Bell Bar (continued)		
Physical constraints: <ul style="list-style-type: none"> • Ground conditions • Contamination • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • Surface water flood risk affects part of the site: 2%: 1:100yr and 14% 1:1000yr). • The site is not located within a Groundwater Source Protection Zone • Contaminated land survey may be required at planning application stage due to previous use and proximity to other nearby site. 		
Potential environmental impacts: <ul style="list-style-type: none"> • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • Not part of a Landscape Character area, although adjacent to North Mymms Common and Newgate Street Farmed Plateau. • No recognised ecology sites within site or adjacent. However, HCC Ecology note potential for nesting birds in trees and roosting bats in mature trees. • Within 1,750m of the Water End Swallow Holes SSSI and 2,240m of Northaw Great Wood SSSI. • Grade II Lower Farm Farmhouse located 180m to the south. • Environmental Health raises no concerns in relation to noise or air quality. • Commercial uses located to the west of Woodside Lane – consistent with para. 182 of NPPF, suitable mitigation may need to be considered in any residential development. 		
Contribution to regeneration priority areas	None		
Likely market attractiveness for the use proposed	Bell Bar is an attractive semi-rural location in a high demand area. Likely to be attractive to the market. (Promoter indicates interest).		
Availability		Site capacity	
Site ownership	Single landowner	Promoted	27 dwellings (5 previously approved S6/2014/1403/OP)
Any known constraints	None known. Site available within 5 years	HELAA Scenario/ methodology	<2ha = 40dph
		Other comments	Planning application 6/2018/0581/OUTLINE for 18 dwellings - refused.
Achievability and deliverability			
Landowner timescales	No delivery timescales indicated.	HELAA capacity	Nil (site not suitable)
Comments	Upgrades to wastewater network - limited impact on delivery		
Viability issues	None known	HELAA density	N/A
Deliverability estimate	N/A		

Appendix 2 – HELAA results by settlement

BrP33		Firs Stables Woodside Lane Bell Bar (continued)					
Conclusions							
<p>HCC Minerals advise that records show sand and gravel is either not workable or absent at BrP33. Should the site be taken forward, upgrades to wastewater network are likely to be required. These can take between 18 months and 3 years to design and deliver, potentially delaying the delivery. At the planning application stage, a preliminary site investigation would be required to ascertain whether remediation would be required given the previous site use/proximity to other nearby site and remediation carried out (if required). HCC Ecology raise potential for nesting birds and roosting bats in trees on site and to the woodland bordering the rear – a preliminary ecological survey would be required. Any archaeological interest of this site can be secured by appropriate planning conditions,-should permission be granted. 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>Whilst outline planning permission was granted in April 2015 for 5 houses (S6/2014/1403/OP), pre-commencement conditions were not discharged prior to the demolition of buildings and it is unlikely that this permission can now be implemented because it would appear that the permission was not lawfully commenced. Planning permission has subsequently been refused for 18 dwellings (6/2018/0581/OUTLINE) for several reasons, including an over-intensive form of development, which would appear cramped, and poorly related to the surrounding area. Further, the officer's report notes that Woodside Lane is a narrow country lane, not designed for pedestrian movement (there are no footpaths serving the site and none could be provided within the width of the highway or within the gift of the site). The site is not considered to be suitable for allocation. It is not served by safe and suitable pedestrian pathways or cyclist routes and neither could they be provided within the narrow and enclosed nature of Woodside Lane. The site's location would not contribute to the objectives of LTP4 to achieve modal shift away from the car, encourage movements by sustainable transport modes, reduce travel demand and ensure access is safe and suitable for all people.</p>							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	N/A

Appendix 2 – HELAA results by settlement

Site Reference: BrP35	Site name: Bell Bar Pet Farm																								
 <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="text-align: left; padding: 2px;">Site details</th> </tr> <tr> <td style="padding: 2px;">Settlement:</td> <td style="padding: 2px;">Bell Bar</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">BPLH</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">0.43ha (previously 0.6ha)</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; 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;">Part PDL</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Residential dwelling and undeveloped plot</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Workshop directly to the east. Pubs/restaurant located to the north-west and east of site. Trees along southern boundary with open fields beyond.</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; padding: 2px;">Site promotion</th> </tr> <tr> <td style="padding: 2px;">Source of promotion</td> <td style="padding: 2px;">Developer</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Housing</td> </tr> </table>	Site details		Settlement:	Bell Bar	Ward	BPLH	Site area	0.43ha (previously 0.6ha)	Site context		Green Belt:	Yes	Previously developed:	Part PDL	Land use/character	Residential dwelling and undeveloped plot	Surrounding land uses and character	Workshop directly to the east. Pubs/restaurant located to the north-west and east of site. Trees along southern boundary with open fields beyond.	Site promotion		Source of promotion	Developer	Land use promoted	Housing
Site details																									
Settlement:	Bell Bar																								
Ward	BPLH																								
Site area	0.43ha (previously 0.6ha)																								
Site context																									
Green Belt:	Yes																								
Previously developed:	Part PDL																								
Land use/character	Residential dwelling and undeveloped plot																								
Surrounding land uses and character	Workshop directly to the east. Pubs/restaurant located to the north-west and east of site. Trees along southern boundary with open fields beyond.																								
Site promotion																									
Source of promotion	Developer																								
Land use promoted	Housing																								
Site suitability considerations	Comments																								
<p>Policy framework:</p> <ul style="list-style-type: none"> • Adopted Development Plan • Submitted Local Plan • Minerals/Waste Local Plan • National policy 	<p>District Plan (2005): GBSP1 and GBSP2: Site is designated Green Belt; R1: Maximising the use of previously developed land, R2 Contaminated Land R7: Protection of Ground and Surface Water; Planning Obligations, R17; Trees, Woodlands and Hedgerows R19; Noise pollution.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution.</p> <p>Minerals LP 2007: Not a preferred area. (No records of viable/workable reserves). Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition</p> <p>NPPF 2018 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"> • Vehicular access available from Bell Lane. HCC Highways raise no significant issues at this plan-making stage (would not generally support a new access onto the A1000). • Existing pedestrian footpath along Great North Road, and on the west side of Bell Lane, from the junction with Bulls Lane. • Thames Water advise that development is likely to require upgrades to the wastewater network • The site is wholly located in Flood Zone 1 (lowest risk of fluvial flooding) with no identified risk of surface water flooding. • Site is not within a Groundwater Source Protection 																								

Appendix 2 – HELAA results by settlement

BrP35	Bell Bar Pet Farm (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"> • Site does not lie within LCA, as it is within Bell Bar settlement. • No recognised ecology sites within or adjacent site. Potential for nesting birds in trees/roosting bats if suitable features present. • Three Grade II listed buildings - Lower Farm Farmhouse located 115m to the north-west and Carpenters Cottage/56 Bell Lane, located 200m plus to the south. Development of this small site, BrP35, unlikely to have a negative effect on the significance of these assets or their setting. • Potential for noise disturbance due to proximity of main road. Mitigation measures may be required. The site is located adjacent existing commercial uses including 2 pubs/restaurants, • Environmental Health raise no air quality concerns. 		
Contribution to regeneration priority areas	None		
Likely market attractiveness for the use proposed	Bell Bar is located to the north of Brookmans Park, a high demand area. Likely to be attractive to the market. Developer promoting site.		
Availability		Site capacity	
Site ownership	Joint landowners.	Promoted	(15 dwellings on a larger site). Subsequently amended to 5 dwellings on a reduced site area (further area originally promoted shown with a dashed line).
Any known constraints	Site available within 5 years. Agreement in place with a developer.	HELAA Scenario/ methodology Other comments	>2ha so 40dph = 17 dwellings Capacity moderated. Detailed proposals will need to address the irregular shape of site, access routes within the site, the relationship with adjoining properties, the proximity of commercial properties each side and the Great North Road to the north east.
Achievability and deliverability			
Landowner timescales	Promoter estimates /deliverable within 5 years.	HELAA capacity	3 (net 2) dwellings
		HELAA density	7 dph
Comments	Delivery within 5 years consistent with LPA's evidence.		
Viability issues	None known		
Deliverability estimate	1-5 years		

Appendix 2 – HELAA results by settlement

BrP35				Bell Bar Pet Farm (continued)			
Conclusions							
<p>Environmental Health note the potential for noise disturbance arising from traffic on the Great North Road. At planning application stage, appropriate mitigation measures to demonstrate a residential development can be delivered with a healthy internal and external environment. Potential for amenity issues due to the proximity of commercial uses including two pubs/restaurants, which will also need to be addressed. Potential for land within 200m of the site may give rise to the need for a preliminary site investigation and remediation if necessary. Preliminary ecological assessment may be required at planning application stage in light of the potential for nesting birds and roosting bats.</p> <p>There is no direct access currently from the Great North Road onto the site. The Highway Authority has advised on other sites in the vicinity, e.g. planning 6/2016/0168 at Swan Lodge, Bell Lane “... <i>that it would not support a new access onto the A1000 given the strategic nature of this route and higher speeds</i>” (50 mph). 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. However, in light of the issue noted above, it is likely that Bell Lane would represent the most suitable point of access, which could affect layout options and dwelling capacity. Visibility from any access will need to be provided in accordance with Manual for Streets.</p> <p>The site is found suitable but capacity has been moderated at this plan-making stage due to a number of constraints noted. Detailed proposals will need to address the potential requirement for buffer from the main road and lack of access from it, the relationship and proximity to neighbouring businesses and the irregular shape of the site, which will physically restrict layout options and capacity.</p> <p>The site is available and a limited level of development would be achievable. An agreement is already in place with the landowner to develop the site and there are no known significant barriers to development that would prevent the site being delivered within a relatively short time period.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years

Appendix 2 – HELAA results by settlement

Site Reference: BrP5 Site name: Land West of Brookmans Park		
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<p>Site details</p> <p>Settlement: Brookmans Park Ward: Welham Green & South Hatfield Site area: 11.5ha</p> <p>Site context</p> <p>Green Belt / Urban: Green Belt PDL: No Land use/character: Agricultural land with bordering hedgerows/ trees Surrounding land uses and character: Woodland to the east with railways and Brookmans Park beyond; woodland (west) with open fields beyond; residential properties, Potterells Medical Centre (north) (Site BrP4 to the south)</p> <p>Site promotion</p> <p>Source of promotion: Landowner/Promoter Land use promoted: Housing</p>	
	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): 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); 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); Flood Risk and Surface Water Management (SADM14); Heritage (SADM15); Ecology and Landscape (SADM16); Environmental Pollution (SADM18)</p> <p>Minerals LP (2007)/Draft MLP (2019): Not in a preferred area</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 enhancing the Historic Environment</p>
	<p>Physical constraints:</p> <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Contamination Other 	<ul style="list-style-type: none"> Existing vehicular access via Station Road, this access currently serves the Potterells Medical Centre and residential properties. Secondary access (farm gate) also located on Station Road closer towards the junction with Bradmore Lane. Currently no pedestrian footways on the western side of Station Road. Pedestrian footways do however serve the eastern side of Station Road.

