

## Appendix 2 – HELAA results by settlement

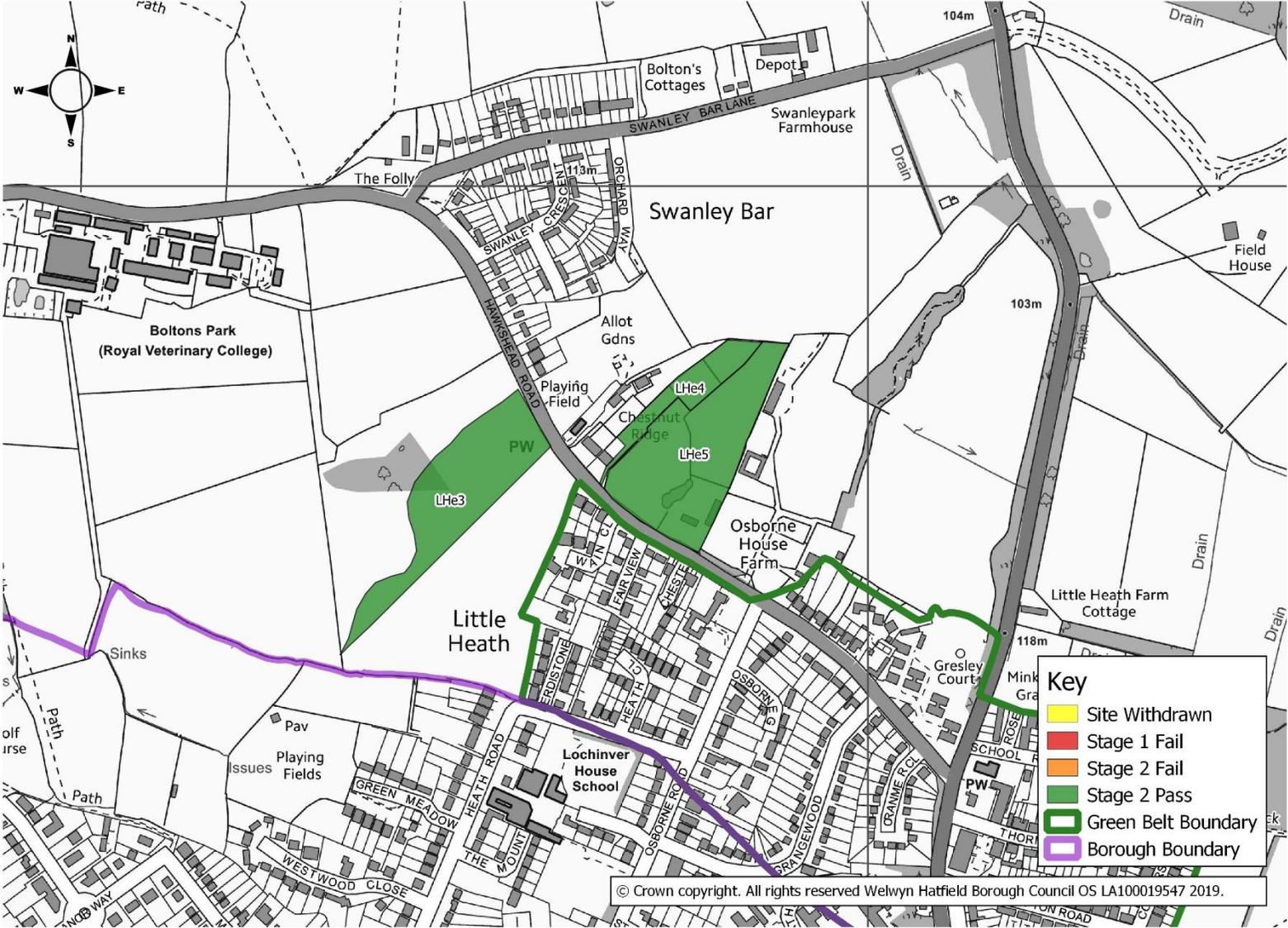
### Little Heath

This section includes a summary table of 3 sites promoted around Little Heath 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 LHe3 and LHe5. One site (LHe3) was previously reviewed in the HELAA 2016 (albeit as part of a site with a different site reference at that time, BrP7). LHe3 has been subject to review in 2019 (LHe3 it is a reduced parcel of previously promoted site BrP7).

