

## Appendix 2 – HELAA results by settlement

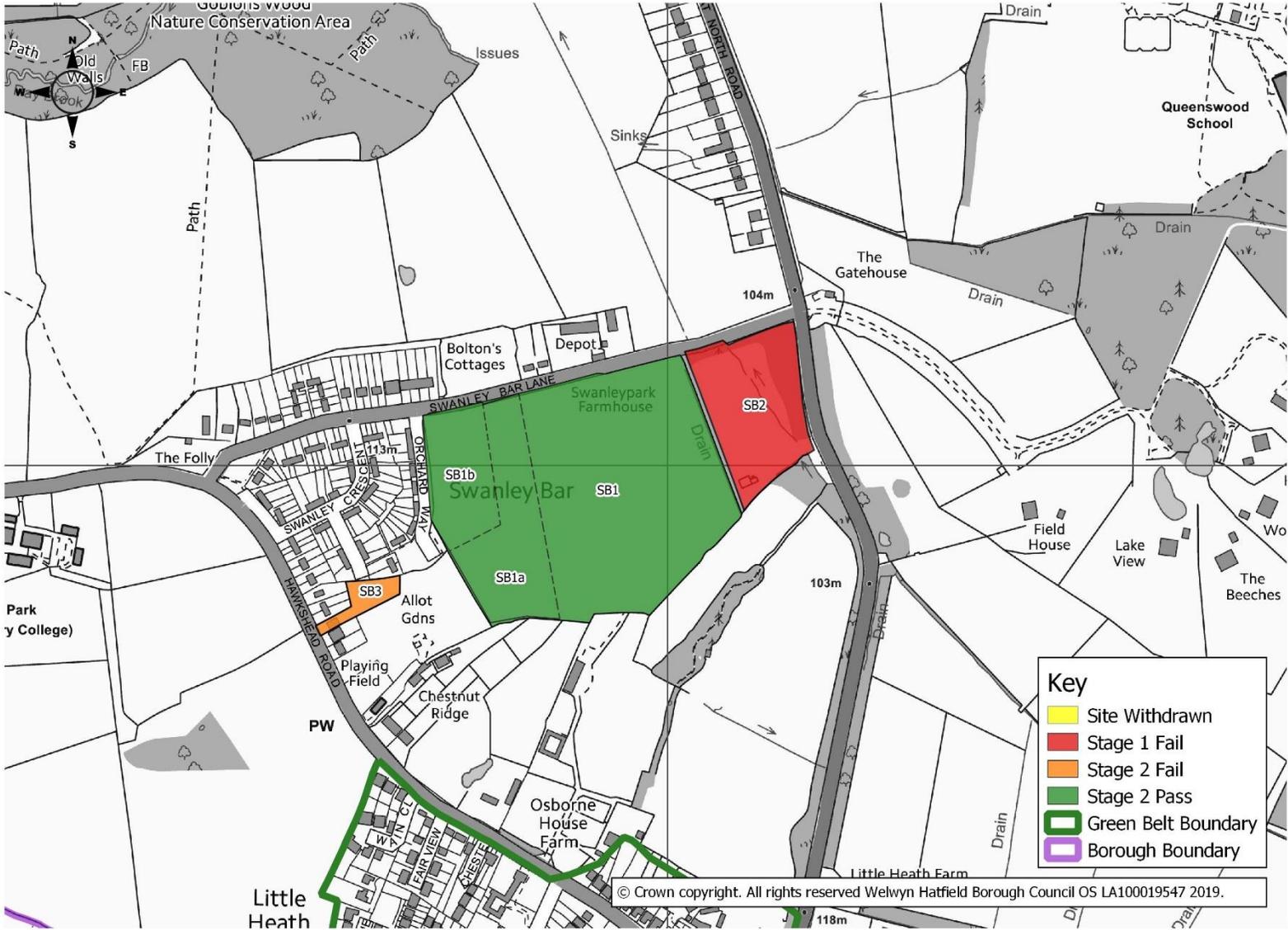
### SWANLEY BAR

This section includes a summary table of 5 sites promoted around Swanley Bar through the Call for Sites 2019. The table below sets out whether a site passed or failed the HELAA. If the site passed Stage 2, the concluded capacity is shown. A settlement map then illustrates the location of all the sites. This is followed by Stage 2 assessments for sites SB1, SB1a, SB1b and SB3. (In the case of SB1a and SB1b, these are both sub-parcels of the larger promoted site SB1). One site failed the Stage 1 assessment for the reason stated in the table below and as described in the methodology.

