

Appendix 2 – HELAA results by settlement

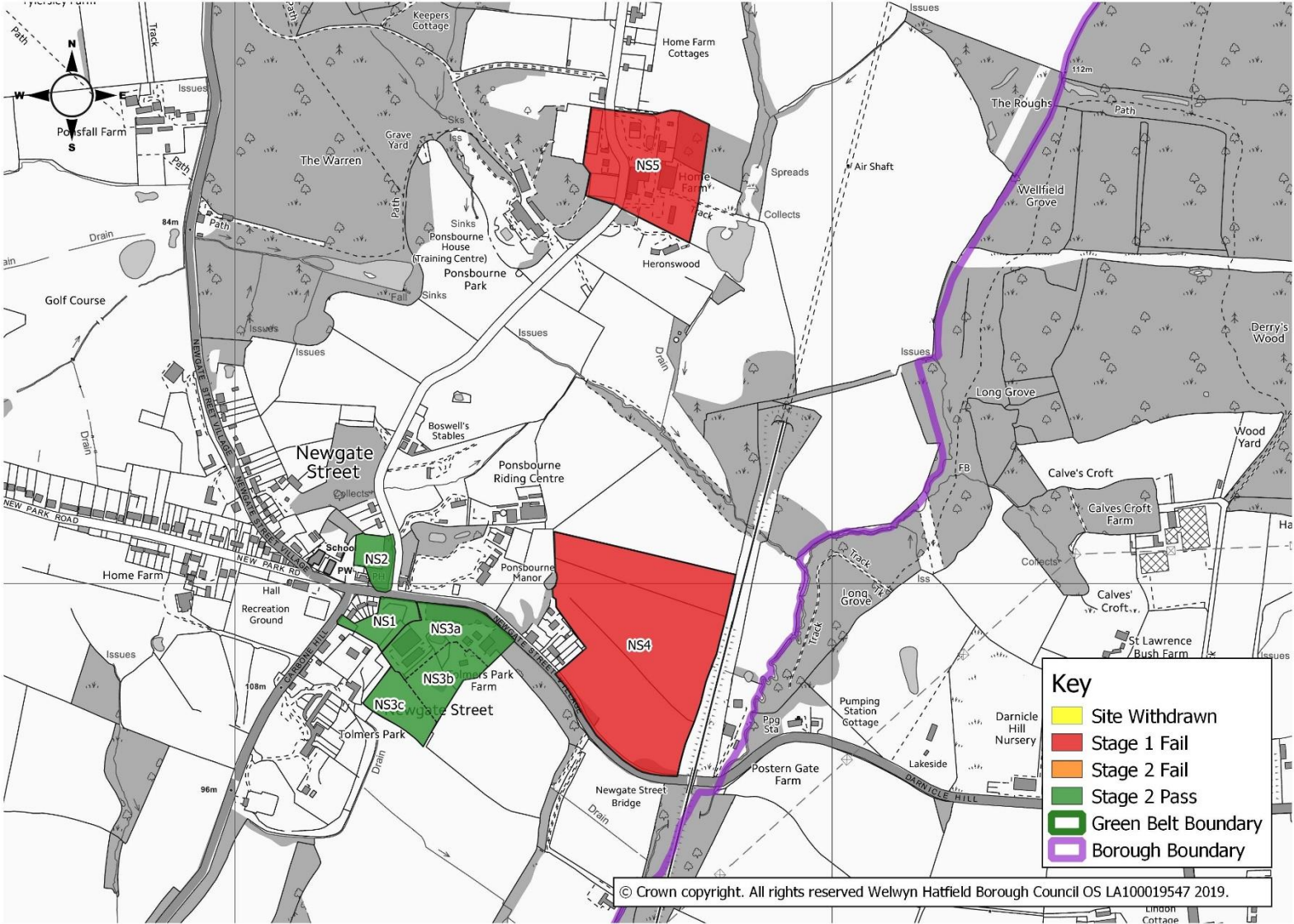
Newgate Street

This section includes a summary table of 7 sites promoted around Newgate Street village 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 NS1, NS2, NS3a, NS3b, NS3c. (In the case of NS3 there are three different scenarios, labelled a, b and c). Two sites failed the Stage 1 assessment for the reasons stated in the table below and as described in the methodology.