Appendix 2 – HELAA results by settlement

BrP5	Land West of Brookmans Park
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Ground conditions • Contamination • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • HCC Highways advise that any proposal, which affects the nature of Bradmore Lane, would be contrary to Rural Roads Policy. • The site is in Flood Zone 1 (low risk of fluvial flooding). • Ground Source Protection Zone 1 (Inner Protection Zone) • Thames Water has advised that the scale of development is likely to require upgrades to the wastewater network. • Surface Water Flood risk affects 9% of site (1:1,000yr), 1% (1:30 and 1:100yr). • Potential contaminated land issues within 200m of the site.
<p>Potential environmental impacts:</p> <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • LCA29 Mimmshall Valley. Wooded farmland character with rectangular field compartments – strongly influenced by major transport routes and surrounding settlement which gives the site an urban-edge character. • Site displays these characteristics. It is currently open agricultural land separated from the settlement of Brookmans Park by the railway line. This site is bordered by areas of woodland, hedges and trees and characteristic of the field pattern in the area. • Wildlife Sites 144 (Potterells Wood), 156 (Grassland north of Potterells Wood) adjoin the site’s western border. WS143 (Brick Kiln Wood) is located to the south-west of the site - across Bradmore Lane. • There are no known TPOs on the site however to the east of the site is TPO 57 W1 and to the north-west around Potterells are individual TPOs T1-12. • Site is located approximately 115m from Brick Kiln ancient woodland (south) and 250m from Peplins Wood (east) • Approximately 200m south of Water End Swallow Holes SSSI, and within an SSSI Impact Zone – residential development (of 50+ dwellings) would trigger a Natural England consultation at planning application stage. • The Grade II listed Walled Gardens and Adjoining House at Potterells borders the western edge of the site. • Environmental Health notes the potential for traffic and railway noise.
<p>Contribution to regeneration priority areas</p>	<p>N/A</p>
<p>Likely market attractiveness for the use proposed</p>	<p>The promoter has indicated that there has been some initial developer interest in this site. The area is likely to be attractive to the market – located between two villages in a high demand area.</p>

Appendix 2 – HELAA results by settlement

BrP5		Land West of Brookmans Park	
Availability		Site capacity	
Site ownership	Multiple landowners working together to bring the site forward.	Promoted	290 Dwellings (25dph)
Any known constraints	Site subject to reserved rights and restrictions (e.g. services, sporting and minerals). The promoter of the site indicates that there are no legal constraints that would restrict the development of the site. Site available within 5 years.	HELAA Scenario/ methodology	More than 6ha so 25dph = 288 dwellings
		Other comments	Net developable area reduced to take account of heritage and environmental constraints (see below). Net developable area estimated at approximately 6.6ha (as shown on the site map in a grey broken line).
Achievability and deliverability			
Landowner timescales	1 – 5 years (by 2024)	HELAA capacity	165 dwellings
Comments	Delivery within 5 years consistent with the LPA's evidence		
Viability issues	No known issues at this stage	HELAA density	25dph
Deliverability estimate	1-5 years (provided waste water upgrades are delivered early, otherwise 6-10 years)		
Conclusions			
<p>This promotion indicates that primary access would be from Station Road which already serves the Potterells Medical Centre, with a secondary access point further down Station Road towards Bradmore Lane. The promoter also indicates that a new vehicular access could be established off Bradmore Lane. HCC Highways has advised that Bradmore Lane, to the south of the site, is a narrow country lane and any proposals that would affect the nature of this road and encourage vehicles to route along it would result in considerable conflict and would be contrary to the rural roads policy. An emergency only access from Bradmore Lane would be acceptable, and/or measures along the length of Bradmore Lane to discourage rat running may be acceptable. As the site is located in a rural area, there is the opportunity to enable access to sustainable travel modes only if the adjoining site BrP4 is taken forward, otherwise this site is poorly served in terms of access to non-car modes.</p> <p>The site adjoins wildlife sites 144 (Potterells Wood) and 156 (Grassland North of Potterells Wood), these wildlife sites will need to be buffered from development (and the net developable area has been adjusted to take this into account). HCC Ecology has advised of the potential for nesting birds in trees and roosting bats in mature trees if suitable roosting features are present and consider that Biodiversity Net Gain measures such as native planting/wildflower sowing and habitat boxes for bats, birds, hedgehogs, and invertebrates may be appropriate. It is also considered that orchard/fruit/nut tree planting could be appropriate for this site. HCC Ecology has also advised that if semi-natural habitats will be lost to development in this site, and suitable mitigated for cannot be delivered within the site boundary, then biodiversity offsetting should be considered. As the site is located approximately 200m from Water End Swallow Holes SSSI and within SSSI Impact Zone, the scale of development promoted (or development involving 50+ dwellings) would trigger a Natural England Consultation at planning application stage.</p>			

Appendix 2 – HELAA results by settlement

BrP5		Land West of Brookmans Park					
Conclusions							
<p>The Grade II listed Walled Gardens and Adjoining House at Potterells borders the western edge of the site. The listed building and Walled Gardens of the Potterells Estate includes an 18th Century wall of red brick and various decorated iron gates and a former stable block which is now used as a residential dwelling. A large clock and bell tower are also included. The Potterells Estate buildings were converted from industrial use to residential in the 1990s and 11 dwellings were established. The Council’s conservation advisor has indicated that the site [sits within the] wider landscape setting of the listed building and contributes as an open, undeveloped, rural landscape. Some glimpsed views can be seen from Bradmore Lane towards Potterells and some views are heavily filtered by hedging and woodland. The heritage assets are the surviving element of Potterells estate (main house now lost). In order 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 and 19th century Ordnance Survey maps show a field boundary running east-west extending the line of the southernmost extent of the woodland to the west of the site. It is considered that this (historic) field boundary could form a new boundary of a potential development site - with the line of woodland being extended eastwards towards Station Road. This more limited sized site would preserve part of the open former parkland setting of the listed buildings to the north of site.</p> <p>With this in mind, and at this plan-making stage, the estimated net developable area has been reduced to approximately 6.6ha (i.e. the southern part of the site), also allowing for a buffer to the Wildlife Site. However, this reduction in the developable area would then mean that the promoted primary access point from Station Road (at the north-east of the promoted site) would be disconnected from this smaller developable area and suitable alternative primary access arrangements would need to be agreed from Station Road for the smaller area of land to the south. 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, noting that any intensification of Bradmore Lane would require improvements to the junction of Bradmore Lane with Station Road in respect of visibility.</p> <p>HCC Archaeology has noted a requirement for a pre-application or pre-determination archaeological assessment, however, it does not consider there is a high risk that the archaeological interest could affect the principle of development. Environmental Health has advised that there is the potential for the site to be affected by road traffic and railway noise. At planning application stage it would need to be demonstrated that appropriate mitigation measures could be delivered which would provide suitable healthy internal and external environments. The potential for contaminated land issues is noted within 200m of the site – a site survey (desk top/intrusive study) would be required at planning application stage and appropriate remediation carried out (if required). Liaison with Thames Water is advisable at the earliest opportunity to agree phasing as it is likely the scale of development proposed is likely to require upgrades to the wastewater network. These can take 18 months to 3 years to design and deliver and can impact on delivery estimates. Thames Water have also advised that there are no surface water sewers in the area and we expect surface water to be addressed independently of the public sewer system.</p> <p>BrP5 is suitable for the principle of residential development with a reduced developable area as indicated above, subject to suitable access arrangements. The site is considered available for development and is considered achievable and deliverable in 1 – 5 years if wastewater upgrades can be delivered early, otherwise 6-10 years.</p>							
Suitable	Yes (on a smaller part of the site area and subject to access)	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years (subject to delivery of waste water network upgrades)

Appendix 2 – HELAA results by settlement

Site Reference: BrP14a	Site name: Land east of Golf Club Road																								
 <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="text-align: left; padding: 2px;">Site details</th> </tr> <tr> <td style="padding: 2px;">Settlement:</td> <td style="padding: 2px;">Brookmans Park</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Brookmans Park and Little Heath</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">0.32 ha</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; 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;">No</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Rear garden and woodland</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">School playing field to the north, residential to the south, woodland to the east and grassland to the west.</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; padding: 2px;">Site promotion</th> </tr> <tr> <td style="padding: 2px;">Source of promotion</td> <td style="padding: 2px;">Landowners</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Housing</td> </tr> </table>	Site details		Settlement:	Brookmans Park	Ward	Brookmans Park and Little Heath	Site area	0.32 ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	No	Land use/character	Rear garden and woodland	Surrounding land uses and character	School playing field to the north, residential to the south, woodland to the east and grassland to the west.	Site promotion		Source of promotion	Landowners	Land use promoted	Housing
Site details																									
Settlement:	Brookmans Park																								
Ward	Brookmans Park and Little Heath																								
Site area	0.32 ha																								
Site context																									
Green Belt / Urban:	Green Belt																								
Previously developed:	No																								
Land use/character	Rear garden and woodland																								
Surrounding land uses and character	School playing field to the north, residential to the south, woodland to the east and grassland to the west.																								
Site promotion																									
Source of promotion	Landowners																								
Land use promoted	Housing																								
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; RA10 Landscape Character Area; R15 Wildlife Sites; R17 Trees, Woodland and Hedgerows</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SP11 Protection and enhancement of critical environmental assets; SADM16 Ecology and Landscapes</p> <p>NPPF (2019): 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"> Whilst HCC Highways raise no significant issues at this stage, the site has no independent means of access. It could only be accessed if it were to come forward as an extension to the adjoining site BrP14, and would then be subject to the same restrictions as BrP14 (and other sites) in regard to vehicle movements on Golf Club Road, a shared surface route. Thames Water raise no issues at this stage (due to the absence of a promoted housing number). However, in 2016, TW advised wastewater network capacity would require upgrades for the adjoining site BrP14. The site is in Flood Zone 1 (lowest risk of fluvial flooding). 1% of site at risk from surface water flooding (1:1,00yr). 																								
<p>Potential environmental impacts:</p> <ul style="list-style-type: none"> Landscape capacity/sensitivity Landscape character/features Nature conservation Other 	<ul style="list-style-type: none"> Part of the site lies within Potters Bar Parkland LCA 54. The site and its immediate surroundings demonstrate some characteristics including urban edge/strong urban influence, areas of recreation. Potential for nesting birds in trees and roosting bats. 																								