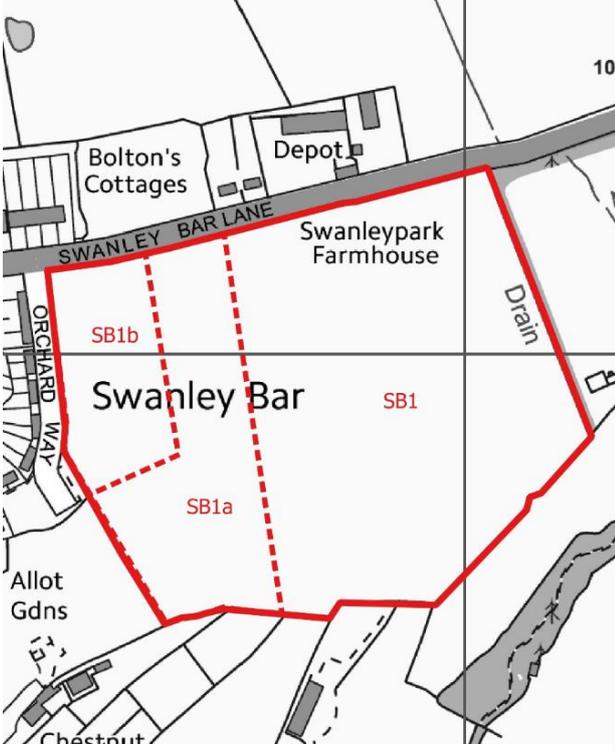
**Table 27: Swanley Bar HELAA results Summary Table**

| HELAA reference | Location                                    | Settlement  | Urban / Green Belt | HELAA 2019 Result | Capacity (dwellings or as stated) / Reason for failing Stage 1                   | Page no. |
|-----------------|---|-------------|--------------------|-------------------|--|----------|
| SB1             | Land south of Swanley Bar Lane - scenario 1 | Swanley Bar | Green Belt         | Passed Stage 2    | 159  | 318      |
| SB1a            | Land south of Swanley Bar Lane - scenario 2 | Swanley Bar | Green Belt         | Passed Stage 2    | 64   | 318      |
| SB1b            | Land south of Swanley Bar Lane - scenario 3 | Swanley Bar | Green Belt         | Passed Stage 2    | 25   | 318      |
| SB2             | Swanley Bar Lane / Great North Road         | Swanley Bar | Green Belt         | Failed Stage 1    | Site does not lie within or adjoin a settlement identified in the LUC GB Study 3 | N/A      |
| SB3             | 104 Hawkshead Road                          | Swanley Bar | Green Belt         | Failed Stage 2    | 0  | 322      |

