

Appendix 2 – HELAA results by settlement

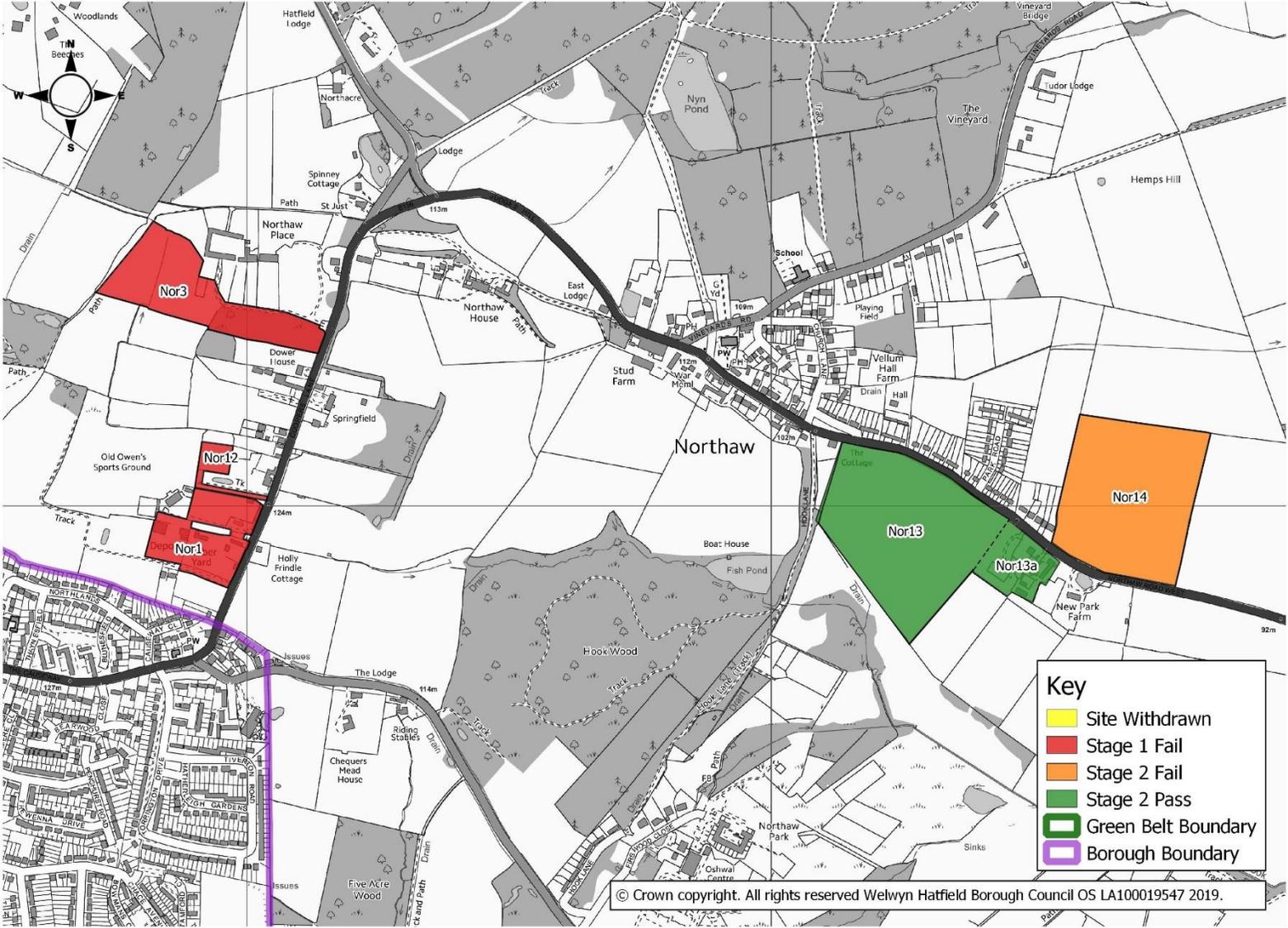
Northaw

This section includes a summary table of 6 sites promoted around Northaw 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 No13, Nor13a, and Nor14. (In the case of Nor13a this site is an extended scenario of Nor13). Three sites failed the Stage 1 assessment for the reasons stated in the table below and as described in the methodology.