Table 29: Newgate Street 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.
NS1	Land adj. Tolmers Park, Carbone Hill	Newgate Street	Green Belt	Passed Stage 2	12	338
NS2	Coach and Horses	Newgate Street	Green Belt	Passed Stage 2	4	341
NS3a	Tolmers Park Farm (scenario a)	Newgate Street	Green Belt	Passed Stage 2	29	344
NS3b	Tolmers Park Farm (scenario b)	Newgate Street	Green Belt	Passed Stage 2	50	344
NS3c	Tolmers Park Farm (scenario c)	Newgate Street	Green Belt	Passed Stage 2	69	344
NS4	Land to the east of Newgate Street Village	Newgate Street	Green Belt	Failed Stage 1	Site does not lie within or adjoin a settlement identified in the LUC GB Study 3	N/A
NS5	Land at Ponsbourne Park	Newgate Street	Green Belt	Failed Stage 1	Site does not lie within or adjoin a settlement identified in the LUC GB Study 3	N/A

Figure 32 – Sites promoted through the Call for Sites 2019 – Newgate Street



STAGE 2 ASSESSMENTS

Site Reference: NS1		Site name: Land adjoining Tolmers Park, Newgate Street Village	
<p>Map © Crown copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2019</p>	Site details		
	Settlement:	Newgate Street	
	Ward	Northaw and Cuffley	
	Site area	0.57	
Site context		Green Belt / Urban:	Green Belt
		Previously developed:	No
		Land use/character	Scrub land. Trees to boundaries. Frontage to both Newgate Street Village and Carbone Hill
		Surrounding land uses and character	Residential to north-west and south-west. Agricultural buildings south-east/east (sites NS3a, b, c)
Site promotion		Source of promotion	Landowner
		Land use promoted	Housing
Site suitability	Comments		
Policy framework: <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; R11: Biodiversity and Development, R17: Trees, Woodland and Hedgerows</p> <p>Draft Local Plan (2016): Policy SADM16: Ecology and Landscape, Policy SADM 18: Environmental Pollution Policy</p> <p>Minerals LP (2007): Not in a preferred area</p> <p>Waste Local Plan: Policy 12: Sustainable Design, Construction and Development</p> <p>NPPF (2019): 15. Conserving and enhancing the natural environment, 16. Conserving and enhancing the historic environment</p>		
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"> Vehicular access from Newgate Street Village and potential access from Carbone Hill Existing footpaths serve the frontages along Carbone Hill and Newgate Street Village HCC Highways - see conclusion for comments No comments from Thames Water Site falls within Flood Zone 1. Surface water flood risk affects <1% of the site. (Small amount of surface water flood risk along Newgate Street Village) No Source Protection Zone No known contamination issues on site (adjoining uses may however mean that a ground investigation may be required at planning application stage) Mains sewer route (foul/combined) noted through centre of site. 		

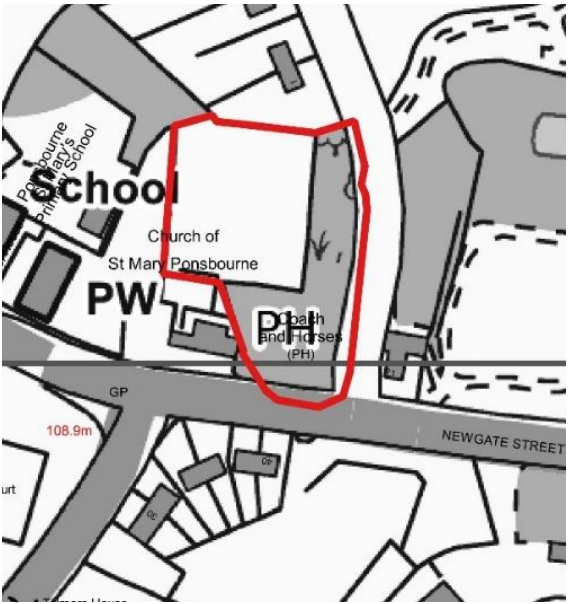
Appendix 2 – HELAA results by settlement