Figure 30 – Sites promoted through the Call for Sites 2019 – Swanley Bar



STAGE 2 ASSESSMENTS

| Site Reference: SB1, SB1a and SB1b  |  | Site name: Land south of Swanley Bar Lane    |  |
|---|--|--|--|
|  <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>                         | <b>Site details</b>  |  |  |
|   | Settlement:  | Swanley Bar                                  |  |
|   | Ward   | Brookmans Park and Little Heath              |  |
|   | Site area  | SB1 = 7.8 ha<br>SB1a = 2.57 ha<br>SB1b = 1ha |  |
| <b>Site context</b>   |  |  |  |
| Green Belt / Urban:   | Green Belt   |  |  |
| Previously developed:   | No   |  |  |
| Land use/character  | Open agricultural land/grazing for horses. Established bordering hedgerows surround the site.  |  |  |
| Surrounding land uses and character   | Residential dwellings to the north and west, agricultural fields to south and east. Playing fields to south west, engineering business to the north.   |  |  |
| <b>Site promotion</b>   |  |  |  |
| Source of promotion   | Promoter   |  |  |
| Land use promoted   | Housing  |  |  |
| Site suitability considerations   | Comments   |  |  |
| <b>Policy framework:</b> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul>                 | District Plan (2005): Green Belt (GBSP1); Towns and Specified Settlements (GBSP2); SSSI (R13); Trees, Woodland and Hedgerows (R17); Historic Park and Gardens (R28); Integrating Transport and Land Use (M1); Landscape Character Area (RA19)<br>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); Heritage (SADM15); Ecology and Landscape (SADM16)<br>Minerals LP (2007): Not in a preferred area.<br>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition.<br>NPPF (2019): Section 15 Conserving and enhancing the Natural Environment; Section 16: Conserving enhancing the Historic Environment |  |  |
| <b>Physical constraints:</b> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Hazardous risk</li> <li>Other</li> </ul> | <ul style="list-style-type: none"> <li>Proposed vehicular access from Swanley Bar Lane, primary access is proposed from the north eastern edge of the site (which would be the singular access for SB1a and SB1b) with a secondary access for SB1 to the east of this. Pedestrian access will be included.</li> <li>HCC Highways raises no significant issues at this plan-making stage.</li> </ul>  |  |  |

## Appendix 2 – HELAA results by settlement

| SB1, SB1a and SB1b  | Land south of Swanley Bar Lane (continued)  |  |   |
|---|---|--|---|
| <p><b>Physical constraints (continued):</b></p> <ul style="list-style-type: none"> <li>• Infrastructure location/capacity</li> <li>• Ground conditions</li> <li>• Contamination</li> <li>• Pollution</li> <li>• Flood risk</li> <li>• Other</li> </ul>  | <ul style="list-style-type: none"> <li>• Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage.</li> <li>• The site is in Flood Zone 1 (lowest risk of fluvial flooding)</li> <li>• Surface water flood risk affects the three sites as follows: SB1 – &lt;1% 1:30yr risk; 3% 1:100yr risk and 18% 1:1,000yr risk.</li> <li>• SB1a – 14% of site has a 1:1,000yr risk of surface water flooding.</li> <li>• SB1b - 16% of site has a 1:1,000yr risk of surface water flooding.</li> </ul>   |  |   |
| <p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul> | <ul style="list-style-type: none"> <li>• The site is in Local Character Area 54: Potters Bar Parkland. Characterised by strong urban influences and parkland features such as relic estate planting of trees and hedgerows.</li> <li>• Open field site with slight slope from south west to north east, the site is bordered by established hedgerows and trees which screen the site from Swanley Bar Lane.</li> <li>• HCC Ecology: Area of undeveloped grassland with mixed species hedgerows, unlikely that there are any protected species present.</li> <li>• Within 1.3k of Northaw Great Wood SSSI and in a SSSI Impact Zone, however, the size of the promoted development does not trigger a Natural England consultation.</li> <li>• Adjacent to the north of the site is the Grade II listed Gobions Registered Park &amp; Garden (RPG), separated by Swanley Bar Lane.</li> <li>• Within 150m of Leggatts Park Drive Wildlife Site.</li> <li>• Within 300m of Gobions Wood Wildlife Site.</li> <li>• Within 300m of Grade II* listed The Folly Arch to the west.</li> <li>• Potential for commercial and traffic noise.</li> <li>• Potential contaminated land adjacent to site.</li> </ul> |  |   |
| <p><b>Contribution to regeneration priority areas</b></p>   | <p>N/A</p>  |  |   |
| <p><b>Likely market attractiveness for the use proposed</b></p>   | <p>Promoter had indicated they have received strong interest from developers. It is likely that this location will be attractive to the market.</p>   |  |   |
| Availability  |   | Site Capacity                          |   |
| <p>Site ownership</p>   | <p>Single Landowner.</p>  | <p>Promoted</p>                        | <p>SB1 - 100 dwellings (13dph)<br/>SB1a - 60 dwellings (23dph)<br/>SB1b - 30 dwellings (30dph)</p>  |
| <p>Any known constraints</p>  | <p>None known.</p>  | <p>HELAA Scenario/<br/>methodology</p> | <p>SB1 - More than 6ha so 25dph = 195<br/>SB1a - Between 2 – 6 ha so 30dph = 77 dwellings<br/>SB1b - Below 2 ha so 40dph = 40 dwellings</p>           |
|   |   | <p>Other comments</p>                  | <p>Developable area of SB1 reduced and density of SB1a and SB1b reduced to 25dph to mitigate heritage asset impacts and allow landscape buffering</p> |