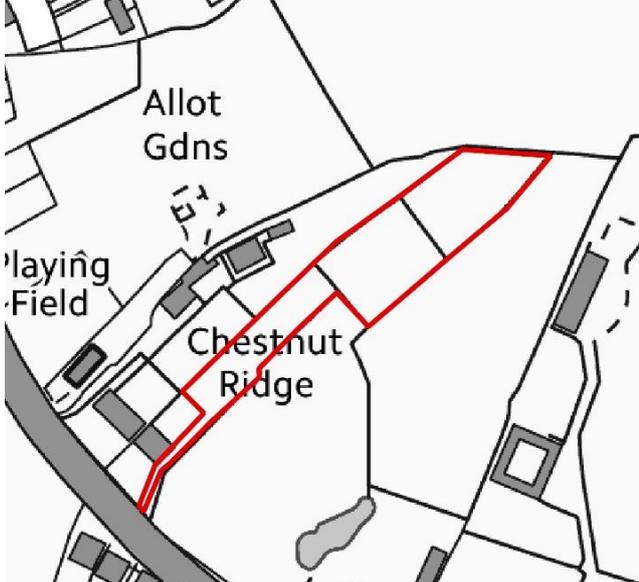
**Table 28: Little Heath HELAA results summary table**

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page No
LHe3	Land south of Hawkshead Road	Little Heath	Green Belt	Passed Stage 2	47	334
LHe4	Studlands, Hawksead Road	Little Heath	Green Belt	Passed Stage 2	12	328
LHe5	Videne, Hawkshead Road	Little Heath	Green Belt	Passed Stage 2	51	331

Figure 31 – Sites promoted through the Call for Sites 2019 – Little Heath



STAGE 2 ASSESSMENTS

Site Reference: LHe4		Site name: Studlands, Hawkshead Road, Little Heath	
 <p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	<b>Site details</b>		
	Settlement:	Little Heath	
	Ward	Brookmans Park and Little Heath	
	Site area	0.49 ha	
<b>Site context</b>			
Green Belt / Urban:	Green Belt		
Previously developed:	Part PDL		
Land use/character	Two outbuildings, associated hard-standing and grassland to the rear of a dwelling		
Surrounding land uses and character	Residential, grassland and agricultural		
<b>Site promotion</b>			
Source of promotion	Landowner		
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>	<p>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)</p> <p>Draft Local Plan (2016): Amenity and Layout (SADM11), Parking, Servicing and Refuse (SADM12), Settlement Strategy and Green Belt boundaries (SP3), Place making and High Quality Design (SP9)</p> <p>Minerals LP (2007): Not in a preferred area. Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition</p> <p>NPPF (2019): 15: Conserving and enhancing the natural environment. 16: Conserving and enhancing the historic environment</p>		
<b>Physical constraints:</b> <ul style="list-style-type: none"> <li>Access to the site</li> <li>Infrastructure location/capacity</li> <li>Ground conditions</li> <li>Contamination</li> <li>Pollution</li> <li>Flood risk</li> <li>Hazardous risk</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Existing vehicular access is from Hawkshead Road alongside the existing dwelling on site.</li> <li>Pedestrian pathway serves the site.</li> <li>HCC Highways raises no significant issues at this plan-making stage.</li> <li>Thames Water do not envisage infrastructure concerns regarding wastewater networks</li> <li>The site is in Flood Zone 1 (low risk of fluvial flooding).</li> <li>Potential for contaminated land issues noted within 200m of site.</li> </ul>		

