

Hertford Heath Neighbourhood Plan

Site Options and Assessment

Hertford Heath Parish Council

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Quality information

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Abbreviations used in the report

Abbreviation Definition

DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
EHDC	East Herts District Council
Ha	Hectare
HHNPG	Hertford Heath Neighbourhood Planning Group
LAA	Land Availability Assessment
LPA	Local Planning Authority
NP	Neighbourhood Plan
NPA	Neighbourhood Plan Area
NPG	Neighbourhood Plan Group
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
QB	Qualifying Body
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

Executive Summary

The Hertford Heath Neighbourhood Plan, which will cover the whole of Hertford Heath Parish, is being prepared in the context of the adopted East Herts District Plan. The parish, which is centred on the village of Hertford Heath, lies between Hertford, Ware and Hoddesdon and the neighbourhood area was designated in February 2014.

With the exception of the village itself, which is inset from the Green Belt, the parish is entirely within the Metropolitan Green Belt, and it has a number of environmental constraints, including blocks of Ancient Woodland and a Site of Special Scientific Interest as well as a large number of local nature reserves and wildlife sites. The Little Amwell Conservation Area covers the historic centre of Hertford Heath including the village green and Holy Trinity Church, and there are concentrations of listed buildings within the Conservation Area as well as in the area surrounding Haileybury College, south-east of the village.

Hertford Heath Parish Council is seeking to allocate sites in the Neighbourhood Plan in order to meet a housing requirement of 84 dwellings set out in the East Herts District Plan. It is one of three “Group 1 Villages” in the Green Belt which is being encouraged, through District Plan Policy VILL1, to consider whether it is appropriate, through the formulation of a Neighbourhood Plan, to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits. Where such proposals would involve changes to Green Belt boundaries, East Herts District Council will consider making these amendments either through the next Review of the District Plan or a Supplementary Planning Document.

A draft Neighbourhood Plan has been prepared and submitted to East Herts District Council for examination. Following the plan’s submission, East Herts District Council has advised that the proposed site allocations should be accompanied by robust supporting evidence. The purpose of this report is to provide an independent assessment of a number of potential sites for development which were identified during the preparation of the Neighbourhood Plan.

A total of 69 sites were initially identified from the East Herts Strategic Land Availability Assessment, a Neighbourhood Plan call for sites, and a site identification exercise conducted by the Hertford Heath Neighbourhood Plan Group. Sites smaller than 0.04 hectares (ha) were removed during a sifting process carried out by the Neighbourhood Plan group prior to the site assessment being undertaken as these were considered too small to form site allocations. Landowners were then contacted to confirm site availability. Sites with planning permission, and those which were proposed for non-residential uses (e.g. for Local Green Space designation) were also excluded. This resulted in seven sites being taken forward for detailed assessment in this report. As the principle of the Neighbourhood Plan proposing amendments to the Green Belt boundary has been established through the District Plan, the report provides an assessment of each site to establish whether it would be suitable for the proposed development and therefore appropriate for allocation in the Neighbourhood Plan, subject to its release from the Green Belt.

Of the seven sites assessed, four sites are potentially suitable for development and therefore appropriate candidates to be considered for allocation in the

Neighbourhood Plan, subject to the identified constraints being addressed. These sites are:

- Site 3-3: To the west of London Road, opposite Woodland Road
- Site 4-1: To rear of HH Motors, west of Elbow Lane
- Site HH-H-3: Haileybury Site (Land to the east of The Roundings)
- SLAA-2: East and north over B1502 and Ware

SLAA-2 is a large site (over 70ha), and the majority of the site is unsuitable for allocation due to the potential for significant adverse impacts on landscape character and environmental designations. However, a small part of the site between Hogsdell Lane and Downfield Road is potentially suitable for development and therefore could be considered for allocation in the Neighbourhood Plan.