## Appendix 2 – HELAA results by settlement

| SB1, SB1a and SB1b   | Land south of Swanley Bar Lane (continued)                               |                |  |
|--|--|----------------|--|
| <b>Achievability and deliverability</b>  |  |                |  |
| Landowner timescales   | 1-5 years  | HELAA capacity | SB1 - 159 dwellings<br>SB1a - 64 dwellings<br>SB1b - 25 dwellings              |
| Comments   | LPA evidence - delivery of a site of this size within 5 years achievable |                |  |
| Viability issues   | No known issues  | HELAA density  | 25dph for all scenarios (and on a reduced developable area of 6.34 ha for SB1) |
| Deliverability estimate  | 1-5 years  |                |  |
| <b>Conclusions</b>   |  |                |  |
| <p>Historic England have advised that all scenarios promoted on this site could potentially affect the setting of Gobions RPG. Whilst part of the site is separated from the RPG by buildings to the north of Swanley Bar Lane, which reduces the impact on the RPG, the advice of Historic England is development should not extend west of the line of the existing development to the north of Swanley Bar Lane. The developable area of SB1 has been reduced, therefore, to mitigate the impacts on the RPG. Historic England have also advised that whilst development of the smaller site scenarios (SB1a and SB1b) could still potentially affect the setting of Gobions RPG, some small scale development set back from the road with careful landscaping along the northern boundary to ensure the setting of the RPG was protected may be acceptable.</p> <p>Of the two smaller site scenarios, Historic England advise that because it is well related to the existing residential development, site SB1b would be preferable to site SB1a.</p> <p>While there are a number of listed buildings in Swanley Bar including the Grade II* Listed Folly Arch to the west and two further Grade II listed buildings to the south of the site, these are all either separated from the site by intervening residential development or at a considerable distance and, therefore, Historic England consider development of all three site scenarios would not have a detrimental effect on these heritage assets.</p> <p>HCC Archaeology advise that the site has the potential to include heritage assets with archaeological interest. Whilst there is unlikely to be a high risk that the archaeology interest will be a constraint on the principle of development, an archaeological assessment at either the pre-application or pre-determination stage of the planning application process would be required to inform any development proposals.</p> <p>Environmental Health advise that the site is affected by commercial and traffic noise. This will require an appropriate noise assessment report to be submitted at planning application stage to demonstrate that appropriate mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the Local Planning Authority. Environmental Health also note the potential for contaminated land issues adjacent to site. A contaminated land site survey would be required at planning application stage and appropriate remediation carried out as agreed by the Local Authority in accordance with a remediation schedule.</p> <p>HCC Ecology suggest that if a significant area of the site is developed, biodiversity offsetting should be considered to mitigate the loss of semi-natural habitats and biodiversity net gain measures such as native planting and habitat boxes should be considered.</p> <p>Whilst no significant issues are raised by HCC Highways at this stage, it should be noted that any development will need to comply with the requirements of Roads in Hertfordshire. Safe and appropriate access including for emergency and service vehicles, minimum carriageway widths and the types of permitted road connections will be assessed in light of the scale of development being proposed at planning application stage. Visibility from any access will need to be provided in accordance with Manual for Streets.</p> |  |                |  |