Appendix 2 – HELAA results by settlement

BrP14a	Land east of Golf Club Road (continued)		
Potential environmental impacts (continued) : <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • Part of the site (to the rear of no.68 Georges Wood Road) is within a designated woodland TPO468 W1 and Wildlife Site WS165. • Potential for nesting birds in trees and roosting bats. • Within 1900m of Northaw Great Wood SSSI. 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	Brookmans Park is a high demand area, so the location is likely to be attractive to the market.		
Availability		Site capacity	
Site ownership	Promoters indicate site is available. However multiple landowners have an interest in this site.	Promoted	Not specified
Any known constraints	Covenants and restrictions on disposition noted. Whilst these may not be an absolute barrier to development, it would require a number of interested parties to be in agreement to bring forward the promoted site. Would also need to work with landowners of the adjoining site (HS23/BrP14), which is required to achieve access.	HELAA Scenario/ methodology Other comments	>2ha so 40dph/13 dwellings A Woodland TPO and wildlife site WS165 affects 0.2ha of the site (r/o 68 GWR) leaving 0.12ha net developable area (r/o 70 GWR). This may need to be reduced further for woodland/wildlife site buffering. If agreement obtained with all owners of adjacent site HS23/BrP14, constraints have already been identified which may limit the further use of Golf Club Road for access
Achievability and deliverability			
Landowner timescales	Within 5 years.	HELAA capacity	Nil (any limited potential capacity would be subsumed within that already proposed for allocation in the Draft Local Plan 2016 associated with site HS23/BrP14)
Comments	Land required for access not within promoter's control.		
Viability issues	Subject to any agreements that may be reached to provide access across other land.	HELAA density	N/A
Deliverability estimate	Delivery dependent on other land to achieve access (a relevant 'third' party does not currently form part of this promotion)		

Appendix 2 – HELAA results by settlement

BrP14a		Land east of Golf Club Road (continued)					
Conclusions							
<p>Site BrP14a adjoins (and lies to the east of) site HS23 (BrP14) which is already proposed for allocation in the Draft Local Plan 2106.</p> <p>Part of the promoted site (BrP14a) lies within George’s Wood Wildlife Site, which is of medium to high ecological sensitivity. Native broadleaved trees would need to be retained and Hertfordshire Ecology advise that at planning application stage, a preliminary Ecological Appraisal and/or Local Wildlife Site quality survey may be required. If any part of the site were to be developed, biodiversity offsetting should be considered to mitigate for loss of semi-natural habitats. Due to the proximity of Northaw Great Wood SSSI, the site lies within an SSSI impact zone but any potential capacity for this small site would be below the threshold to trigger a Natural England consultation at planning application stage. HCC Archaeology advise 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.</p> <p>The site does not have a highway frontage. Access could only be achieved to this back land site via site HS23/BrP14 (which is proposed for allocation in the Draft Local Plan for 10 dwellings), provided all landowners of BrP14 are willing to enter into an agreement to deliver a joint scheme.</p> <p>However, the HELAA 2016 highlighted that vehicle movements along Golf Club Road, a shared surface with no footpath which forms part of the public rights of way network, need to be limited in peak hours. Golf Club Road already accommodates movements associated with an existing golf course, residential units and a school. With mitigation measures, 10 dwellings was considered to be an upper limit for the adjoining HS23/BrP14 (considered alongside proposals for HS21/BrP13 for 14 dwellings).</p> <p>There are multiple landowners involved with the promotion of this relatively small site, and other landowners associated with the adjoining site HS23/BrP14. Due to the lack of direct access to site BrP14a, all relevant parties would need to reach agreement and work together to deliver a comprehensive site with a shared access.</p> <p>However, the reduction of the developable area of BrP14a to 0.12ha on land to the rear of 70 Georges Wood Road, means that there is no opportunity for the (net) developable part of BrP14a to add additional capacity to that already proposed for allocation (10 dwellings).</p> <p>Should HS23/BrP14 be allocated and removed from the Green Belt once the Local Plan is adopted, then this would have the effect of also removing land r/o 70 Georges Wood Road from the Green Belt. With agreement between relevant parties, this may then allow for a slightly more spacious site layout once detailed proposals are prepared and submitted at planning application stage.</p> <p>Delivery within 5 years would be consistent with the LPAs evidence on delivery (provided any wastewater network upgrades are designed and delivered).</p>							
Suitable	Yes (part of site only and only if access achieved from BrP14)	Available	Yes	Achievable	Uncertain (only if agreement secured with all relevant parties)	Deliverability timescale	1-5 years
Comment		<p>Whilst a small part of the site has been assessed as suitable, no capacity is attributed for the reasons set out above.</p>					

Appendix 2 – HELAA results by settlement

Site Reference: BRP31a	Site name: 68 Georges Wood Road and land to the rear of 70 Georges Wood Road																								
 <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 5px;">Site details</th> </tr> <tr> <td style="padding: 2px 5px;">Settlement:</td> <td style="padding: 2px 5px;">Brookmans Park</td> </tr> <tr> <td style="padding: 2px 5px;">Ward</td> <td style="padding: 2px 5px;">Brookmans Park and Little Heath</td> </tr> <tr> <td style="padding: 2px 5px;">Site area</td> <td style="padding: 2px 5px;">0.39 ha</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px 5px;">Site context</th> </tr> <tr> <td style="padding: 2px 5px;">Green Belt / Urban:</td> <td style="padding: 2px 5px;">Both</td> </tr> <tr> <td style="padding: 2px 5px;">Previously developed:</td> <td style="padding: 2px 5px;">Part PDL</td> </tr> <tr> <td style="padding: 2px 5px;">Land use/character</td> <td style="padding: 2px 5px;">Residential dwelling, rear garden and woodland</td> </tr> <tr> <td style="padding: 2px 5px;">Surrounding land uses and character</td> <td style="padding: 2px 5px;">School playing fields to the north, residential to the south, woodland to the east and grassland to the west.</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px 5px;">Site promotion</th> </tr> <tr> <td style="padding: 2px 5px;">Source of promotion</td> <td style="padding: 2px 5px;">Landowners</td> </tr> <tr> <td style="padding: 2px 5px;">Land use promoted</td> <td style="padding: 2px 5px;">Housing</td> </tr> </table>	Site details		Settlement:	Brookmans Park	Ward	Brookmans Park and Little Heath	Site area	0.39 ha	Site context		Green Belt / Urban:	Both	Previously developed:	Part PDL	Land use/character	Residential dwelling, rear garden and woodland	Surrounding land uses and character	School playing fields to the north, residential to the south, woodland to the east and grassland to the west.	Site promotion		Source of promotion	Landowners	Land use promoted	Housing
Site details																									
Settlement:	Brookmans Park																								
Ward	Brookmans Park and Little Heath																								
Site area	0.39 ha																								
Site context																									
Green Belt / Urban:	Both																								
Previously developed:	Part PDL																								
Land use/character	Residential dwelling, rear garden and woodland																								
Surrounding land uses and character	School playing fields to the north, residential to the south, woodland to the east and grassland to the west.																								
Site promotion																									
Source of promotion	Landowners																								
Land use promoted	Housing																								
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 	<ul style="list-style-type: none"> District Plan (2005): GBSP1 and GBSP2 site is designated Green Belt; RA10 Landscape Character Area; R15 Wildlife Sites; R17 Trees, Woodland and Hedgerows Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SP11 Protection and enhancement of critical environmental assets; SADM16 Ecology and Landscapes NPPF (2019): Section 15 Conserving and enhancing the natural environment 																								
<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 Georges Wood Road - HCC Highways raises no significant issues at this plan-making stage. However, Georges Wood Road and the grass verges either side are privately owned. The permission of a third party may be required to grant rights of access to new properties and to intensify the use of GWR. No comments from Thames Water at this stage due to the absence of a promoted housing number. The site is in Flood Zone 1 (lowest risk of fluvial flooding) Surface water flooding (1:1000yr) to the south and north east of the site (2% of site). 																								
<p>Potential environmental impacts:</p> <ul style="list-style-type: none"> Landscape capacity/sensitivity Landscape character/features Residential environment/amenity Other 	<ul style="list-style-type: none"> Part of the site lies within Potters Bar Parkland LCA 54. The site and its immediate surroundings demonstrate some characteristics including urban edge/strong urban influence, areas of recreation. Part of the site (land to the rear of 68 Georges Wood Road) is within a designated woodland TPO468 W1 and Wildlife Site WS165 George's Wood. 																								

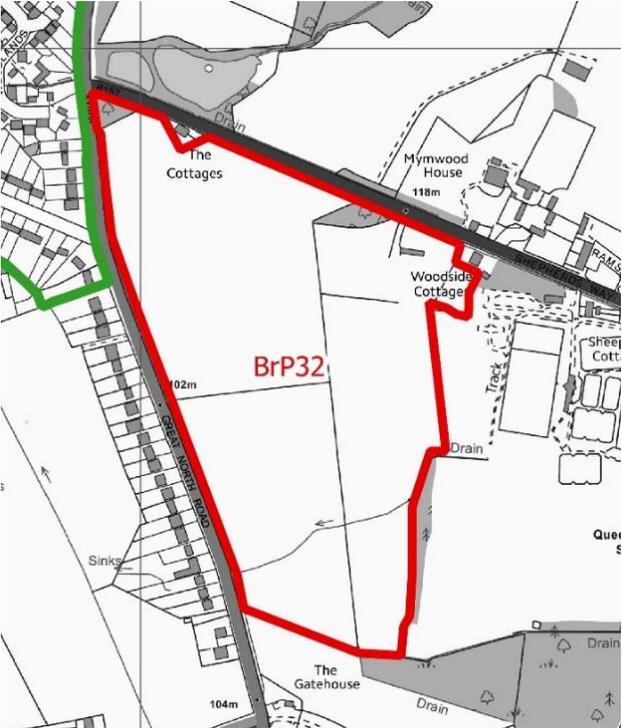
Appendix 2 – HELAA results by settlement

BrP31a	68 Georges Wood Road and land to the rear of 70 Georges Wood Road (continued)		
Potential environmental impacts (continued):	<ul style="list-style-type: none"> • Nature conservation • Heritage conservation • Residential environment/amenity • Other 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	Brookmans Park is a high-demand area, so likely to be attractive to the market.		
Availability		Site capacity	
Site ownership	Promoters indicate site is available. However, multiple landowners have an interest in this site, all would need to be in agreement to bring the site forward.	Promoted	Not specified
		HELAA Scenario/ methodology	>2ha so 40dph = 16 dwellings
Any known constraints	Land Registry entries indicate multiple landowners, with covenants and restrictions on disposition. Further, Georges Wood Road and adjoining grass verges are privately owned. (This owner has indicated to the LPA that it is not supportive of site BrP31a, which presents a barrier to the availability of the site for development).	Other comments	A Woodland TPO and wildlife site WS165 affects 0.2ha of the site (r/o 68 GWR) and deducting this from the developable area severs the site in two, meaning no access could be achieved to the land rear of 70 Georges Wood Road; leaving only 0.14ha at 68 GWR and an area of rear garden available for development.

Appendix 2 – HELAA results by settlement

BrP31a		68 Georges Wood Road and land to the rear of 70 Georges Wood Road (continued)					
Achievability and deliverability							
Landowner timescales	Not specified	HELAA capacity		Nil			
Comments	Development would only be achievable over the plan period if a third party was willing to grant rights over land in private ownership.						
Viability issues	Achieving a means of independent access to land to the rear of 68 GWR would require the demolition of 68 GWR and rights to be granted by a third party. It is not evidential at this stage what any associated costs of achieving this would be, or how this could affect viability.	HELAA density		N/A			
Deliverability estimate	N/A						
Conclusions							
<p>The frontage of this site is served by an existing driveway to 68 Georges Wood Road. Any new development would need to be served by safe and appropriate means of access including for emergency and service vehicles, pedestrian and cyclists, minimum carriageway widths in light of the scale of development being proposed and visibility splays. However, Georges Wood Road is a private road, as are the grass verges both sides, and the permission of a third party would be required to grant rights of access to new properties. Should the site be 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. 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. Whilst the site lies within an SSI impact zone (due to the proximity of Northaw Great Wood SSSI), potential capacity would be below the threshold to trigger a Natural England consultation at planning application stage. The site is of medium/high ecological sensitivity and native broadleaved trees will need to be retained. Hertfordshire Ecology advise that a preliminary Ecological Appraisal may be required. If all or part of site developed, biodiversity offsetting should be considered to mitigate for loss of semi-natural habitats.</p> <p>The northern part of the site is designated as a Wildlife Site and a Woodland TPO and 0.2ha has been deducted from the developable area to address these constraints. This has the effect of severing parts of the site, so that access could not then be achieved to the land r/o 70 Georges Wood Road. The remaining developable area (the existing property, 68 Georges Wood Road and rear garden) would be limited in size - approximately 0.14ha. Promotion suggests that the existing dwelling could be demolished and two dwellings built but there is no evidence to suggest that this would result in a suitable form of development (given the established building pattern and the relationship to adjoining dwellings) especially on a reduced net developable area. Additionally, Georges Wood Road and the grass verges either side are in private ownership and rights would need to be granted by a third party in this respect – indications are that this third party does not support the allocation of site BrP31a. It is not evidential that an agreement would be forthcoming, which would present a barrier to development, or if associated costs would affect viability and hence achievability.</p>							
Suitable	No	Available	No	Achievable	No	Deliverability timescale	N/A