NS1	Land adjoining Tolmers Park, Newgate Street Village (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"> • LCA51: North Mymms Common and Newgate Street Farmed Plateau. Undulating parkland, pasture, arable land, notable mansions and woodland, late parkland influence and linear settlement. • Majority of site screened from main road with vegetation /established trees along Newgate Street Village. Site mainly undeveloped grassland with small shed like structures towards eastern boundary. Gates and wall form the boundary and access point on Carborne Hill. • 600m from Wormley Hoddesdon Wood South SSSI and Wormley Hoddesdon Wood SAC and 800m from Northaw Great Wood SSSI. Within an SSSI Impact zone – development of 50 dwellings or more would trigger a Natural England consultation at planning application stage. • Several listed buildings within 200m of site. The Coach and Horses Public House 35m to the north; Tolmers Park 100m to the south, St Mary’s churchyard wall and church (listed separately) around 80m and 100m to the north west respectively, and Catsford Cottage 200m to the north west. • Potential noise from adjacent commercial properties (if not allocated through this process). Potential noise from traffic along Newgate St Village. Adjacent use may trigger the need for intrusive ground investigation. • 5 x individual TPO trees on northern and eastern boundaries and 1 within the site (TPO 859 /2018) 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	This site lies on the edge of a small attractive village in a high demand area and is likely to be attractive to the market. Promoter has access to specialist advisors with the ability to develop.		
Availability		Site capacity	
Site ownership	2 landowners	Promoted	17 dwellings (30dph)
Any known constraints	Site available within 1-5 years. There is an ‘uplift’ covenant on a small part of the site to a previous owner should the land gain planning permission. Promoter does not consider this would hinder availability.	HELAA Scenario/ methodology Other comments	<2ha @40dph= 22 Developable area reduced to 0.47ha to allow for a buffer to the Newgate Street Village frontage (sensitive to the setting of the listed buildings) and to TPO trees. Density moderated to 25dph also due to proximity of listed buildings, edge of village setting and possible need for an easement either side of the main sewer route which runs through the site.

Appendix 2 – HELAA results by settlement

NS1		Land adjoining Tolmers Park, Newgate Street Village (continued)					
Achievability and deliverability							
Landowner timescales	No constraints so within 5 years	HELAA capacity	12 dwellings on 0.47 ha				
Comments	Considered achievable subject to resolution of uplift covenant						
Viability issues	None known	HELAA density	25dph				
Deliverability estimate	1-5 years						
Conclusions							
<p>HCC Highways advise that access 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 as appropriate. (As for sites NS3a, b and c, the location presents some concerns around meeting LTP objectives – minimal opportunity for access to destinations other than by private car).</p> <p>The Grade II listed (former) Tolmers Park Hospital lies less than 100m from the southern boundary. The main building has been altered and sub-divided into dwellings over the years, but will still need to be considered in terms of its setting and views (noting that another property, Tolmers Place, lies in between). The Grade II listed Coach and Horses PH lies approximately 35m to the north-west of the site and the Grade II listed St Mary's Church (and listed wall) lies just beyond the Coach and Horses PH.</p> <p>Whilst an existing group of trees adjacent to the Coach and Horses PH and the existing semi-detached houses that are located on the junction of Carborne Hill and Newgate Street Village provide a degree of visual and physical break between the site and the listed buildings along Newgate Street Village, the northern edge of site NS1 is clearly visible within the wider streetscape (and from the frontage of these listed buildings).</p> <p>The developable area has been reduced to allow for a buffer along the Newgate Street Village road frontage to take account of the setting of the listed buildings noted north of Newgate Street Village and due to the presence of TPO trees along this boundary. The proximity to a number of listed buildings, the site's edge of village location and the presence of a main sewer that passes through the site, (which may result in the need for an easement corridor), means that the density has been moderated to 25dph to allow for a sensitive design and layout.</p> <p>Environmental Health advise that road noise maybe an issue due to the potential proximity of dwellings to Newgate Street Village. The buffer, which has been deducted from the developable area, should assist in delivering mitigation measures should they be required at planning application stage.</p> <p>The site is considered suitable for a limited amount of development. Any issues surrounding noise, potential for land contamination, the potential for a second point of access from Newgate Street Village can be addressed at planning application stage. The site is available to be brought forward quickly, subject to the covenant noted. Evidence indicates that this site could be delivered within 5 years.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years