## Appendix 2 – HELAA results by settlement

| SB1, SB1a and SB1b   |     | Land south of Swanley Bar Lane (continued) |     |            |     |                          |           |
|--|-----|--|-----|------------|-----|--------------------------|-----------|
| Conclusions  |     |  |     |            |     |                          |           |
| <p>At this stage although no wastewater infrastructure concerns are identified, Thames Water advise liaison at the earliest opportunity to agree development phasing. As there are no surface water sewers in the area it is expected that surface water will need to be addressed independently of the public sewer system.</p> <p>The Surface Water Flooding 1,000-year event has the most pronounced flow paths through the site. Suitable access and egress in all events is possible for the north-western corner of the site, as the depth and velocity of the 1,000-year flood event shows as low risk. The north-eastern corner of the site/Swanley Bar Lane is at risk of surface water flooding and wider flow path mentioned above, where surface water flows over the road. The depths of surface water flooding along access/ egress routes may need to be assessed at planning application stage, to confirm whether access for emergency vehicles is suitable.</p> <p>The site is considered to be suitable for development subject to appropriate mitigation to address impacts on heritage assets (the setting of the RPG). As a consequence the developable area of SB1 has been reduced and a lower density (25dph) for scenarios SB1a and SB1b considered appropriate. There are a number of issues requiring the submission of appropriate assessments at planning application stage but there are currently no known constraints that would prevent the site being deliverable in 1 – 5 years.</p> |     |  |     |            |     |                          |           |
| Suitable   | Yes | Available                                  | Yes | Achievable | Yes | Deliverability timescale | 1-5 years |

## Appendix 2 – HELAA results by settlement

| Site Reference: SB3      Site name: 104 Hawkshead Road   |  |  |          |  |  |  |   |
|--|--|--|----------|--|--|--|---|
|  <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>   | <p><b>Site details</b></p> <p>Settlement: Swanley Bar<br/> Ward: Brookmans Park and Little Heath<br/> Site area: 0.23 ha</p> <p><b>Site context</b></p> <p>Green Belt / Urban: Green Belt<br/> Previously developed: Part PDL<br/> Land use/character: Residential dwelling, rear garden and area of trees.<br/> Surrounding land uses and character: To the north and south are residential properties, several garages are also present on the northern boundary. To the south east are playing fields.</p> <p><b>Site promotion</b></p> <p>Source of promotion: Landowner<br/> Land use promoted: Housing</p>   |  |          |  |  |  |   |
|  | <table border="1"> <thead> <tr> <th>Site suitability considerations</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> <p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>District Plan (2005): Green Belt (GBSP1), Towns and Specified Settlements (GBSP2), Landscape Character Area (RA10), Biodiversity and Development (R11), Trees, Woodland and Hedgerows (R17), Landscaping (D8)</li> <li>Draft Local Plan (2016): Settlement Strategy and Green Belt boundaries (SP3), Amenity and Layout (SADM11), Parking, Servicing and Refuse (SADM12), Place making and High Quality Design (SP9)</li> <li>Minerals Local Plan (2007): Not in a preferred area.</li> <li>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition.</li> <li>NPPF (2019): Section 15 Conserving and enhancing the Natural Environment; Section 16: Conserving enhancing the Historic Environment</li> </ul> </td> </tr> <tr> <td> <p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Flood risk</li> <li>Hazardous risk</li> <li>Other</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Existing vehicular access to the site is from Hawkshead Road.</li> <li>The promoter has indicated that primary access to the site could be achieved via Swanley Crescent.</li> <li>Promoter also suggests that secondary access would be possible via Orchard Way, however this would need to take place on land which is outside the promoter's ownership.</li> <li>HCC Highways note the need for development to comply with relevant highway requirements (including design and safety).</li> <li>Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage.</li> </ul> </td> </tr> </tbody> </table> | Site suitability considerations  | Comments | <p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul> | <ul style="list-style-type: none"> <li>District Plan (2005): Green Belt (GBSP1), Towns and Specified Settlements (GBSP2), Landscape Character Area (RA10), Biodiversity and Development (R11), Trees, Woodland and Hedgerows (R17), Landscaping (D8)</li> <li>Draft Local Plan (2016): Settlement Strategy and Green Belt boundaries (SP3), Amenity and Layout (SADM11), Parking, Servicing and Refuse (SADM12), Place making and High Quality Design (SP9)</li> <li>Minerals Local Plan (2007): Not in a preferred area.</li> <li>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition.</li> <li>NPPF (2019): Section 15 Conserving and enhancing the Natural Environment; Section 16: Conserving enhancing the Historic Environment</li> </ul> | <p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Flood risk</li> <li>Hazardous risk</li> <li>Other</li> </ul> | <ul style="list-style-type: none"> <li>Existing vehicular access to the site is from Hawkshead Road.</li> <li>The promoter has indicated that primary access to the site could be achieved via Swanley Crescent.</li> <li>Promoter also suggests that secondary access would be possible via Orchard Way, however this would need to take place on land which is outside the promoter's ownership.</li> <li>HCC Highways note the need for development to comply with relevant highway requirements (including design and safety).</li> <li>Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage.</li> </ul> |
|  | Site suitability considerations  | Comments   |          |  |  |  |   |
|  | <p><b>Policy framework:</b></p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul>   | <ul style="list-style-type: none"> <li>District Plan (2005): Green Belt (GBSP1), Towns and Specified Settlements (GBSP2), Landscape Character Area (RA10), Biodiversity and Development (R11), Trees, Woodland and Hedgerows (R17), Landscaping (D8)</li> <li>Draft Local Plan (2016): Settlement Strategy and Green Belt boundaries (SP3), Amenity and Layout (SADM11), Parking, Servicing and Refuse (SADM12), Place making and High Quality Design (SP9)</li> <li>Minerals Local Plan (2007): Not in a preferred area.</li> <li>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition.</li> <li>NPPF (2019): Section 15 Conserving and enhancing the Natural Environment; Section 16: Conserving enhancing the Historic Environment</li> </ul> |          |  |  |  |   |
| <p><b>Physical constraints:</b></p> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Flood risk</li> <li>Hazardous risk</li> <li>Other</li> </ul> | <ul style="list-style-type: none"> <li>Existing vehicular access to the site is from Hawkshead Road.</li> <li>The promoter has indicated that primary access to the site could be achieved via Swanley Crescent.</li> <li>Promoter also suggests that secondary access would be possible via Orchard Way, however this would need to take place on land which is outside the promoter's ownership.</li> <li>HCC Highways note the need for development to comply with relevant highway requirements (including design and safety).</li> <li>Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this site at this stage.</li> </ul>  |  |          |  |  |  |   |