Appendix 2 – HELAA results by settlement

Site Reference: BrP32	Site name: Land West of Queenswood School																									
 <p style="font-size: small; margin-top: 5px;">Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: black; color: white;"> <th colspan="2">Site details</th> </tr> <tr> <td style="width: 30%;">Settlement:</td> <td>Brookmans Park</td> </tr> <tr> <td>Ward</td> <td>Brookmans Park and Little Heath</td> </tr> <tr> <td>Site area</td> <td>19ha</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2">Site context</th> </tr> <tr> <td>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>Agriculture (several large fields); tree belt (eastern boundary), hedgerows, watercourses.</td> </tr> <tr> <td>Surrounding land uses and character</td> <td>Residential (west), limited number of dwellings, agricultural fields and specialist hospital (north), school (MDS in the GB) and playing fields (east), agricultural fields, woodland (south, south east)</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2">Site promotion</th> </tr> <tr> <td>Source of promotion</td> <td>Landowner</td> </tr> <tr> <td>Land use promoted</td> <td>Housing</td> </tr> </table>	Site details		Settlement:	Brookmans Park	Ward	Brookmans Park and Little Heath	Site area	19ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	No	Land use/character	Agriculture (several large fields); tree belt (eastern boundary), hedgerows, watercourses.	Surrounding land uses and character	Residential (west), limited number of dwellings, agricultural fields and specialist hospital (north), school (MDS in the GB) and playing fields (east), agricultural fields, woodland (south, south east)	Site promotion		Source of promotion	Landowner	Land use promoted	Housing	
	Site details																									
Settlement:	Brookmans Park																									
Ward	Brookmans Park and Little Heath																									
Site area	19ha																									
Site context																										
Green Belt / Urban:	Green Belt																									
Previously developed:	No																									
Land use/character	Agriculture (several large fields); tree belt (eastern boundary), hedgerows, watercourses.																									
Surrounding land uses and character	Residential (west), limited number of dwellings, agricultural fields and specialist hospital (north), school (MDS in the GB) and playing fields (east), agricultural fields, woodland (south, south east)																									
Site promotion																										
Source of promotion	Landowner																									
Land use promoted	Housing																									
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 IM2 Planning Obligations (and SPD); RA10 Landscape Character Area; R13 SSSI; R15 Wildlife Site; R17 Trees, Hedgerow and Woodland; RA28: Historic Park and Garden; R19 Noise; M1 Integrating Transport and Land Use.</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; SP13 Infrastructure Delivery</p> <p>Minerals LP (2007): Not in a preferred area for mineral working</p> <p>NPPF (2018): Section 4 Promoting Sustainable Transport; Section 14 Meeting the challenge of climate change, flooding; Section 15 Conserving and enhancing the natural environment, Section 16 Conserving enhancing the Historic Environment</p> <p>Local Transport Pan 4 (2018)</p>																									
<p>Physical constraints:</p> <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Contamination Other 	<ul style="list-style-type: none"> Site is bounded by roads to the north (Shepherds Way, B157) and west (Great North Road, A1000) but HCC Highways indicate that new access would need to be provided off B157, as not usually permitted from principle roads (A1000). With exception of the north-western corner of the site, pedestrian footway on opposite side of B157 and A1000 to the site. Potential to provide footway along site road frontage. 																									

Appendix 2 – HELAA results by settlement

BrP32	Land West of Queenswood School (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"> • Thames Water: Wastewater network capacity in this area may be unable to support anticipated demands from development and local upgrades may be required to ensure capacity. As no surface water sewers in area, surface water should be addressed independently of public sewer system. • Within Flood Zone 1 (lowest risk of fluvial flooding). Surface water flood risk affects northern and southern parts of site, along watercourses (circa 7% of site 1:1,000yr risk; 1% 1:100yr; 1% 1:30yr). • Outside of a Source Protection Zone. • Sand and gravel reserves within eastern parts of site. Opportunistic extraction of these would be encouraged, if usable minerals identified during development.
<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 53: Northaw Common Parkland - key characteristics of ridgelines with valley dips, woodlands, high hedgerows, horse grazing in fenced pasture: Site rises to ridge line on its eastern boundary. • Located opposite the south-eastern edge of Brookmans Park, consisting of several fields, defined by hedgerows, trees, watercourses. • Northaw Great Wood SSSI/LNR is located to the east (730m). Eastern part of the site is within an SSSI impact risk zone. A development of 50+ dwellings would trigger a Natural England consultation at planning application stage (on part of the site). • Local Wildlife Sites (WS: 175, 163, 166, 165, 158), to north (60m), south (90m), north-west (370m) and west (280m). • HCC Ecology: No known protected species within site, but records of roosting bats close by (north-east, 270m). Potential for nesting birds and roosting bats in mature trees and reptiles/badgers within the site. White-letter hairstreak butterfly (UK BAP priority species) have been recorded within areas of the northern boundary. • Woodland TPO abuts south-eastern corner of site. • Gobions Registered Park and Garden (RPG) (Grade II), located to west of site (85m) beyond the A1000, partially visible between properties on A1000. Two Grade II listed buildings (Mymwood Lodge and Mymwood School) to north of site (on northern side of B157). • Potential for heritage assets with archaeological potential, which would need to be explored at planning application state. • Potential noise issues for future residents from road traffic.
<p>Contribution to regeneration priority areas</p>	<p>N/A</p>
<p>Likely market attractiveness for the use proposed</p>	<p>Located opposite the extended southern edge of Brookmans Park village, a high demand area. Location is likely to be attractive to the market.</p>

Appendix 2 – HELAA results by settlement

BrP32		Land West of Queenswood School (continued)	
Availability		Site capacity	
Site ownership	Single landowner.	Promoted	Circa 450 dwellings (30dph) on a 14ha net developable area.
Any known constraints	Rolling agricultural tenancies (no details provided) and restrictions on the land regarding disposal. Promoter does not consider there to be any legal or other constraint to availability. Available within 6-10 years.	HELAA Scenario/ methodology	> 6ha so 25dph applies = 475 dwellings (19ha)
		Other comments	Capacity is zero because the site is considered unsuitable for development (see below).
Achievability and deliverability			
Landowner timescales	Lead in times for planning and infrastructure delivery.	HELAA capacity	Nil
Comments	Wastewater upgrades may take 18-36 months to design and deliver.		
Viability issues	No abnormal costs identified. No viability assessment undertaken.	HELAA density	N/A
Deliverability estimate	N/A		
Conclusions			
<p>No significant issues have been raised by HCC Highways in respect of access at this stage, other than access to the site should be taken from the B157 (and not the A1000). 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. Appropriate visibility will need to be provided from any access. HCC Highways has raised concerns as to whether, due the location of the site, the Local Transport Plan policy in relation to encouraging sustainable modes of transport can be achieved: This would need to be demonstrated through appropriate transport assessments, at the planning application stage.</p> <p>Thames Water has identified that the wastewater network capacity in this area, may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required, to ensure sufficient capacity is brought forward ahead of the development. There will be a need therefore for the developer to liaise with Thames Water (at the earliest opportunity) to determine whether a detailed drainage strategy is required, to inform what infrastructure is required, where, when and how it will be delivered. The detailed drainage strategy should be submitted with a planning application. Parts of the site are affected by surface water flood risk and it will need to be demonstrated (at planning application stage) that this can be appropriately managed.</p> <p>There will be a need for noise surveys and reports (at planning application stage) to demonstrate that any traffic noise impacts can be appropriately mitigated to deliver a residential development, with a healthy internal and external environments that satisfies the requirements of the local planning authority.</p>			

Appendix 2 – HELAA results by settlement

BrP32				Land West of Queenswood School (continued)			
Conclusions							
<p>HCC Ecology advise that there is the potential for nesting birds in trees and roosting bats in mature trees, as well as reptiles/badgers within the site. This would require appropriate surveys to be undertaken; and if any protected species are identified on site, appropriate avoidance and mitigation measures incorporated into any proposals. They have also advised that any elm trees within the site should be retained, as this is the sole food plant of the white-letter hairstreak butterfly (noted in area of northern boundary) and consideration given to including elm within any planting scheme. HCC Archaeology advise that the site has the potential to include heritage assets, with archaeological interest. Whilst there is unlikely to be a high risk that the archaeology interest will be a constraint on the principle of development, an archaeological assessment would be required to inform any development proposals, at either the pre-application or pre-determination stage of the planning application process.</p> <p>The main constraint for this site, is the proximity of and the contribution it makes to the setting of heritage assets. The Council's conservation advisor has indicated that the site makes some contribution to the setting of the Grade II listed buildings to the north of the site, as a remnant of the historic open, agrarian setting. The site makes a greater contribution to the setting of Gobions Registered Park and Garden (RPG), which is located to the west, again as a surviving portion of its historic surrounding open, agrarian landscape. Whilst there is intervening development (houses along the western side of Great North Road), there are glimpses of the RPG between the houses and as the level of site BrP32 rises steeply away from the Great North Road, development on this site would be prominent [within the wider landscape]. They advise that as development in this location would harm the significance of the RPG and potentially the setting of the listed buildings, the site should not be allocated.</p> <p>Whilst the promoter acknowledges that due to the topography of the site, development would need to be carefully designed to integrate development into the landscape, with new planting and a landscape buffer to the Great North Road, this would not overcome the loss of this remnant of the historic, open, agrarian landscape setting.</p> <p>The NPPF advises 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, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to the significance of a designated heritage asset (including from development within its setting), should require clear and convincing justification. Substantial harm to Grade II listed buildings or Grade II RPG should be exceptional and should be avoided unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Where harm is less than substantial, this should be weighed against the public benefits of a proposal. In this instance, it is not considered that the allocation of this site for residential development would result in a nature or scale of public benefits that outweigh the harm to heritage assets.</p> <p>The site is not considered suitable, at this plan making stage, due to the impact that development would have on the setting and significance of the Grade II Gobions RPG and the Grade II listed buildings (Mymwood Lodge and Mymwood School).</p>							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	N/A