Appendix 2 – HELAA results by settlement

Site Reference: NS2	Site name: Land adjacent to the Coach and Horses SG13 8RA																								
 <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;">Newgate Street</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Northaw & Cuffley</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">0.51 hectares</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;">In part yes (garden to public house).</td> </tr> <tr> <td style="padding: 2px;">Land use/character</td> <td style="padding: 2px;">Grassland and shrubbery bounded by mature trees. Part of site used for play area/pub garden.</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Public house and pub garden to north west, Residential to the east, north and south.</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</td> </tr> </table>	Site details		Settlement	Newgate Street	Ward	Northaw & Cuffley	Site area	0.51 hectares	Site context		Green Belt	Yes	Previously developed	In part yes (garden to public house).	Land use/character	Grassland and shrubbery bounded by mature trees. Part of site used for play area/pub garden.	Surrounding land uses and character	Public house and pub garden to north west, Residential to the east, north and south.	Site promotion		Source of promotion	Landowner	Land use promoted	Residential
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Source of promotion	Landowner																								
Land use promoted	Residential																								
Site suitability	Comments																								
<p>Policy constraints:</p> <ul style="list-style-type: none"> Adopted Development Plan Submitted Local Plan Waste/Minerals Local Plan National policy 	<p>District Plan (2005): GBSP1; site is designated Green Belt; RA10 Landscape Character Area; R13 Site of Special Scientific Interest; R15 Wildlife Sites; R17 Trees, Hedgerow and Woodland; R29 Archaeology; M1 Integrating Transport and Land Use; D5 Design for Movement; RA2 Development in Settlements in the Green Belt; RA10 Landscape Regions and Character Areas;</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; SADM14 Flood Risk and Surface Water Management; SADM15 Heritage; SADM16 Ecology and Landscape; SADM18 Environmental Pollution; SP13 Infrastructure Delivery.</p> <p>NPPF 2019: Section 9 Promoting Sustainable Transport; Section 14 Meeting the challenge of climate change, flooding and coastal change; Section 15 Conserving and enhancing the natural environment; Section 16 Conserving and 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 Pollution Flood risk Hazardous risk Other 	<ul style="list-style-type: none"> The site could be accessed from Ponsbourne Park subject to visibility improvements. (Access directly onto Newgate Street Village not suitable due to close proximity of junction with Ponsbourne Park). Byway 94 runs along Ponsbourne Park on the eastern boundary. HCC Minerals raise no mineral concerns for this small site Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to development of this site. TW note there are no surface water sewers in the area. Site is within Flood Zone 1 (lowest risk of flooding). 																								