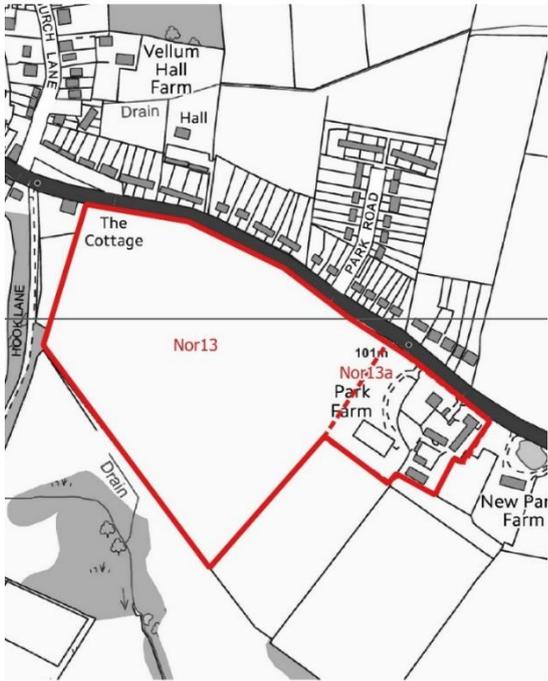
Table 31: Northaw HELAA results summary table

HELAA reference	Location	Settlement	Urban / Green Belt	HELAA 2019 Result	Capacity (dwellings or as stated) / Reason for failing Stage 1	Page no.
Nor1	Land at Coopers Lane	Northaw	Green Belt	Failed Stage 1	Site does not lie within or adjoin a settlement identified in the LUC GB Study 3	N/A
Nor3	Northaw Place, Coopers Lane	Northaw	Green Belt	Failed Stage 1	Site does not lie within or adjoin a settlement identified in the LUC GB Study 3	N/A
Nor12	The Grange, Coopers Lane	Northaw	Green Belt	Failed Stage 1	Site does not lie within or adjoin a settlement identified in the LUC GB Study 3	N/A
Nor13	Land at Park Farm, Northaw Road West	Northaw	Green Belt	Passed Stage 2	10	368
Nor13a	Land and buildings at Park Farm, Northaw Road West	Northaw	Green Belt	Passed Stage 2	10	368
Nor14	Land north of Northaw Road West	Northaw	Green Belt	Failed Stage 2	0	373

Figure 34 – Sites promoted through the Call for Sites 2019 – Northaw



STAGE 2 ASSESSMENTS

Site Ref:Nor13 and Nor13a		Site name: Land at Park Farm, Northaw Rd West	
	Site details		
	Settlement:		Northaw
	Ward		Northaw and Cuffley
	Site area		Nor13 = 7.6ha Nor13a = 9.1ha
Site context			
Green Belt / Urban:		Green Belt	
Previously developed:		Nor 13: No Nor13a: Partially	
Land use/character		Nor13: Large field. N, W and S boundaries well defined by vegetation. Nor13a: A larger site comprising Nor13 plus a dwelling, barns and buildings related to equestrian and agriculture uses.	
Surrounding land uses and character		Residential on edge of village to the north. Land to west, south and east primarily in agricultural use with some dense woodland to the south.	
Site promotion			
Source of promotion		Landowner (via agent)	
Land use promoted		Housing	
Site suitability considerations	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): GBSP2: Towns and Specified Settlements; RA1 Development in the Green Belt; RA15 Agricultural Land; RA17 Re-use of Rural Buildings; R15 Wildlife Site; R17 Trees, Hedgerow and Woodland; R25-R27 Works to Listed Buildings, R26 Alternative Uses for Listed Buildings; R27 Demolition of Listed Buildings; R29 Archaeology; RA10 Landscape Regions and Character Areas,</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SADM2 Highway Network and Safety; SP9 Place Making and High Quality Design, SP11 Protection and enhancement of critical environmental assets; SADM15 Heritage, SADM16 Ecology and Landscape;</p> <p>Minerals LP (2007): Not in a preferred area. 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>Local Transport Plan 4.</p>		

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Appendix 2 – HELAA results by settlement