Appendix 2 – HELAA results by settlement

Site Reference: BrP34	Site name: Brookmans Park Transmission Station	
 <p style="font-size: small; margin-top: 5px;">Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	Site details	<p>Settlement: Brookmans Park</p> <p>Ward: Brookmans Park & Little Heath</p> <p>Site area: 23.6ha (gross)</p>
	Site context	<p>Green Belt / Urban: Green Belt</p> <p>Previously developed: Part PDL (3ha)</p> <p>Land use/character: Transmitting station (masts, teleports, B1 buildings, oil store, open areas and parking).</p> <p>Surrounding land uses and character: Agriculture (north/east), reservoir (east), garden centre (north) residential (south, west).</p>
	Site promotion	<p>Source of promotion: Landowner</p> <p>Land use promoted: Mixed use (residential and employment)</p>
	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; IM2 Planning Obligations (and SPD); RA8: Brookmans Park Transmission Station; R13 SSSI; R15 Wildlife Site; R17 Trees, Hedgerow and Woodland; R19 Noise; D5: Design for Movement</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SADM2: Highway Network and Safety; SP11 Protection and enhancement of critical environmental assets; SADM15: Heritage, SADM16 Ecology and Landscape; SADM18 Environmental Pollution; SP13 Infrastructure Delivery.</p> <p>Waste Local Plan (2012): Policy 12: Sustainable Design, Construction and Development.</p> <p>NPPF 2019: Section 9: Promoting Sustainable Transport; Section 14 Meeting the challenge of climate change, flooding; 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"> • Vehicular access exists from the Great North Road. • Severance caused by the A1000 and sustainable travel options would need to be addressed. • ROW runs east-west across the site • Thames Water advise that the scale of development is likely to require upgrades to the wastewater network. No surface water sewers - this should be addressed independently of public sewer system. • Site lies entirely within FZ1 – lowest risk of fluvial flooding. Surface water flood risk (1:1,000yr) affects 14% of site, 1% (1:100yr and 1:30yr). • Not within a Groundwater Source Protection Zone 	

Appendix 2 – HELAA results by settlement

BrP34	Brookmans Park Transmission Station (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"> • Small watercourse within the central/northern part of site. • Current medium frequency radio masts are expected to be obsolete at or before 2025 and would be removed. Teleports with access, some B use class land uses and nuclear bunker to be retained. Lattice tower structure may need to be retained/redeveloped to meet demand for mobile services (opportunity to deliver a more modern design). • Environmental Health notes potential land contamination issues within 200m. Potential also due to previous use of site. • Gas pipeline runs along (adjacent to) the eastern boundary.
<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"> • Not within a LCA. Site comprises a mix of grassland, commercial buildings, structures (including radio masts, teleports, and lattice tower) and. Small woodland areas/tree groups/belts within and along boundary of site, part covered by a Tree Preservation Order (TPO 578). • No known protected species within site but roosting bats noted within 190m. Potential for nesting birds in trees, roosting bats in mature trees and buildings if suitable features present, reptiles in rough vegetation. • Local Wildlife Sites to the south (WS175 and 163), south-west (WS165), west (WS131) and north-east (WS109). Triangular woodland (centre of site) is a deciduous woodland priority habitat. • Northaw Great Wood (also a LNR) and Water End SSSI's are located to the east (1.3km) and west (1.9km). Consultation with Natural England unlikely to be triggered at planning application stage given the type and scale of development proposed at this stage. • Wormely Hoddesdonpark Woods SAC is located to east (4.9km) • Registered Historic Parks and Gardens are located to the north-west (approx. 1.6km) and south-east (approx. 900m). Grade II listed buildings are located to the west (370m), and north-west (318m). • Site has potential to include heritage assets with archaeological interest. Unlikely to be a constraint on the principle of development. • Transmitting station/tower may be of historic interest (first of a BBC Home Counties network of transmitting stations in the 1920/30s). • Proximity to A1000 may result in potential noise issues for future residents. Juxtaposition of employment and residential uses will need detailed consideration at planning application stage.
<p>Contribution to regeneration priority areas</p>	<ul style="list-style-type: none"> • N/A
<p>Likely market attractiveness for the use proposed</p>	<p>Located to the east of Brookmans Park, a high value/demand area. Whilst no developer interest noted currently, site is likely to be attractive to the market.</p>

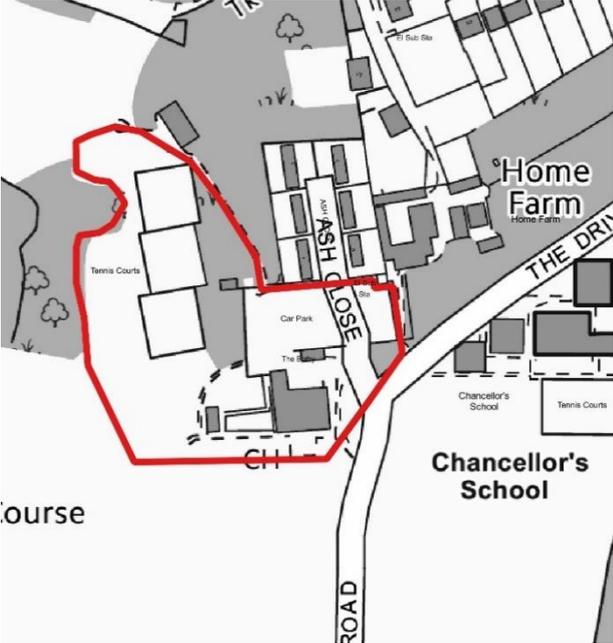
Appendix 2 – HELAA results by settlement

BrP34		Brookmans Park Transmission Station (continued)	
Availability		Site capacity	
Site ownership	Single Landowner. Site available within 5 years/6-10 years (depending on digital radio switch-over from FM)	Promoted	Mixed use comprising 220-250 dwellings on approximately 11ha. An elderly care community on circa. 1.5ha. A commercial hub 6,550m ² (GEA) plus retention of existing main and two other buildings of 2,877m ² (N/GIA) total of 9,427m ² on circa. 1.8ha, teleport zones (circa 6.8ha), two central woodland areas as indicated on promotional masterplan (2.5ha).
Any known constraints	Restrictive covenants apply – promoter indicates no issues that would prevent development of site. Leases expire 2025/ 2028 but unlikely to impact on availability for housing. Availability linked to digital switch anticipated by promoter around 2025	HELAA Scenario/ methodology	Commercial hub: B1a/b Plot ratio 75% on circa 1.8ha = potential for 13,500m ² (net gain of 10,623m ²). C2 care home of 2,450m ² could be accommodated on 1.5ha. However, no 'call for sites' for C2 care. This circa. 1.5ha could deliver additional C3 housing. 313 dwellings (based on an estimated site area of 12.5ha @ 25dph). Single point of access would normally limit number of dwellings to 300.
		Other comments	Housing capacity could include a proportion of housing designed for older people
Achievability and deliverability			
Landowner timescales	Delivery timescales not stated but could be phased.	HELAA capacity	300 dwellings.
Comments	Wastewater upgrades (can take 18 months – 3 years to design/deliver). Delivery linked to FM to DAB switch.		Commercial hub: B1a/b Plot ratio 75% on circa 1.8ha = potential for 13,500m ² (minus 2,877m ² already present). Net potential gain = 10,623m ² .
Viability issues	No abnormal costs identified at this stage. Waste water infrastructure upgrades will need to be delivered prior to occupation.	HELAA density	25dph
Deliverability estimate	6-10yrs / 11-15yrs (depending on availability of wider site).		
Conclusions			
Vehicular access exists from the Great North Road although this may need improvement with any proposed intensification of use. 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.			

Appendix 2 – HELAA results by settlement

BrP34		Brookmans Park Transmission Station (continued)					
Conclusions							
<p>Visibility from any access will need to be provided in accordance with Manual for Streets. The severance caused by the A1000 and sustainable travel options would need to be addressed. A pedestrian footway exists along the western side of Great North Road only at present and no bus services currently serve the site.</p> <p>HCC Minerals advise that records indicate sand and gravel reserves may be present and would encourage opportunistic extraction should useable minerals be uncovered during development workings.</p> <p>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. A land survey may need to be carried out to assess any land contamination and if required, remediation measures would need to be implemented. A heritage statement/impact assessment may also be required in light of the site's role in the history of broadcasting. HCC Archaeology advise that a pre-application or pre-determination archaeological assessment should be included with all development proposals for the site, the scope of which could include desk-based research to field survey and evaluation.</p> <p>Whilst there are no known protected species within the site, there is potential for nesting birds in trees, roosting bats in mature trees and buildings if suitable features present, and reptiles in rough vegetation - a Preliminary Ecological Appraisal should be carried out at pre-application/planning application stage and if necessary mitigation measures incorporated into detailed proposals. The opportunity to enhance biodiversity and achieve net gains should be explored (e.g. native planting, habitat boxes).</p> <p>This site is considered suitable for a mixed use development (residential and employment) should the site be removed from the Green Belt through the Local Plan process. The concluded capacity assumes that an estimated 12.5ha of the site (net) would be available for residential C3 development. (Potential may exist to link through to other adjacent sites, should other land be removed from the Green Belt and landowners willing to work together). However, where a single point of access applies, this would normally result in a limit to a residential scheme of 300 dwellings. (Whilst a potential secondary point of access is indicated within a promotional masterplan, the suitability of this from the A1000 would need to be explored in further detail at a planning application stage).</p> <p>The site is anticipated to be available for development although timescales are related to decisions around the timing of FM to DAB radio switchover, which are outside of the control of the local planning authority. No official date has been announced by the Government but once a decision has been made, it is understood that there will need to be a lead-in time to the switch-over to allow for consumers to adapt to the change. The promoter anticipates that the site would no longer be required for radio broadcast services beyond 2025. At this plan-making stage, delivery is estimated at 6-10 years with the possibility of some delivery later in the 11-15 year period (if parts of the site proved not to be available until later in the plan period).</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	6-10 years / 11-15 years

Appendix 2 – HELAA results by settlement

Site Reference: BrP36	Site name: Land at Brookmans Park Golf Club, Golf Club Road, Brookmans Park																								
 <p style="font-size: small; margin-top: 5px;">Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; padding: 2px;">Site details</th> </tr> <tr> <td style="padding: 2px;">Settlement:</td> <td style="padding: 2px;">Brookmans Park</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Brookmans Park & Little Heath</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">2.4 ha</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; 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 (Golf Club Clubhouse)</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">BP Golf Club clubhouse, tennis courts, car park and practice green.</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Ash Close to the north-east, Golf Club to the west and south, Chancellors School to the east.</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; padding: 2px;">Site promotion</th> </tr> <tr> <td style="padding: 2px;">Source of promotion</td> <td style="padding: 2px;">Landowner</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Residential and provision of a new golf clubhouse with associated parking</td> </tr> </table>	Site details		Settlement:	Brookmans Park	Ward	Brookmans Park & Little Heath	Site area	2.4 ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	Part PDL (Golf Club Clubhouse)	Land use/character	BP Golf Club clubhouse, tennis courts, car park and practice green.	Surrounding land uses and character	Ash Close to the north-east, Golf Club to the west and south, Chancellors School to the east.	Site promotion		Source of promotion	Landowner	Land use promoted	Residential and provision of a new golf clubhouse with associated parking
Site details																									
Settlement:	Brookmans Park																								
Ward	Brookmans Park & Little Heath																								
Site area	2.4 ha																								
Site context																									
Green Belt / Urban:	Green Belt																								
Previously developed:	Part PDL (Golf Club Clubhouse)																								
Land use/character	BP Golf Club clubhouse, tennis courts, car park and practice green.																								
Surrounding land uses and character	Ash Close to the north-east, Golf Club to the west and south, Chancellors School to the east.																								
Site promotion																									
Source of promotion	Landowner																								
Land use promoted	Residential and provision of a new golf clubhouse with associated parking																								
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 Green Belt. R1: Maximising the use of Previously Developed Land, R2 Contaminated Land; R7 Protection of Ground an Surface Water; R15 Wildlife Sites; R17 Trees, Woodland and Hedgerows; M1 Integrating Transport and Land Use; CLT1 Protection of Existing Leisure Facilities; CLT13 Loss of community facilities.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; Policy SP4 Transport and Travel; SP6 Community Services and Facilities; SADM7 New community services and facilities and losses of community services and facilities; SADM14 Flood Risk and Surface Water Management; SADM15 Heritage; SADM16 Ecology and Landscape; SP13 Infrastructure Delivery</p> <p>Minerals LP 2007: Not a preferred area.</p> <p>NPPF (2019): Section 11 Making Effective Use Of Land; Section 9 Promoting Sustainable Transport; Section 15 Conserving and Enhancing the Natural Environment.</p> <p>Hertfordshire Local Transport Plan 4 (May 2018)</p>																								
<p>Physical constraints:</p> <ul style="list-style-type: none"> Access to the site Infrastructure location/capacity Ground conditions Contamination Pollution Other 	<ul style="list-style-type: none"> Vehicular access from Golf Club Road, which is not a public highway maintainable at public expense, but does provide public access over a shared surface vehicular, pedestrian and cycle access route to the golf and tennis club, school and residential properties. No separate pedestrian footway but Golf Club Road forms part of the public RoW network (PRoW 68). The scale of development is likely to require wastewater network upgrades. 																								