## Appendix 2 – HELAA results by settlement

| SB3   | 104 Hawkshead Road (continued)  |                                |                                  |
|---|---|--------------------------------|----------------------------------|
| Physical constraints (continued): <ul style="list-style-type: none"> <li>• Flood risk</li> <li>• Hazardous risk</li> <li>• Other</li> </ul>   | <ul style="list-style-type: none"> <li>• The site is in Flood Zone 1 (low risk of fluvial flooding).</li> <li>• There is low risk of surface water flooding on the site surrounding the existing dwelling (3% of site, 1,000yr risk).</li> </ul>  |                                |                                  |
| Potential environmental impacts: <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul> | <ul style="list-style-type: none"> <li>• The site is in Local Character Area 54: Potters Bar Parkland. Characterised by urban edge influences and relic estate planting and landscape features particularly planting of trees and hedgerows.</li> <li>• The site has a large woody area at the eastern end. While trees are not viewable from the public highway on Hawkshead Road, they are visible from within the playing fields adjacent to the site. It is possible the trees are remnants of Gobions Wood.</li> <li>• The trees on site are an ecological asset (although not worthy of a TPO) with the potential for protected bird species.</li> <li>• Within impact zone for Northaw Great Wood Site of Special Scientific Interest. However, the proposed nature and scale of development will not trigger the need for consultation with Natural England at planning application stage.</li> <li>• Grade II* listed building 'The Folly Arch' is 230m from the site.</li> <li>• Within 220m of a Registered Historic Park and Gardens at Gobions Wood.</li> <li>• Sensitive treatment of boundary either side of access will be required to protect amenity of adjoining residents.</li> <li>• Potential for noise from traffic along Hawkshead Road.</li> </ul> |                                |                                  |
| Contribution to regeneration priority areas   | N/A   |                                |                                  |
| Likely market attractiveness for the use proposed   | No known developer interest. However, it is likely that a development in this high demand area would be attractive to the market.   |                                |                                  |
| Availability  |   | Site capacity                  |                                  |
| Site ownership  | Joint Landowners  | Promoted                       | 7 dwellings (30dph)              |
| Any known constraints   | None  | HELAA Scenario/<br>methodology | Below 2ha so 40dph (9 dwellings) |
|   |   | Other comments                 | Site not considered suitable     |