Nor13 and Nor13a	Land at Park Farm, Northaw Rd West (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"> • Vehicular access from Northaw Road West (B156). Potential to provide a new pedestrian/cycle link on the northern edge of the site along Northaw Road West. Presence of telephone poles, lamps, bus shelter and a substation could impact upon precise location of access arrangements. • Should either site be allocated, early consultation is recommended with Thames Water in relation to any necessary wastewater upgrades. • 99% of site Nor13 within Flood Zone 1 (lowest risk of fluvial flooding), 1% within FZ2 and 3. • Nor13/13a: Surface water flood risk affects 3% of total area (1 in 1,000yr), 1% within 1:100yr. • Not within a Source Protection Zone • Electricity pylons run across part of the site (primarily from south west corner to north east corner) • Records show sand and gravel is either not workable or absent. • Potential risk of contamination of previously developed part of site (Nor13a extension).
<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 53: Northaw Common Parkland. Characterised by parkland, ridgelines with valley dips, woodlands, high hedgerows, horse grazing in fenced pasture. The village edge and Park Farm are on the summit of two hills with steep slopes. Undulating site with steep slopes causing a double dip in topography. Central area has slopes towards Northaw Brook (south). Approx. fall in level from 100 AOD to 70 AOD • Northern, western and southern boundaries of Nor13 and (much of) Nor13a are well defined by vegetation with a particularly dense tree-scape to the south/south west. The most eastern part of the larger site, Nor13a, where a group of buildings are located, is defined by a wall along the Northaw Road West frontage. Both sites form part of a wider undulating rural landscape. • Protected Species: Bat roosts noted within Park Farm complex (Nor13a). No protected species likely within Nor13. • South-western boundary of both sites adjoins a Local Wildlife Site (WS159) • WS159 adjoins, or is close to, a number of other Local Wildlife Sites (WS170, 171, 172, 173, 164, 181). Two Local Wildlife Sites (WS182, 77) are located 70-80m to the north of Nor13/13a • Northaw Great Wood and Wormley Hoddesdonpark SSSI's are located to the north/north-west (approx.1.2km) and north east (3.6km). Site is within the SSSI impact risk zone but is unlikely to trigger a Natural England consultation at planning application stage. • The north-western edge of both sites is adjacent to the south east edge of Northaw Conservation Area which includes a range of Grade II and Grade II* listed buildings. Nor13/13a form part of the historic agrarian landscape surrounding the historic core of Northaw. • Nor13a includes a Grade II listed barn. The traditional farmyard site contains a wider group of unlisted buildings, which form part of the setting of the listed barn.

Appendix 2 – HELAA results by settlement

Nor13 and Nor13a	Land at Park Farm, Northaw Rd West (continued)		
Potential environmental impacts (continued): <ul style="list-style-type: none"> • Heritage conservation • Residential environment/amenity • Other 	<ul style="list-style-type: none"> • An Area of Archaeological Significance is located within the eastern part of Nor13a (AAS41) and adjacent to the north western boundary of both sites (AAS39). • Potential noise pollution/air quality issues due to proximity to B156. 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	Promoter indicates initial developer interest but no details have been provided. Located within a high demand area; likely to be attractive to the market.		
Availability		Site capacity	
Site ownership	Single Landowner (Nor13/13a).	Promoted	Housing. No capacity or net developable area specified
Any known constraints	Land leased for equestrian/farming purposes until January 2020. 99 year leases for bus shelter and sub-station. Available within 1-5 years (promoter).	HELAA Scenario/ methodology Other comments	> 6ha, so 25dpa applies Nor13 = 188 dwellings (7.5ha) Nor13a = 228 dwellings (9.1ha) Net developable area reduced, to cover a small area (0.5ha) to the north west due to heritage constraints.
Achievability and deliverability			
Landowner timescales	Unknown delivery timescales	HELAA capacity	10 dwellings on 0.5ha only of Nor13/13a
Comments	No abnormal costs identified at this stage.		
Viability issues	No site specific viability assessment undertaken at this stage	HELAA density	20dph
Deliverability estimate	1-5 years		
Conclusions			
<p>Nor13 is a large undulating field located south of Northaw Road West, along the main road into Northaw village. Nor13a is a large site of 9.1ha, which comprises Nor13 plus a dwelling, barns and buildings related to equestrian and agriculture uses, which occupy the eastern part of the site.</p> <p>No significant issues are raised at this plan-making stage, in respect of access. The Highway Authority considers that opportunities exist to improve access. In any circumstance, development will need to comply with the requirements of Roads in Hertfordshire. Safe and appropriate access including for emergency and service vehicles, minimum carriageway widths and the types of permitted road connections will be assessed, in light of the scale of development, being proposed at planning application stage. Visibility from any access will need to be provided, in accordance with Manual for Streets/Design Manual for Roads and Bridges as appropriate. The Highway Authority has however raised significant concerns in regard to whether Nor13/13a could meet LTP policy objectives. Due to the location of these sites, there is very limited opportunity for sustainable travel options.</p>			