Appendix 2 – HELAA results by settlement

BrP36	Land at Brookmans Park Golf Club, Golf Club Road, Brookmans Park (continued)		
Physical constraints: <ul style="list-style-type: none"> • Ground conditions • Contamination • Flood risk • Other 	<ul style="list-style-type: none"> • The site is in Flood Zone 1. Lowest risk of fluvial flooding. • <1% of the site at risk of surface water flooding (1 in 1000yr) • Not within a Source Protection Zone. • Caution for potential land contamination due to use within 200m of the site. 		
Potential environmental impacts: <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • Part of the site to the west lies within Landscape Character Area 54; Potters Bar Parkland. The site demonstrates some of its key characteristics being on the edge of the urban area and part of the golf course. • Golf club building, hardstanding car park, scattered and clustered broadleaved trees, tennis courts and practice green. • WS131 <i>The Legg</i> is 77m to the north. TPO 14 A1 covers part of the north eastern boundary of the site. • Potential for nesting birds in trees, roosting bats in mature trees and buildings and reptiles in rough vegetation. • Within 190m of Grade II listed 56 Bell Lane and Carpenters Cottage. • The site has potential to include heritage assets with archaeological interest. 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	The site adjoins a residential area. Brookmans Park is a popular and well served village. Site is likely to be attractive to the market.		
Availability		Site capacity	
Site ownership	Single landowner. The tennis club lease expired in 2018	Promoted	23 dwellings - 15 dwellings plus conversion of existing clubhouse to 8 flats (on a net 0.6ha developable area)
Any known constraints	Promoter indicates that the site would be available within 5 years. However, tennis facilities would need to be re-located to an alternative suitable location. (Restrictions, if capable of being enforced, may apply to land indicated as a potential area for the relocation of tennis facilities)	HELAA Scenario/ methodology	<2ha so 40dph = 24 dwellings (on a net 0.6 developable area)
		Other comments	Residential capacity potential is dependent upon the ability to relocate the tennis club, which would then allow for a new and relocated golf clubhouse and associated parking to be provided.

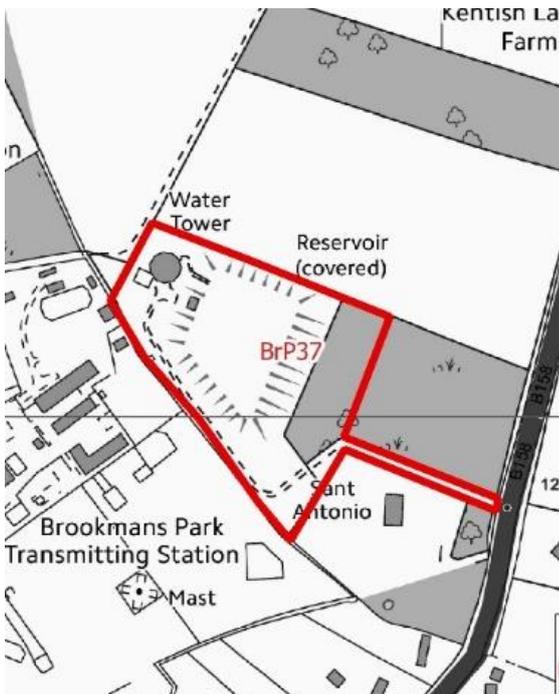
Appendix 2 – HELAA results by settlement

BrP36		Land at Brookmans Park Golf Club, Golf Club Road, Brookmans Park (continued)	
Achievability and deliverability			
Landowner timescales	Promoter indicates 12-18 month construction period but no other delivery timescale indicated.	HELAA capacity	24 (subject to relocation of tennis facilities. Promoter has indicated a potential alternative location)
Comments	Upgrades to wastewater network may have an impact on delivery timescales.		
Viability issues	Relocation of tennis facilities and golf club required to facilitate residential development. Viability evidence not yet available.	HELAA density	40dph (if tennis facilities can be relocated)
Deliverability estimate	6-10 years		
Conclusions			
<p>The re-development of this site for residential use would be conditional upon the relocation of the existing tennis facilities, and in turn, the relocation of an existing golf clubhouse and associated parking to the area currently occupied by the existing tennis courts. The existing car parking/clubhouse areas would then be redeveloped for residential purposes.</p> <p>As part of the promoter's current vision for the site, a new private road is proposed accessing a new car park to the north west of the site to serve the golf club and a new clubhouse, separating residential and golf club traffic.</p> <p>Access to the site would be via Golf Club Road, which forms part of the public rights of way network but is not a highway maintained at public expense. Golf Club Road is a shared surface and HCC Highways has indicated that if a footway or other interventions (e.g. traffic calming/control measures) could be provided along Golf Club Road then the safety of vulnerable users could be improved, addressing highways concerns over pedestrian safety. The landowner is confident that a footway can be achieved within land also within its ownership, with other interventions along Golf Club Road.</p> <p>Should the site be taken forward, upgrades to the wastewater network are likely to be required. Upgrades can take between 18 months and 3 years to design and deliver, potentially delaying delivery of the site. There are no surface water sewers in the area, Thames Water expect surface water to be addressed independently of the public sewer system.</p> <p>HCC Ecology note there is potential for nesting birds and roosting bats in mature trees. The promoter indicates that TPO14 on the boundary will not be affected by the proposed development. There is opportunity to retain as many mature/broadleaved trees as possible. Biodiversity net gain measures should also be considered. If semi-natural habitats will be lost to development, and cannot be mitigated for within the site, biodiversity offsetting should be considered. Light spill onto adjacent trees/woody habitats should be avoided.</p> <p>HCC Archaeology advise that the site has the potential to include assets with archaeological interest, and whilst unlikely to be a high risk that any potential will be a constraint on the principle of development, a pre-application or pre-determination archaeological assessment.</p> <p>Environmental Health advise that 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>			

Appendix 2 – HELAA results by settlement

BrP36		Land at Brookmans Park Golf Club, Golf Club Road, Brookmans Park (continued)					
Conclusions							
<p>The relevant District Plan and Draft Local Plan policies guard against the loss of existing community facilities; only allowing for the loss of community facilities in certain circumstances; (in summary - lack of demand, alternative means of provision to an equivalent or better quality and quantity in a location accessible to the local community before a loss occurs, or if new development incorporates alternative and appropriate provision).</p> <p>It is not evidential that there is no longer a current demand for the tennis club facilities. (The Brookmans Park Lawn Tennis Club has raised an objection to this promotion, albeit its lease has expired). Re-provision of the community facility would be a policy requirement of any redevelopment proposal.</p> <p>The promoter has indicated that there may be an opportunity to re-locate the tennis club facilities to an alternative location within its ownership and in close proximity to the existing golf club. Therefore, provided facilities could be re-provided, in a way that would be policy compliant, a policy objection would no longer arise.</p> <p>Without this re-provision, the potential for the existing golf clubhouse and associated car parking facilities to be re-located and re-provided, thereby freeing up the existing car parking/clubhouse areas to be used for residential purposes, would not be possible.</p> <p>Availability and achievability is assessed as uncertain at this stage as only limited details are currently available relating to the potential to relocate the tennis and golf club facilities. An area of land that would form part of the indicated re-location strategy may also be subject to restrictions, which if capable of being enforced, would need to be addressed.</p> <p>The promoter indicates that the site would be available within 5 years and should all matters noted above be capable of being resolved, then an estimated capacity of 24 dwellings would arise, subject to the provision of pathway interventions along Golf Club Road and waste water network upgrades. Deliverability is assessed as being a more conservative 6-10 years in light of the matters noted.</p> <p>(Note: The promotion relies upon the relocation of the golf club house and a car parking area further west, to an area that is currently free of buildings and the relocation of tennis facilities. The overall impact of this would need to be considered at a subsequent stage of the site selection process).</p>							
Suitable	Yes	Available	Uncertain	Achievable	Uncertain	Deliverability timescale	6-10 years

Appendix 2 – HELAA results by settlement

Site Reference: BrP37	Site name: Brookmans Park Reservoir, Water Tower																								
 <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="text-align: left; padding: 2px;">Site details</th> </tr> <tr> <td style="padding: 2px;">Settlement:</td> <td style="padding: 2px;">Brookmans Park</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Brookmans Park & Little Heath</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">2.7ha</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; 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;">Partially</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Water Infrastructure: consists of a raised covered reservoir and water tower with ancillary buildings. Boundaries defined by hedges/trees.</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Transmission station and related structures to west, open countryside to north and east, and isolated residential dwelling on large plots to south and south east</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="text-align: left; padding: 2px;">Site promotion</th> </tr> <tr> <td style="padding: 2px;">Source of promotion</td> <td style="padding: 2px;">Landowner (via agent)</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Employment</td> </tr> </table>	Site details		Settlement:	Brookmans Park	Ward	Brookmans Park & Little Heath	Site area	2.7ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	Partially	Land use/character	Water Infrastructure: consists of a raised covered reservoir and water tower with ancillary buildings. Boundaries defined by hedges/trees.	Surrounding land uses and character	Transmission station and related structures to west, open countryside to north and east, and isolated residential dwelling on large plots to south and south east	Site promotion		Source of promotion	Landowner (via agent)	Land use promoted	Employment
Site details																									
Settlement:	Brookmans Park																								
Ward	Brookmans Park & Little Heath																								
Site area	2.7ha																								
Site context																									
Green Belt / Urban:	Green Belt																								
Previously developed:	Partially																								
Land use/character	Water Infrastructure: consists of a raised covered reservoir and water tower with ancillary buildings. Boundaries defined by hedges/trees.																								
Surrounding land uses and character	Transmission station and related structures to west, open countryside to north and east, and isolated residential dwelling on large plots to south and south east																								
Site promotion																									
Source of promotion	Landowner (via agent)																								
Land use promoted	Employment																								
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: Definition of the Green Belt, R9: Water Supply and Disposal, EMP8: Employment Sites Outside of Employment Areas, RA17: Re-use of Rural Buildings, R11: Biodiversity and Development, R17: Trees, Hedgerow and Woodland, RA10: Landscape Character Area, R15: Wildlife Site; RA28: New Development using Rural Roads</p> <p>Draft Local Plan (2016): SP3: Settlement Strategy and Green Belt Boundaries; SADM2: Highway Network and Safety; SADM3: Sustainable Travel; SADM16: Ecology and Landscape; SADM18: Environmental Pollution, SP8: The Local Economy</p> <p>Minerals Local Plan (2007): Not in a preferred extraction area. Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition</p> <p>NPPF (2019): Section 6: Building a strong, competitive economy; 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 • Contamination • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • Access to the site is via a narrow private access road off Kentish Lane. This is surrounded by trees and a woodland on third party land. • A pedestrian footway runs along the western side of Kentish Lane. • Due to the location of the site, HCC Highways have indicated significant concerns that LTP policy could be met. HCC Highways advise access may need enhancement due to use intensification. • Within FZ1 (lowest risk of fluvial flooding) and outside of a source protection zone. Surface water flood risk affects 1% of site (1:1,000yr). 																								