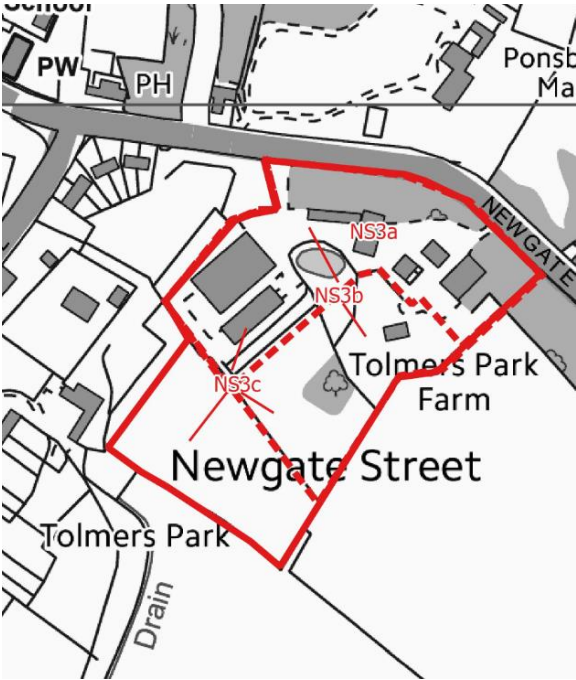
Appendix 2 – HELAA results by settlement

NS2	Land adjacent to the Coach and Horses SG13 8RA (continued)	
Physical constraints (continued): <ul style="list-style-type: none"> • Ground conditions • Pollution • Flood risk • Other 	<ul style="list-style-type: none"> • Surface water flooding (low risk) within the highway to the south - Newgate Street Village. (less than 1% surface water flood risk 1:1,00yr affects the site) • Potential for traffic noise from Newgate Street Village. 	
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"> • LCA 51 (North Mymms Common and Newgate Street Farmed Plate). The site is located towards the edge of a linear settlement with historic buildings at its hub. • Bats within 200m. Mature trees on site – low/medium ecological sensitivity if trees are affected. Potential for nesting birds and roosting bats. • Site lies entirely within an Area of Archaeological Significance: AAS45 Newgate Street and within 415m of AAS46 Ponsbourne. • Within 650m of Wormley-Hoddesdonpark Wood South SAC and SSSI. Within 820m of Northaw Great Wood SSSI. • Within 160m of Wildlife Site WS184 Old Manor Cottage, 340m of WS139 The Warren, Newgate Street, 400m of WS185 Tolmers Park, and 780m of WS140 Scrub by Ponsbourne Brook • Adjacent to Grade II listed Coach and Horses PH. Within 60m of Grade II listed Church of St Mary Ponsbourne and Grade II listed church front wall. Within 150m and 185m of other Grade II listed buildings. • Proximity of public house and Newgate Street Village to be addressed in detailed design/layout. 	
Contribution to regeneration priority areas	None.	
Likely market attractiveness for the use proposed	Promoted by developer/promoter. Market interest exists. Adjoining an established residential area within Newgate Street Village.	
Availability		Site capacity
Site ownership	Two landowners.	Promoted 15 dwellings – 30dph (0.4 developable area)
Any known constraints	Site available within 5 years. (Land Registry entry suggests an unspecified third party and part of site is subject to a lease ending in 2035 and a restrictive covenant – details unknown). Promoter indicates no legal impediment. No indication currently of an issue that this would present an absolute barrier to development.	HELAA Scenario/ methodology Other comments Net site area reduced to approx. 0.2ha to address the setting of the Grade II listed building, retain trees along Newgate Street Village frontage, and allow for biodiversity offsetting. Low density appropriate due to site context.