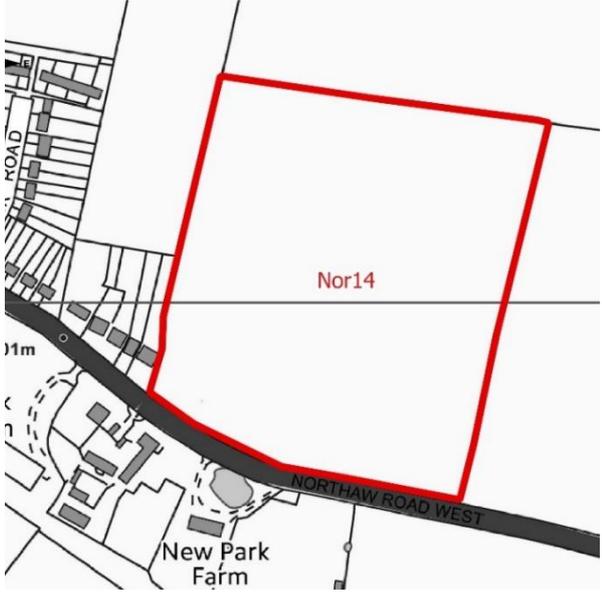
Appendix 2 – HELAA results by settlement

Nor13 and Nor13a	Land at Park Farm, Northaw Rd West (continued)
Conclusions	
<p>No site specific comments from Thames Water at this stage (due to the absence of a promoted quantum of development). However, should either of the sites be allocated then early consultation with Thames Water is recommended to ensure that; any necessary upgrades can be programmed, minimising the need for phasing conditions and ensuring that upgrades are delivered ahead of occupation.</p> <p>Environmental Health has not identified any contamination records for either of the sites. However due to the current/past use of the farm house and associated rural buildings on Nor13a, a site assessment would need to be carried out at planning application stage if this is taken forward for development. Due to the proximity to the B156 there is some potential for noise and/or air quality concerns. At planning application stage, appropriate surveys and reports will need to be submitted to demonstrate that future occupants would not be adversely affected and a satisfactory living environment could be created.</p> <p>HCC Ecology consider that the likelihood of any fundamental ecological constraint is low. At planning application stage, an ecological impact assessment may be required to ensure proposals consider potential impacts on the adjacent Local Wildlife Site (LWS) and assets within the wider area. The inclusion of a buffer to the LWS on the south western boundary of both sites may need to be explored, depending on the location of any future development. A Preliminary Roost Assessment may be required if buildings are affected by development proposals (within Nor13a). HCC Archaeology advise that the sites have 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. Electricity lines run across part of the sites. Easements needed for maintenance could impact upon the layout of any development.</p> <p>The key issue pertaining to the suitability of Nor13/13a is impact upon the historic environment. The north-western boundary of both Nor13 and the slightly larger site Nor13a, adjoins the Northaw Conservation Area (includes Grade II and Grade II* listed buildings with it) at its south eastern edge. The eastern part of Nor13a also contains a Grade II listed barn, a farmyard and a number of unlisted buildings which contribute to its setting. The wider site area of both Nor13 and Nor13a is also considered to form part of the setting of the listed barn.</p> <p>Historic England has advised that the traditional farmyard (which forms a section of site Nor13a) forms part of the setting of the Grade II listed barn and as such, allocation of the traditional farmyard area for development would potentially lead to harm to the setting of the listed building and should therefore be resisted. The Council's conservation advisor also considers that development of land including the farmstead would be harmful to the significance of the Grade II listed barn recommends this land is not allocated for development. The eastern part of Nor13a is therefore found unsuitable for housing. This conclusion is consistent with a 2016 appeal for the erection of 13 dwellings and conversion of the listed barn (Ref: APP/C1950/W/16/3146672 or application reference S6/2015/1159/MA) where the Inspector noted the area around the barn conveys its former agricultural use and character which makes a strong contribution to its significance.</p> <p>Turning to the remaining part of the promoted sites (i.e. excluding the farmstead/buildings on the eastern part of Nor13a), this land is considered to form part of the historic agrarian landscape surrounding the historic core of Northaw. This landscape here contributes positively to the setting of the Northaw Conservation Area and the Grade II listed barn at Park Farm. The Council's conservation advisor has advised that development on the southern part and the far western corner (of both sites), and that part adjacent to the buildings associated with Park Farm would undermine the open, agrarian landscape setting of the Conservation Area and the Grade II listed building; and would be harmful to the significance of heritage assets. Some development, to the northern part of the sites may be acceptable if sensitively designed with appropriate massing, layout and landscaping.</p>	