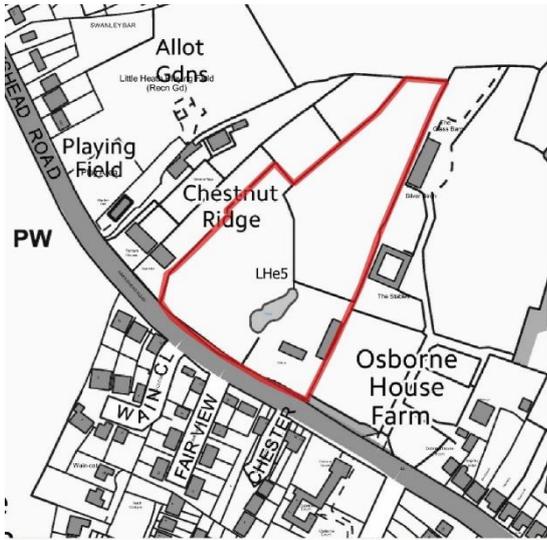
## Appendix 2 – HELAA results by settlement

LHe4	Studlands, Hawkshead Road, Little Heath (continued)		
<p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• 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>• Largely undeveloped land with some buildings at the western end and paddocks to the east; bordering trees / hedgerows in close proximity to agricultural land.</li> <li>• Potential for nesting birds in trees and roosting bats in mature trees and buildings. Opportunity for biodiversity net gain measures such as native planting.</li> <li>• Within 1.3km of Northaw Great Wood SSSI. Within an SSSI impact zone - assessed quantum of development does not trigger the need for Natural England consultation.</li> <li>• Within 400m of Grade II* The Folly Arch.</li> </ul>		
<p><b>Contribution to regeneration priority areas</b></p>	N/A		
<p><b>Likely market attractiveness for the use proposed</b></p>	This is currently no known developer interest but area is likely to be attractive to the market.		
Availability		Site capacity	
Site ownership	Joint Landowners.	Promoted	7 – 9 Dwellings (14-18dph)
Any known constraints	None. Promoter indicates the site will be available within 5 years.	HELAA Scenario/ methodology  Other comments	< 2 ha so 40dph = 20 dwellings  Density of 25dph would allow for the efficient use of land, bio-diversity measures and has regard to the lower density conclusion on LHe5, which this site may need to gain access from.
Achievability and deliverability			
Landowner timescales	Not stated	HELAA capacity	12 (but only if access solutions can be delivered).
Comments	LPA evidence - delivery of a site of this size within 5 years achievable		
Viability issues	No known issues	HELAA density	25dph (as above)
Deliverability estimate	N/A		
Conclusions			
<p>Access proposed via Hawkshead Road, to the side of the existing dwelling, which is retained as part of the promotion. However, it is noted that this current form of access is single car width measuring approximately 3.3m across. This is insufficient for 2-way vehicle traffic - likely to cause conflict entering/leaving the site. The width is also insufficient for emergency, refuse or other large service vehicles. In order for satisfactory access to be achieved, either the existing dwelling would need to be demolished, or LHe4 would need to be delivered alongside site LHe5.</p>			