Appendix 2 – HELAA results by settlement

NS2		Land adjacent to the Coach and Horses SG13 8RA					
Achievability and deliverability							
Landowner timescales	1-5 years			HELAA capacity	4 dwellings		
Comments	Achievable – subject to any covenants as noted above.						
Viability issues	None known.						
Deliverability	1-5 years			HELAA density	20 dph		
Conclusions							
<p>HCC Highways has no objection in principle to access from Ponsbourne Park - there is an existing gated access to the site from Ponsbourne Park. (The promoter has proposed a second access from Newgate Street Village. However, HCC has indicated that any additional access onto Newgate Street Village would need to have a degree of separation of at least 33m from the Ponsbourne Park junction, due to the potential for confusion between road users in respect of signalling the intent to turn. The access onto Newgate Street promoted would fail to achieve this separation). HCC Highways also note that improvements to visibility onto Newgate Street and to the byway (open to all traffic) would be necessary to accommodate intensification of the use of the access onto Ponsbourne Park.</p> <p>At planning application stage, it will be necessary to demonstrate that the design and layout takes account of the relationship with the PH so as to minimise the potential for conflict between land uses, e.g. potential for noise disturbance. Noise mitigation measures would be required at planning application stage in order to deliver a satisfactory internal and external noise levels and a healthy residential environment.</p> <p>As 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>The site comprises land currently in use as a garden associated with the Grade II listed Coach and Horses PH and adjacent land fronting Ponsbourne Park. It is also in close proximity to the Grade II listed Church of St Mary Ponsbourne, to the west. The pub garden contributes to the significance and setting of the listed PH, being directly associated with its use. Development within any significant part of the pub garden would break/interrupt this association and essentially after the setting of the listed PH. Land fronting Ponsbourne Park has a less sensitive relationship and Historic England has previously acknowledged potential for linear development along the edge of the site but any development would need to preserve listed buildings and their settings.</p> <p>Whilst the site lies within 645m of Wormley-Hoddesdonpark Wood SSSI, consultation with Natural England is unlikely as the assessed dwelling capacity is below the trigger threshold. HCC Ecology note bats within 200m of the site. Mature trees should be retained where the opportunity exists and illumination of trees should be avoided. There may be potential for nesting birds and roosting bats in mature trees. A Preliminary Roost Assessment may be required at planning application stage. Biodiversity offsetting should be considered if semi-natural habitats will be lost to development and cannot be mitigated within the site boundary. The retention of existing mature trees located around the listed PH, would also assist in preserving the setting of the listed building providing an established buffer between the building and new development along the frontage of Ponsbourne Park.</p> <p>The site lies entirely within AAS45 Newgate Street. HCC Archaeology note 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 is considered suitable for a limited level of development, along the frontage with Ponsbourne Park only. The estimated capacity has been moderated to reflect heritage and ecological constraints.</p> <p>Whilst part of the site is subject to a lease ending in 2035, it does not affect that part of the site fronting Ponsbourne Park which is considered suitable for a limited level of development. Delivery within 1-5 years should be achievable for this small site, consistent with the LPA's delivery evidence.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years

Appendix 2 – HELAA results by settlement

Site Reference: NS3a/b/c	Site name: Tolmers Park Farm, Newgate Street Village																								
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<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 ; R1: Maximising the use of Previously Developed Land, R2: Contaminated Land, R11: Biodiversity and Development, R17: Trees, Woodland and Hedgerows</p> <p>Draft Local Plan (2016): Policy SADM16: Ecology and Landscape, Policy SADM 18: Environmental Pollution Policy</p> <p>Minerals LP (2007): Not in a preferred area</p> <p>Waste Local Plan: Policy 12: Sustainable Design, Construction and Development</p> <p>NPPF (2019): 15. Conserving and enhancing the natural environment, 16. Conserving and enhancing the historic</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"> Two existing points of vehicular access points from Newgate Street Village Pavement along the southern side of Newgate Street Village provides for pedestrian access No comments from Thames Water at this stage due to the absence of a promoted housing number (see conclusion). Some potential for contamination from previous agricultural use on area parcel NS3a, so land contamination investigation will be required at planning stage. The site is in Flood Zone 1 – lowest risk of flooding Surface water flooding on the highway (Newgate Street Village) and risk noted across the north-eastern part of site (6% of site, 1:1,000yr risk on NS3b/c, 4% on NS3a, 1%, 1:100yr risk on all). Mains drain route noted through centre of site. 																								