Appendix 2 – HELAA results by settlement

Nor13 and Nor13a		Land at Park Farm, Northaw Rd West (continued)					
Conclusions							
<p>Historic England also advise that any development would require sensitive design to ensure that it respects the historic environment, including the Conservation Area; and does not swamp the traditional scale and character of the existing village. As the site has a long edge to one of the approaches to the village, a landscaped edge might be appropriate to avoid replicating the appearance of the ribbon development that faces the site.</p> <p>It is therefore considered that a limited amount of development along the northern/north-western part of Nor13/Nor13a (but not continuing into or close to the boundary with Park Farm, which forms the eastern part of Nor13a), may be acceptable without causing harm to the Grade II listed barn, subject to design, layout, massing and landscaping. In the event any part of the site is allocated, a Heritage Statement/Impact Assessment would be required at planning application stage to ensure that the significance of designated heritage assets is conserved and enhanced, and any impacts are mitigated. A landscape visual impact assessment may also be required to ensure the design of potential development conserves and enhances the rural, historical landscape setting and character.</p> <p>Hence, only a small part of Nor 13 and Nor 13a is considered to be suitable for housing. In order to conserve and enhance the historic environment, it is necessary to restrict any development to the northern/north-western edge of the sites, along Northaw Road West but not continuing eastwards towards the buildings associated with Park Farm. Taking into account the topography of the site and the need to protect the open landscape and the setting of heritage assets, the limited area of land considered suitable for housing is estimated at 0.5 hectares. Historic England and the council's historic environment advisor consider that any development would need to be sensitively designed with appropriate massing, layout and landscaping. A density of 20dph is therefore considered to be most appropriate for estimating the site's dwelling capacity. The site is considered to be available and achievable with a deliverability timescale of 1-5 years.</p>							
Suitable	Yes (in part only)	Available	Yes	Achievable	Yes	Deliverability timescale	1-5 years

Appendix 2 – HELAA results by settlement

Site Reference: Nor14	Site name: Land North of Northaw Road West																								
 <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;">Northaw</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">Northaw and Cuffley</td> </tr> <tr> <td style="padding: 2px;">Site area</td> <td style="padding: 2px;">7.11ha</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;">Agriculture - arable field; defined by hedgerows, trees.</td> </tr> <tr> <td style="padding: 2px;">Surrounding land uses and character</td> <td style="padding: 2px;">Residential uses and wildlife site (west), agricultural (east, north, south), farmhouse (south), equestrian use/ related structures (south 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;">Promoter</td> </tr> <tr> <td style="padding: 2px;">Land use promoted</td> <td style="padding: 2px;">Housing</td> </tr> </table>	Site details		Settlement:	Northaw	Ward	Northaw and Cuffley	Site area	7.11ha	Site context		Green Belt / Urban:	Green Belt	Previously developed:	No	Land use/character	Agriculture - arable field; defined by hedgerows, trees.	Surrounding land uses and character	Residential uses and wildlife site (west), agricultural (east, north, south), farmhouse (south), equestrian use/ related structures (south west)	Site promotion		Source of promotion	Promoter	Land use promoted	Housing
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Site promotion																									
Source of promotion	Promoter																								
Land use promoted	Housing																								
Site suitability	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; R15 Wildlife Site; R17 Trees, Hedgerow and Woodland; RA10 Landscape Regions and Character Areas; R29 Archaeology.</p> <p>Draft Local Plan (2016): SP3 Settlement Strategy and Green Belt boundaries; SADM2 Highway Network and Safety; SADM3 Sustainable Travel; SP9 Place Making and High Quality Design; 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</p> <p>Waste Local Plan: 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; 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 • Pollution • Flood risk • Hazardous risk • Other 	<ul style="list-style-type: none"> • Vehicular access from Northaw Road West. Narrow pedestrian footpath along site road frontage. May have scope to be widened within the highway boundary. • HCC Highways raise no significant issues at this stage although note that there are opportunities to improve access. • Thames Water (TW): No comments at this stage. But should the site be allocated, early consultation with Thames Water is recommended. • Located within Flood Zone 1 (lowest risk of fluvial flooding). • Surface water flood risk affects part of site (circa 6% 1: 1,000yr; 1% 1:100yr). • Located outside of the Groundwater Source Protection Zone. 																								