## Appendix 2 – HELAA results by settlement

LHe4		Studlands, Hawkshead Road, Little Heath (continued)					
Conclusions							
<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>Environmental Health note the potential for contaminated land issues within 200m of site. A contaminated land site survey will be required at planning application stage and appropriate remediation carried out (if necessary). Thames Water do not currently envisage any infrastructure concerns regarding the wastewater networks in relation to this site, subject to phasing. However, Thames Water also advise that there are no surface water sewers in the area and it is expected that any surface water is addressed independently of the public sewer system.</p> <p>HCC Archaeology advise that the archaeological interest of these sites can be conserved by appropriate planning requirements. HCC Ecology note the potential for nesting birds in trees or roosting bats in trees/buildings. A bat survey may be needed at application stage. Biodiversity could be improved on the site with measures such as native/wildflower planting and habitat creation.</p> <p>LHe4 is suitable for the principle of development but this suitability is subject to the achievability of suitable access arrangements. If the site could be brought forward with the adjoining site, LHe5, then the promoted capacity of 7-9 dwellings would not make efficient use of land. An estimated capacity of 12 dwellings would, in such circumstances, be considered more appropriate. However, no joint working agreement is known to be in place to facilitate such an arrangement, and the achievability and deliverability is therefore noted as uncertain.</p>							
Suitable	Yes (If alternative suitable access could be achieved)	Available	Yes	Achievable	Uncertain (Only if access constraints can be resolved)	Deliverability timescale	Uncertain

## Appendix 2 – HELAA results by settlement

Site Reference: LHe5	Site name: Videne, Little Heath																								
	<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="width: 30%; padding: 2px;">Settlement:</td> <td style="padding: 2px;">Little Heath</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Brookmans Park and Little Little Heath</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">2.09 ha</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px;">Site context</th> </tr> <tr> <td style="padding: 2px;">Green Belt / Urban:</td> <td style="padding: 2px;">Green Belt</td> </tr> <tr> <td style="padding: 2px;">Previously developed:</td> <td style="padding: 2px;">Partial</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Residential dwelling and grassland</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Residential properties to the south, east and west. Agricultural land to the north.</td> </tr> <tr style="background-color: black; color: white;"> <th colspan="2" style="padding: 2px;">Site promotion</th> </tr> <tr> <td style="padding: 2px;">Source of promotion</td> <td style="padding: 2px;">Landowner</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Housing</td> </tr> </table>	Site details		Settlement:	Little Heath	Ward	Brookmans Park and Little Little Heath	Site area	2.09 ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	Partial	Land use/character	Residential dwelling and grassland	Surrounding land uses and character	Residential properties to the south, east and west. Agricultural land to the north.	Site promotion		Source of promotion	Landowner	Land use promoted	Housing
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<p>Policy framework:</p> <ul style="list-style-type: none"> <li>Adopted Development Plan</li> <li>Submitted Local Plan</li> <li>Waste/Minerals Local Plan</li> <li>National policy</li> </ul>	<p>District Plan (2005): Green Belt (GBSP1), Towns and Specified Settlements (GBSP2), Landscape Character Area (RA10), Biodiversity and Development (R11), Trees, Woodland and Hedgerows (R17), Landscaping (D8)</p> <p>Draft Local Plan (2016): Amenity and Layout (SADM11), Parking, Servicing and Refuse (SADM12), Settlement Strategy and Green Belt boundaries (SP3), Place making and High Quality Design (SP9)</p> <p>Minerals LP (2007): Not in a preferred area</p> <p>Waste Local Plan: Policy 12: Sustainable Design, Construction and Demolition</p> <p>NPPF (2019): 15: Conserving and enhancing the natural environment. 16: Conserving and enhancing the historic environment</p>																								
<p>Physical constraints:</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 is from Hawkshead Road.</li> <li>Pedestrian access serves the site.</li> <li>No comments from Thames Water at this stage on the need for any likely waste water infrastructure upgrades.</li> <li>HCC Highways raises no significant issues at this plan-making stage.</li> <li>The site is in Flood Zone 1 (low risk of fluvial flooding).</li> <li>There is a pond located in the site.</li> <li>Surface water flood risk affects 2% of the site 1 in 1,000yr.</li> </ul>																								