Appendix 2 – HELAA results by settlement

BrP37	Brookmans Park Reservoir, Water Tower (continued)		
<p>Physical constraints:</p> <ul style="list-style-type: none"> • Ground conditions • Contamination • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • Thames Water: No comments at this stage. • A gas pipeline (40cm) runs near the south western site boundary. • Environmental Health advise of potential contaminated land issues on or in the vicinity of the site, having regard to current and past land uses. • The site is currently operational for water infrastructure uses. Existing structures have potential to impact the layout, design and scale of future development, particularly the raised reservoir and the water tower. • Potential for sand and gravel reserves under the site. 		
<p>Potential environmental impacts:</p> <ul style="list-style-type: none"> • Landscape capacity/sensitivity • Landscape character/features • Nature conservation • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • The majority of the site is not within a Landscape Character Area. It is however directly adjacent to the North Mymms Common and Newgate Street Farmed Plateau Landscape Character Area. Features of the area are noted as heavily treed field boundaries and large private houses in extensive grounds. • The eastern part of the promoted site, comprises woodland (approx. area of 0.47ha). Boundaries are generally well defined by hedges/trees. Wider area also contains woodlands (east, north east and west) • No recognised ecological sites within the site. Local Wildlife Sites (WS109, 175, 165) to north east (423m), south (315m), south west (570m) • No known protected species but potential identified for nesting birds • Northaw Great Wood (also LNR) and Water End SSSI located to east & west (1.3km and 2.4km, respectively). Site is within an SSSI impact zone but promoted development is unlikely to trigger a Natural England consultation. • Wormely Hoddesdonpark Woods SAC is located to east (4.9km) • No statutory heritage assets are within or close to the site. • No concerns raised at this stage around noise, however air quality issues may need investigation at application stage 		
<p>Contribution to regeneration priority areas</p>	<p>N/A</p>		
<p>Likely market attractiveness for the use proposed</p>	<p>It is uncertain how attractive the site would be to the market given its rural/semi-rural location and its relative isolation from other employment locations.</p>		
Availability		Site capacity	
<p>Site ownership</p>	<p>Single owner</p>	<p>Promoted</p>	<p>Employment: No capacity or type of use specified</p>
<p>Any known constraints</p>	<p>Site is currently operational. Promoter has indicated availability within 6-10 years.</p>	<p>HELAA Scenario/ methodology</p>	<p>B1a/b plot ratio:75% =16,725m² (indicative) B1c/ B2 plot ratios:40% =8,920m² (indicative) B8 plot ratio: 50% =11,150m² (indicative)</p>
		<p>Other comments</p>	<p>Plot ratio applied on 2.23ha net area, excluding woodland (0.47ha).</p>

Appendix 2 – HELAA results by settlement

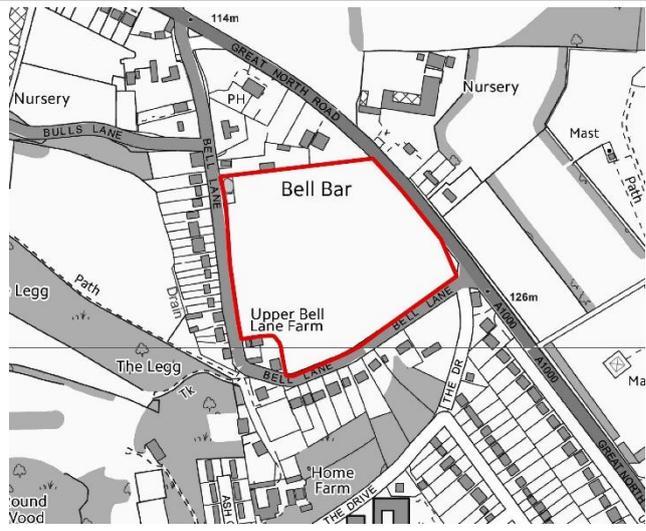
BrP37	Brookmans Park Reservoir, Water Tower (continued)		
Achievability and deliverability			
Landowner timescales	Timescales not specified	HELAA capacity	Nil
Comments	Current substantial structures on the site would need to be removed, to allow it to be developed for an alternative use.		
Viability issues	Not evidential, but promoter considers no abnormal costs are anticipated to hinder development.	HELAA density	N/A
Deliverability estimate	N/A		
Conclusions			
<p>The site is currently in operational use for water infrastructure purposes, but the promoter advises that it would be available for development within 6 to 10 years. The site has been promoted for employment uses involving either; re-use of the existing reservoir building; or redevelopment of it, as a whole. No specific information has been provided about the proposed uses, potential employment capacity or how the uses would be delivered.</p> <p>The site contains a number of major structures including a water tower and a raised covered reservoir. The retention of these would have implications for the layout, design and scale of development. The alternative option would be to remove the structures, which may have the potential to increase costs associated with the development of the site. The promoter however considers that there are no abnormal costs, which would affect development viability.</p> <p>Vehicular access to the site is currently achieved via a narrow private access road (circa 4m wide) off Kentish Lane, with no pedestrian pathway into the site. The development of the site for employment uses is likely to result in a substantial intensification of use, versus the current use of the land for water infrastructure. In order to be safe and suitable, the current access would need upgrading. It is not evidential at this plan making stage that suitable access for two way traffic and pedestrian access could be delivered. The minimum width needed for fire service access is 3.7m; and service and refuse vehicles would also need to access the site. The current single track access is within the ownership of the site promoter but land either side of the current access is in third party ownership. Widening the access would likely require the loss of a number of trees, potentially infringing upon woodland to the east of the current access. It is not clear from the current promotion if sufficient measures could be incorporated into detailed proposals to overcome the constraints highlighted and deliver a scheme that is acceptable in access terms.</p> <p>The adjacent Brookmans Park Transmission Station site (BrP34) has also been promoted for development. There is no evidence of any dialogue between the promoters of sites BrP34 and BrP37 (at this stage), but joint working may present an opportunity to resolve the access issues to this site, through the delivery of a new vehicular access from the adjoining Transmission Station Site, if all parties were agreeable.</p> <p>If the site were taken forward for development, at planning application stage; a Transport Assessment would be required to demonstrate that satisfactory access to the site can be provided, the highway network has sufficient capacity and any potential impacts are adequately mitigated, as well as adequate measures to create/enhance sustainable modes of transport links with Brookmans Park. A pedestrian footway runs along the western side of Kentish Lane. There may be potential to expand this into site and link it to the Public Right of Way, near to the north west of the site boundary.</p> <p>Environmental Health note the potential for contaminated land issues on or in the vicinity of the site, having regard to current and past land uses. A contaminated land survey would be required at planning application stage, together with appropriate remediation (if necessary).</p>			

Appendix 2 – HELAA results by settlement

BrP37	Brookmans Park Reservoir, Water Tower (continued)						
Conclusions							
<p>At planning application stage, an air quality survey and report would also be required. In addition, infrastructure providers would need to be consulted, to ensure adequate conditions and easements are maintained to the gas infrastructure.</p> <p>The Mineral Planning Authority indicates that sand and gravel reserves may be present under the site, therefore opportunistic extraction may be appropriate during construction. There are no known ecological constraints to prevent development of the site, however the potential for nesting birds in trees has been noted. A Preliminary Ecological Appraisal may be needed (at a planning application stage) to ensure; any assets are protected, enhanced; and measures to achieve biodiversity net gains are considered to offset any losses of semi natural habitats. A Tree Strategy may be needed to ensure trees are protected and planted (if necessary) to replace any losses. If the site were to be allocated, early consultation with Thames Water is recommended to ensure that any necessary upgrades can be programmed, minimising the need for phasing conditions and that upgrades are delivered ahead of occupation.</p> <p>The site is currently in operational use and the promoter indicates the site would be available during the plan period (years 6-10). The promoter considers that there would be no abnormal costs associated with the development of the site that would prevent development. However, it is not evidential at this plan making stage, to what extent the removal of existing and substantial on-site structures has been taken into account in this respect, so that achievability is considered uncertain at this stage.</p> <p>The current site access is not suitable for the promoted use. It has not been satisfactorily demonstrated at this plan making stage, that the opportunity exists to deliver an upgraded site access that is both safe and suitable for the promoted use of the site.</p>							
Suitable	No	Available	Yes	Achievable	Uncertain	Deliverability timescale	N/A

Appendix 2 – HELAA results by settlement

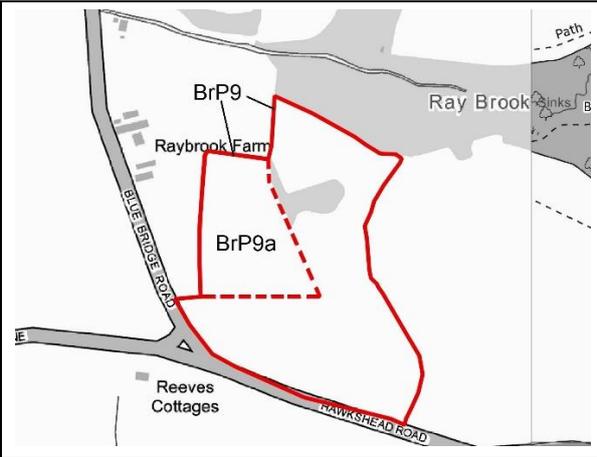
REVIEW OF SITES PROMOTED THROUGH THE CALL FOR SITES 2019 AND PREVIOUSLY ASSESSED IN THE HELAA 2016

	HELAA reference	Site Address or Location	Town or Settlement		
	BrP1	Upper Bell Lane Farm	Bell Bar, Brookmans Park		
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage		
	Green Belt	140	Passed Stage 2 (Higher capacity promoted in 2019)		
2019 Update	<p>In the 2016 HELAA the site was found suitable, achievable and available for 100 dwellings, taking account of highway issues, and to allow for the mitigation of heritage, air and noise impacts. A higher capacity of 140 dwellings is now promoted. Bell Lane wraps around the southern and western boundaries of the site and whilst broadly consistent with a 4.8m road width, it is variable in places. However, if necessary, land within the ownership of the promoter could be used to provide any necessary highway improvements along Bell Lane. Routes for cyclists and pedestrians could also be provided using land within the promoter's ownership. HCC Highways raise no significant concerns to a higher promoted capacity of 140 dwellings at this plan-making stage. HCC Minerals advise records indicate sand and gravel reserves under BrP1 and encourage opportunistic extraction should useable mineral be uncovered during development. Thames Water advise that the scale of development is likely to require upgrades to wastewater infrastructure, these may take 18 months-3 years to design and deliver. Surface water flood risk affects part of the site: <1% 1:100yr; 19% 1:1,000yr. Whilst no fundamental ecological constraint is identified, HCC Ecology note potential for nesting birds in trees and reptiles in rough vegetation - if whole site or a significant area is lost to development, consider mitigation for loss of semi-natural habitats. HCC Archaeology note that pre-application or pre-determination archaeological assessments should be included within all development proposals for the site. As noted in 2016, the site and Bell Lane make a significant contribution to the setting of the two Grade II listed buildings which adjoin Bell Lane. A lower density of 20dph is considered more appropriate for this site to allow for suitable siting and layout to help mitigate impacts so they do not give rise to substantial harm to the heritage assets and to allow for possible habitat loss mitigation. This would indicate an estimated capacity of 104 dwellings. Delivery within 5 years would be achievable (consistent with the LPA's evidence) provided waste water upgrades are delivered early.</p>				
Suitable	Yes	Available	Yes	Achievable	Yes
Conclusion	This site passes the Stage 2 HELAA for 104 dwellings . Delivery: 1-5 years (if wastewater upgrades delivered early, otherwise 6-10 years)				