Appendix 2 – HELAA results by settlement

Nor14	Land North of Northaw Road West (continued)		
Physical constraints (continued): <ul style="list-style-type: none"> • Ground conditions • Hazardous risk • Other 	<ul style="list-style-type: none"> • Undulating topography, sloping in a south west to north east direction. • Electricity poles/lines along the western site boundary. Infrastructure providers will require an easement, which may have a minor impact on development layout. 		
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 53: Northaw Common Parkland - key characteristics of ridgelines with valley dips, woodlands, high hedgerows, horse grazing in fenced pasture. • Site is well defined by a hedgerows and trees. Located on the eastern edge of village, off the B156, along which residential development has organically occurred. Long distance views of the wider, undulating landscape from the site. • HCC Ecology: No known protected species within site. • Northaw Great Wood SSSI and Wormley Hoddesdonpark SSSI (also a SAC) are located to the north/north west (1.3-1.5km) and north east (3.1km). The site is within an SSSI impact risk zone, however, the size of the promoted development would not trigger a Natural England consultation at planning application stage. • Local Wildlife Site (Meadow, east of Park Road) immediately adjoins part of site's western boundary. Several other Local Wildlife Sites within 500m of the site. • Grade II listed barn to south west of site (other side of Northaw Road West). • Northaw Conservation Area 440m to west of site. • Potential for heritage assets with archaeological potential, site close (40m) to Area of Archaeological Significance (AAS41) associated with Park Farm. • Potential noise pollution issues due to proximity to B156. 		
Contribution to regeneration priority areas	N/A		
Likely market attractiveness for the use proposed	Promoter indicates initial developer interest but no details of this have been provided. Located in a high demand area, likely to be attractive to market.		
Availability		Site capacity	
Site ownership	Single landowner.	Promoted	Housing. No capacity or developable area specified
Any known constraints	Restrictive covenant on the land. Easement for gas utilities along site road frontage. Promoter indicates short term agricultural tenancy expiring in January 2020. Unlikely to impact availability.	HELAA Scenario/ methodology	More than 6ha so 25dph applies = 178 dwellings
		Other comments	Capacity is zero because the site is considered unsuitable for development (see below).

Appendix 2 – HELAA results by settlement

Nor14	Land North of Northaw Road West (continued)		
Achievability and deliverability			
Landowner timescales	Within 5 years	HELAA capacity	Nil
Comments	No abnormal infrastructure or S106 contributions anticipated.	HELAA density	N/A
Viability issues	No known issues.		
Deliverability estimate	N/A		
Conclusions			
<p>Whilst no significant issues are raised by HCC Highways in respect of access 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. HCC Highways have also raised concerns as to whether, due the location of the site, the Local Transport Plan policy in relation to sustainable modes of transport can be achieved: this will need to be demonstrated through appropriate transport assessments at planning application stage.</p> <p>Comments from Thames Water on wastewater infrastructure implications are not available at this stage due to the absence of a promoted housing number. Should the site be allocated, early consultation will be required to ensure any necessary upgrades can be programmed, minimising the need for phasing conditions and ensuring that upgrades are delivered ahead of occupation. As a small part of the site is subject to surface water flood risk it will need to be demonstrated at planning application stage that this can be managed appropriately. Due to the potential for noise pollution arising from the B156, a noise assessment report will also be required at planning application state 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. 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>An ecological impact assessment will be required to ensure proposals consider the potential impacts on the Local Wildlife Site on the western site boundary and ecological assets within the wider area. Mitigation measures will include the provision of a buffer to the adjacent Local Wildlife Site (the net developable has been adjusted to take this into account) and HCC Ecology have advised on the use of native planting/wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates to achieve net gains in biodiversity. HCC Ecology have also advised that if development of the site will result in the loss of semi-natural habitats, which cannot be mitigated for within the site boundary, biodiversity offsetting should be considered.</p> <p>The Council's conservation advisor has indicated that the site forms a portion of the historic agrarian landscape surrounding the historic core of Northaw and positively contributes to setting of Northaw Conservation Area and the Grade II listed Park Farm Barn to the south west of the site. They advise that as development in this location would undermine the open, agrarian setting and separation between Northaw and Park Farm and be harmful to both the conservation area and listed building the site should not be allocated.</p>			

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Nor14			Land North of Northaw Road West (continued)				
Conclusions							
The site is not considered, at this plan making stage, as being suitable due to the impact that development would have on the setting and significance of Northaw Conservation Area and the Grade II listed building (Park Farm Barn).							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	N/A