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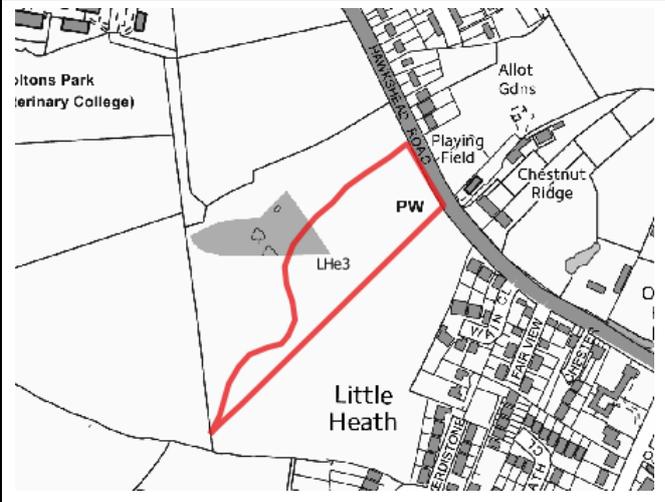
LHe5	<b>Videne, Little Heath (continued)</b>		
<p><b>Potential environmental impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape capacity/sensitivity</li> <li>• Landscape character/features</li> <li>• Nature conservation</li> <li>• Heritage conservation</li> <li>• Residential environment/amenity</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>• Largely undeveloped land with a residential development in the south-eastern corner. Extensive paddock with large pond, scattered trees and bordering trees/hedgerows in close proximity to agricultural land.</li> <li>• Belt of trees on the southern boundary and through the site.</li> <li>• No recognised ecology sites within or adjacent the site.</li> <li>• Potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable features are present.</li> <li>• Onsite pond could have potential ecological significance.</li> <li>• Within 1.2km of Northaw Great Wood SSSI and in the SSSI impact zone for this, however, this size of site/scale of development would not trigger consultation with Natural England at the planning application stage.</li> <li>• Grade II listed building Osbourne House within 50m of the site, to the south of Hawkshead Road.</li> </ul>		
<b>Contribution to regeneration priority areas</b>	N/A		
<b>Likely market attractiveness for the use proposed</b>	No current developer interest known however the landowner has stated there has been informal interest, the location is likely to be attractive to the market.		
<b>Availability</b>		<b>Site capacity</b>	
Site ownership	Multiple Landowners working together to bring the site forward.	Promoted	Not specified
Any known constraints	Site available within 5 years	HELAA Scenario/ methodology	Between 2 and 6 ha so 30dph = (63 dwellings)
		Other comments	Density adjustment to 25dph to allow for proximity of GII listed building and to retain trees/hedges along frontage of site and appropriate buffer. Site area reduced by 0.046 ha to remove the pond from developable area
<b>Achievability and deliverability</b>			
Landowner timescales	Delivery not stated	HELAA capacity	51 dwellings(gross)/50(net)
Comments	LPA evidence - delivery of a site of this size within 5 years achievable		
Viability issues	No known issues	HELAA density	25ph (on reduced site of 2.04 ha)
Deliverability estimate	1-5 years		