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NS3a/b/c	Tolmers Park Farm, Newgate Street Village (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"> • LCA 50: Ponsbourne and Tolmers Parkland Estates and LCA51: North Mymms Common and Newgate Street Farmed Plateau bisect the sites. Undulating parkland, pasture, arable land, notable mansions and woodland, late parkland influence and linear settlement. • Site screened from the main road by established trees, edge of village site with arable land to the south. • Deciduous Woodland Priority Habitat in eastern part of the site, otherwise known as "Woodland strip by Tolmers Park Farm" ecosite. Also adjacent to species local Wildlife Site 184: "Old Manor Cottage Area, Newgate Street". • There are 2 SSSI's in close proximity - 400m from eastern edge of Wormley Hoddesdon Park Wood South and 650m south west of Northaw Great Wood. Natural England consultation would be triggered at planning application stage for residential development of 50+ dwellings. • Mixed habitat potential (barns, outbuildings, pond, trees), roosting bats in close proximity. • 3 x TPO trees (TPO 859/2018) along north-western boundary of site (on adjacent land). • Area of Archaeological Significance approximately 50m from the western edge of the site. • Grade II listed buildings located within 50m of the site. • Proximity to road/potential for traffic noise. 		
<p>Contribution to regeneration priority areas</p>	N/A		
<p>Likely market attractiveness for the use proposed</p>	Attractive village location in a high demand area, likely to be attractive to the market. Promoter indicates initial developer interest.		
Availability		Site capacity	
Site ownership	Joint landowners	Promoted	No dwelling capacity specified for any scenario
Any known constraints	No known constraints. Site available within 5 years	HELAA Scenario/ methodology	Scenario a: <2 ha @40dph= 61 dwellings Scenario b: 2-6 ha @30dph= 60 dwellings Scenario c: 2-6 ha @30dph = 93 dwellings All scenarios: Developable area reduced by 0.35ha to retain tree belts to boundaries and provide buffer to TPO trees on north-western boundary.
		Other comments	Proximity to listed buildings and village character justifies a more moderated density of 25dph

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NS3a/b/c		Tolmers Park Farm, Newgate Street Village (continued)					
Achievability and deliverability							
Landowner timescales	No delivery estimates indicated	HELAA capacity	Scenario a: 29 dwellings on 1.17 ha Scenario b: 50 dwellings on 2 ha Scenario c: 69 dwellings on 2.75 ha				
Comments	None						
Viability issues	None known	HELAA density	25dph for all scenarios				
Deliverability estimate	1-5 years						
Conclusions							
<p>HCC Highways advise that access 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 as appropriate. (The location presents concerns around meeting LTP objectives – minimal opportunity for access to destinations other than by private car).</p> <p>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 (if any are required) are delivered ahead of occupation.</p> <p>HCC Ecology raise a caution for roosting bats in trees and buildings and also nesting birds in the mature trees is suitable features are present. An adjustment has been made to the developable area to allow for the retention of trees. At the planning application stage, there will need to be a preliminary roost survey (given the noted species at Wildlife Site 184) and/or a preliminary ecological survey.</p> <p>Environmental Health have highlighted the requirement for a contaminated land site survey (desk top, intrusive study) and (if necessary) appropriate remediation would need to be carried out in accordance with a remediation schedule (mainly due to the potential storage of fuels, oils and other chemicals over the years and possible contaminants on site). 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 granted. Records indicate sand and gravel reserves under parts of all three scenarios - NS3a, 3b and 3c. HCC would encourage opportunistic extraction at the site should useable mineral be uncovered during any development workings.</p> <p>The Grade II listed Tolmers Park Hospital lies approximately 50m from the south west boundary, which has been altered and sub-divided into dwellings over the years, but will still need to be considered in terms of its setting and views towards the western part of site NS3c in particular. The Grade II listed Coach and Horses PH also lies approximately 30m to the north-west of the site(s) although existing trees currently limit inter-visibility between the sites and this heritage asset.</p> <p>Promoter indicates that the site could be brought forward relatively quickly, with initial developer interest indicated. The LPA's evidence indicates that development on the scale of all three scenarios could be delivered within 5 years.</p>							
Suitable	Yes (all scenarios)	Available	Yes (all scenarios)	Achievable	Yes (all scenarios)	Deliverability timescale	1-5 years