## Appendix 2 – HELAA results by settlement

| <b>SB3</b>   |   | <b>104 Hawkshead Road (continued)</b> |  |
|--|---|---------------------------------------|--|
| <b>Achievability and deliverability</b>  |   |                                       |  |
| Landowner timescales   | Within 24 months.   | HELAA capacity                        | N/A (if access solutions can be delivered, 2-3 dwellings (gross)/1-2 dwellings net on a reduced developable area of approx. 0.09ha to allow for replacement tree planting, bio-diversity mitigation measures, the relationship to neighbouring properties and the loss of the existing dwelling to achieve satisfactory access). |
| Comments   | LPA evidence - delivery of a site of this size within 5 years |                                       |  |
| Viability issues   | Demolition of existing dwelling on site                       | HELAA density                         | N/A (30dph – on a reduced developable area as above)   |
| Deliverability estimate  | 1-5 years   |                                       |  |
| <b>Conclusions</b>   |   |                                       |  |
| <p>The promoter has indicated that the primary access to the site would be via Swanley Crescent. However, this is a narrow access road which terminates in a garage/parking area. Use of this access has potential to cause highways conflict issues for vehicles entering/leaving the site.</p> <p>The landowner also indicated possible access from Orchard Way, however this access has not been shown to be achievable as the land lies outside the ownership of the promoter and no agreement is evidential which would indicate that any such access arrangement could be delivered.</p> <p>In order for satisfactory access to be achieved, the site would need access from Hawkshead Road. This would only be achievable if the existing dwelling was demolished. This is likely to have an impact on the viability of any development which could impact on achievability. However, the promoter has indicated that the existing dwelling is to be retained (or replaced following construction of the promoted development). A suitable access to the site is therefore not considered to be evidential at this plan making stage.</p> <p>HCC Highways note 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>Any future development on this site would need to consider the amenity of neighboring occupants in adjoining dwellings.</p> <p>Due to the potential for traffic noise, Environmental Health has advised the site could only be developed if appropriate mitigation measures can deliver a residential development with a healthy internal and external environment that satisfies the requirements of the local planning authority.</p> <p>The Council's Tree Officer has advised that although this section of trees and scrub forms an important screen between the residential development and the playing field, the general condition of the trees within this patch of land is poor. Many of the trees are in poor form and/or have areas of decay. Because of this, the trees are not worthy of protection with a Tree Preservation Order. However, HCC Ecology have advised that there is the potential for nesting birds or roosting bats in mature trees and reptiles in any rough vegetation, a Preliminary Ecological Appraisal will be required at planning application stage. The loss of existing trees would not be desirable and in the interest of preserving local ecology there should be some consideration to mitigate the impact of development. There is the potential to deliver biodiversity offsetting if the semi-natural habitat is lost to development and biodiversity net gain measures should be considered.</p> |   |                                       |  |

## Appendix 2 – HELAA results by settlement

|  |    |                                       |     |            |           |                          |     |
|--|----|---------------------------------------|-----|------------|-----------|--------------------------|-----|
| <b>SB3</b>   |    | <b>104 Hawkshead Road (continued)</b> |     |            |           |                          |     |
| <b>Conclusions</b>   |    |                                       |     |            |           |                          |     |
| <p>While Thames Water do not envisage any infrastructure concerns regarding wastewater networks it is advisable the liaison with Thames Water is sought as the earliest opportunity to agree development phasing. As there are no surface water sewers in the area surface water would need to be addressed independently of the public sewer system.</p> <p>Whilst the landowners are willing to make the site is available for development, due to the uncertainty surrounding suitable access, the site is not considered suitable for development and achievability over the plan period is uncertain.</p> |    |                                       |     |            |           |                          |     |
| Suitable   | No | Available                             | Yes | Achievable | Uncertain | Deliverability timescale | N/A |