Appendix 2 – HELAA results by settlement

		HELAA reference	Site Address or Location	Town or Settlement	
		BrP6	Land west of Bluebridge Road	Brookmans Park	
Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage			
Green Belt	210	Passed Stage 2			
2019 Update	<p>In the 2016 HELAA the site was found suitable and achievable for 234 dwellings on a reduced developable; taking account of a proportion of the site falling within FZs 2 and 3, a noise buffer given the proximity to the railway and to allow for the retention and buffering of TPO trees within the site.</p> <p>The 2019 promotion proposes a slightly lower capacity of 210 dwellings on a reduced developable area of 6.21ha (including primary access) to allow for open space, play areas, drainage attenuation, a sewer easement, a public right of way corridor, to limit development to the lower parts of the site so that development is not visible from the wider landscape to the south and for boundary planting. Thames Water advise (2019) that upgrades to the wastewater network are not likely to be required. However, there are no surface water sewers in the area and TW would expect surface water to be addressed independently of the public sewer system. Surface water flood risk affects part of the site: 2% 1:30yr; 3% 1:100yr and 16% 1:1,000yr. HCC Archaeology note that pre-application or pre-determination archaeological assessments should be included within development proposals for the site. There are no fundamental ecological constraints affecting the site.</p> <p>The western boundary of the site is adjacent to a railway line and the southern half of this is formed by a railway embankment. Network Rail advises that at planning application stage, usual asset protection measures would apply (e.g. drainage, line-side fencing and landscaping). It also notes the need to assess traffic impact on Hawkshead Bridge as well as the drainage capacity of [the] 'beck' where it passes beneath the ECML. At planning application stage, development of more than 100 dwellings would trigger a Natural England consultation due to the site's proximity to a number of SSSIs. Appropriate mitigation measures that can deliver a residential development with a healthy internal and external environment would need to be demonstrated at planning application stage due to the proximity of the railway line. The site is considered suitable for 210 dwellings (reflecting the promoters current assessment of a significantly reduced net developable area) at around 34/35dph.</p>				
Suitable	Yes	Available	Yes	Achievable	Yes
Conclusion	The site passes Stage 2 HELAA. Delivery: 1-5 years				

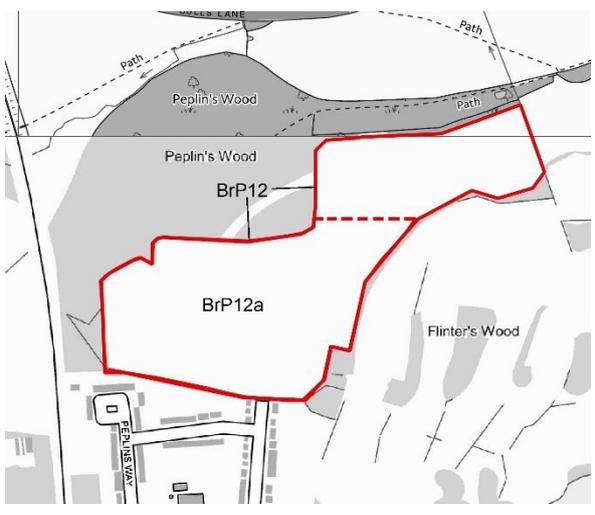
Appendix 2 – HELAA results by settlement

		HELAA reference	Site Address or Location	Town or Settlement	
		BrP9 and BrP9a	Friday Grove	Brookmans Park	
Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage			
Green Belt	BrP9 - 190 BrP9a – 50	Failed Stage 2			
2019 Update	<p>In the 2016 HELAA, BrP9 was found achievable and available, but unsuitable for development due to the harm to the significance of a heritage asset. In 2019, two scenarios have been promoted, the larger BrP9 for 190 dwellings and a smaller BrP9a for 50 dwellings, with access via another site BrP10. BrP9 adjoins the Grade II Gobions Registered Historic Park and Garden. Historic England has previously advised that the significance of this heritage asset derives in part from its setting, which has been compromised along its northern and eastern boundaries, which makes the remaining rural elements more important to safeguard, mainly along the western and southern edges where the parkland borders the countryside and where the remaining countryside contributes greatly to the significance of Gobions reinforcing its parkland setting and links to the countryside. Development of BrP9 would result in further suburbanisation of Gobions' setting and reduce the association between the park and the countryside. Whilst sensitive approaches to design may lessen the impacts, the setting of Gobions would essentially alter from rural to suburban. Whilst the smaller site does not physically adjoin the RHPG, it still forms part of its setting. The LPA is not convinced that the public benefits of developing either BrP9 or BrP9a (for housing) outweigh the potential for harm to the heritage asset. Further, the smaller site, BrP9a requires access via site BrP10, assessed as unsuitable in 2016 (and below). BrP9 and BrP9a are both assessed as unsuitable. (Note: In 2019, Thames Water do not envisage that wastewater infrastructure upgrades will be necessary at the current time. Should either scenario be taken forward, then HCC Archaeology note that pre-application or pre-determination archaeological assessments should be included within development proposals for the site. Noise and contamination issues within 200m of the site would need to be addressed. Due to the site's proximity to a number of SSSIs, development of more than 100 dwellings would trigger a Natural England consultation. Site also lies adjacent to two local wildlife sites, one also a nature reserve. Potential for nesting birds in trees and roosting bats in mature trees and buildings. Surface water flood risk affects part of the site: 2% 1:100yr and 6% 1:1,000yr (BrP9) and 6% 1:1,000yr (BrP9a)).</p>				
Suitable	No	Available	Yes	Achievable	Yes
Conclusion	The sites fail the Stage 2 HELAA				

Appendix 2 – HELAA results by settlement

	HELAA reference	Site Address or Location	Town or Settlement
	BrP10	Raybrook Farm	Brookmans Park
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage
	Green Belt	120	Failed Stage 2
2019 Update	<p>In the 2016 HELAA, the site was found achievable and available but unsuitable. The site adjoins the Grade II Gobions Registered Historic Park and Garden, and it was considered that harm to the setting of the park would be likely to arise from the development of BrP10.</p> <p>The promoter suggests that the RHPG could be screened from the BrP10 through landscaping to prevent material/substantial harm to the RHPG. However, the planning authority is not persuaded that landscaping/screening would overcome the previous conclusion. Whilst sensitive approaches to design may lessen the impacts, development of BrP10 would result in the further suburbanisation of Gobions' setting and reduce the association between the park and the countryside - the setting of Gobions would essentially alter from rural to suburban. The LPA is not convinced that the public benefits of developing BrP10 (for housing) outweigh the potential for harm to the heritage asset and the site continues to be assessed as unsuitable.</p> <p>(Note: should the site be taken forward, in 2019, Environmental Health note the potential for noise from traffic - a noise impact assessment would be required at planning application stage and potential contamination issues within 200m of the site would require a contaminated land survey to be produced. HCC Archaeology note that pre-application or pre-determination archaeological assessments should be included within development proposals for the site. HCC Ecology note that a preliminary ecological appraisal may be required – site lies adjacent to two local wildlife sites, one also a nature reserve. Potential for nesting birds in trees and roosting bats in mature trees and buildings - roost within 70m. Fluvial flood risk affects part of the site: 2% 3b; 3% 3a and 5% FZ2. Surface water flood risk also affects part of the site: 4% 1: 30yr; 9% 1:100yr; 23% 1:1,000yr).</p>		
Suitable	No	Available	Yes
Conclusion	The sites fail the Stage 2 HELAA		

Appendix 2 – HELAA results by settlement

	HELAA reference	Site Address or Location	Town or Settlement
	BrP12 and BrP12a	Land north of Peplins Way	Brookmans Park
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage
	Green Belt	BrP12: (125 dwellings, 80 bed care home and scout hut) BrP12a: (87 dwellings and 80 bed care home)	Passed Stage 2 (Alternative capacities promoted 2019)
2019 Update	<p>In the 2016 HELAA the site was found suitable, achievable and available for 110 dwellings on either a large or smaller site scenario reflecting highway capacity, fluvial flood risk and the need for a 15m woodland buffer. Two scenarios are promoted in 2019: BrP12 (a 12.16ha site with a developable area of 10.72ha) for 125 dwellings, an 80 bed care home and a scout hut; and BrP12a (a smaller 8.4ha site with a developable area of 7.7ha) for 87 dwellings and an 80 bed care home. (Developable areas take account of the need for a 15m buffer zone to the adjoining woodland area and for SUDS).</p> <p>The EA note that the site is located within Source Protection Zone 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. Environmental Health note a record for 'unknown fill' – a contaminated land site survey would be required at planning application stage. HCC Archaeology advise that a pre-application or pre-determination archaeological assessment should be included with development proposals for the site. Whilst no protected species are known for the site, it is within 500m of a great crested newt breeding pond. A preliminary ecological and great crested newt survey may be required at planning application stage. Thames Water do not envisage infrastructure concerns regarding wastewater networks from this development, subject to phasing (noting that surface water will need to be addressed independently of the public sewer system). Due to proximity to the railway line Network Rail advise that noise insulation may be necessary. They may also seek contributions to station improvements at planning application stage. The Highways Authority raise no concerns at this stage to the increase from 110 to 125 dwellings for BrP12. Surface water flood risk affects part of the sites: BrP12: 2% 1:30yr; 5% 1:100yr; 29% 1:1,000yr. BrP12a: 2% 1:30yr; 5% 1:100yr; 30% 1:1,000yr.</p>		

Appendix 2 – HELAA results by settlement

BrP12 and BrP12a	Land north of Peplins Way (continued)				
2019 Update	<p>It is feasible to keep development within FZ1, following the sequential approach to site layout (small parts fall within FZs2 and 3). Both sites (BrP12 and BrP12a) are found suitable.</p> <p>However, delivery on BrP12 and BrP12a at the levels promoted (and relative to highway constraints) would be at relatively low densities. For illustration, if the smaller BrP12a were allocated for housing only (there was no 'call for sites' for C2 bed spaces), and assuming 0.5ha needs to be deducted from the developable area (as it was in 2016 for FZs 2 and 3) in addition to 0.7ha deducted for a woodland buffer (total deduction 1.2ha), BrP12a (at 7.2ha net), has the potential to deliver 125 dwellings at a still modest density of 17dph. The larger BrP12 site would deliver the same 125 dwellings at an even lower density. Delivery achievable within 1-5 years.</p>				
Suitable	Yes	Available	Yes	Achievable	Yes
Conclusion	Both BrP12 and BrP12a pass the HELAA Stage 2 (for 125 dwellings). Delivery: 1-5 years				