## Appendix 2 – HELAA results by settlement

LHe5	Videne, Little Heath (continued)						
Conclusions							
<p>Site LHe5 adjoins site LHe1 to the south-east (which is proposed for allocation in the Draft Local Plan 2016) and promoted site LHe4 to the north-west. The site is largely undeveloped land with a residential development in the south-eastern corner and an extensive paddock with a large pond, a number of trees across the site and bordering trees/hedgerows.</p> <p>Whilst HCC Highways raise no significant issues 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>Any future development on this site would need to consider the amenity of neighbouring occupants in dwellings at the rear of Osborne House Farm on the south-east boundary of the site (close to boundary).</p> <p>It will also be necessary to consider the setting of the Grade II listed building to the south of Hawkshead Road. An adjustment to the density has been applied (down from the baseline methodology) to allow for a suitable buffer and landscaping to be included in any detailed design/layout.</p> <p>Environmental Health have advised of the potential for traffic and commercial noise. 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>An existing belt of trees are located along on the southern boundary along the frontage of the site and throughout the site - potential for nesting bird or roosting bats as well as the potential for reptiles in rough vegetation on the site. (The onsite pond could have potential ecological significance for the site). HCC Ecology advise that if whole site is lost to development, it could be appropriate to consider biodiversity offsetting to mitigate for loss of semi-natural habitats. Biodiversity Net Gain measures such as native planting/wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates could be considered. A Preliminary Ecological Appraisal may be required at planning application stage.</p> <p>Whilst HCC Archaeology does not consider that any archaeology interest will be a constraint on the principle of development of the scale proposed, archaeological interest could affect the precise numbers of dwellings or the design of development proposals, HCC Archaeology therefore identify the requirement for an Archaeological Assessment of the site at pre-application/application stage.</p> <p>HCC Minerals have advised that their records show a small sand and gravel reserve at the southern end of LHe5 and would encourage opportunistic extraction at the site should useable mineral be uncovered during any development workings.</p> <p>No comments available from Thames Water at this stage due to the absence of a promoted housing number. However, should the site be allocated, early consultation with TW is recommended to ensure that any necessary upgrades can be programmed, minimising the need for phasing conditions and ensuring that upgrades are delivered ahead of occupation.</p> <p>LHe5 is considered suitable and available for development. There are no absolute constraints which would affect the achievability of development on the site. The LPA's delivery evidence indicates that a site of this size could be delivered within 1-5 years.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years

## 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
	LHe3 (part of BrP7 in the HELAA 2016)	Land south of Hawkshead Road	Little Heath
	Urban / Green Belt	Promoted capacity 2019	HELAA 2016 stage
	Green Belt	105 – 123	Passed Stage 2
<p><b>2019 Update</b></p>	<p>LHe3 forms part of a larger site, BrP7, which was reviewed in the 2016 HELAA. In 2016, an area of 10.7ha was originally promoted. Due to heritage and ecological constraints, it was considered that development should only come forward on part of the site, leaving a net developable area of 5ha (indicative capacity of 150 dwellings at 30dph). Then, at the 2016 site selection stage, and having regard to Green Belt considerations, a reduced site area of circa. 3.3ha was included in the Draft Local Plan 2016 with an indicative capacity of 100 dwellings (30dph, capacity rounded up from 99). In 2019, a site of 4.88ha (gross)/3.53ha (net) has been promoted with an indicative capacity of 105-123 dwellings (30 to 35dph). However, only 1.58ha would be an addition to (an extension of) site HS24/BrP7, which is already included in the DLP 2016.</p> <p>Environmental Health advise (2019) that a contaminated land site and an air quality survey/report may be required at application stage. HCC Archaeology advise that a pre-application or pre-determination archaeological assessment should be included with development proposals for the site. HCC Highways note that the site (if taken forward as an extension to BrP7/HS24) would need to provide safe access and look to enhance walking links including footway provision connecting to Little Heath on the south side of Hawkshead Road, which may necessitate land within the highway boundary to achieve such improvement. Thames Water advise that the wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development and a detailed drainage strategy should be submitted with any planning application. The site continues to be found <b>suitable</b>. Overall, the full extent of the promoted site area would be slightly smaller than the 5ha which was found to be suitable within the 2016 HELAA. The 'extension' to site HS24/BrP7 of 1.58ha has the potential to deliver a further 47 dwellings (at 30dph, this is consistent with the findings of the HELAA in 2016 (for a 5ha site)</p>		

## Appendix 2 – HELAA results by settlement

<b>LHe3</b>	<b>Land south of Hawkshead Road (continued)</b>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<p>The promoted extension to site HS24/BrP7 of 1.58ha <b>passes</b> the Stage 2 HELAA, with an indicative capacity for <b>47 dwellings</b> (this would need to be brought forward on a comprehensive basis with the parcel of land already included in the Draft Local Plan 2016. <b>Delivery: 1-5 years</b> (if wastewater upgrades are phased and delivered early, otherwise 6-10 years).</p>				