The remaining three sites are unsuitable for allocation. These sites are as follows:

- Site 2-1: To rear 3-21 Mount Pleasant
- Site 2-6: To rear 44 Downfield Road
- Site 3-1: To the west of London Road

From the list of potentially suitable sites, the Parish Council should engage with East Herts District Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Hertford Heath Neighbourhood Plan on behalf of Hertford Heath Neighbourhood Planning Group (HHNPG). The work undertaken was agreed with HHNPG and the Department for Levelling Up, Housing and Communities (DLUHC) in February 2023 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment and selection process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The site assessment will assess all known sites to understand if they are suitable, available and likely to be viable for development and therefore can appropriate for allocation.

Local context

- 1.4 Hertford Heath is a predominantly rural parish with a population of approximately 2,672 residents (based on 2011 Census data) in the district of East Hertfordshire. The designated neighbourhood area (see **Figure 1.1**) was approved by East Herts District Council (EHDC) on 4th February 2014. The parish covers approximately 45 hectares and lies between the towns of Hertford, Ware and Hoddesdon.
- 1.5 The EHDC Landscape Character Assessment describes the Hertford Heath Landscape Character Area as '*gently undulating wooded farmland with areas of extensive woodland and heath*'. The area around the village green is a Conservation Area and there are a number of heritage assets clustered in and around Haileybury College towards the southeast of the village.
- 1.6 The Hertford Heath nature reserve and Balls Wood nature reserve within the neighbourhood area cover nearly 80 hectares of countryside and woodland. Hertford Heath itself is a Site of Special Scientific Interest, and both sites are managed by the Herts and Middlesex Wildlife Trust.
- 1.7 The village centre has some services and local facilities, including the Holy Trinity Church, a Primary and Nursery School, a Village Hall, one general store, three public houses, a farm shop, and a garage. Hertford Heath has good transport links. Railway stations at Hertford, Ware, Stansted Abbots, and Broxbourne are readily accessible and the village is served by a bus service which runs hourly until 6.30pm, except on Sundays.



Figure 1.1 Hertford Heath neighbourhood area (source: EHDC)

The Neighbourhood Plan

- 1.8 The Neighbourhood Plan seeks to address the housing requirement set out in Policy VILL1 of the East Herts District Plan 2018. Under this policy, Hertford Heath is categorised as Group 1 village and is expected to increase its housing stock by a minimum of 10% during the period between 1 April 2017 and 31 March 2033. This equates to a net increase of 84 homes.
- 1.9 Hertford Heath is one of three Group 1 villages which are inset from the Green Belt and which have been encouraged by EHDC to consider accommodating additional development, above the 10% requirement, in their Neighbourhood Plans, especially where it contributes to wider sustainability objectives and the delivery of community benefits. Policy VILL1 states that there may be a need for a change to the Green Belt boundary to accommodate the level of growth set out in the policy. The National Planning Policy Framework (NPPF) confirms that where a need for changes to Green Belt boundaries has been established through strategic policies, in this case Policy VILL1, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 1.10 A draft Neighbourhood Plan has been prepared and submitted to EHDC for examination. Following the plan's submission, EHDC has recommended that proposed site allocations are supported by robust evidence on their suitability for development and allocation.
- 1.11 The purpose of this report is to provide an independent assessment of a number of potential sites for development which were identified during the

preparation of the Neighbourhood Plan. As the principle of the Neighbourhood Plan proposing amendments to the Green Belt boundary has been established through the District Plan, the report provides an assessment of each site to establish whether it would be suitable for the proposed development and therefore appropriate for allocation in the Neighbourhood Plan, subject to its release from the Green Belt.

- 1.12 The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met.

2. Methodology

2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment ¹ and Neighbourhood Planning ², as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021) ³. These all recommend an approach to site assessment which based on a site's suitability, availability and achievability for a proposed use

2.2 In this context, the methodology for the site assessment is presented below.

Task 1: Identify Sites to be included in the Assessment

2.3 The first task was to identify which sites should be included in the assessment.

2.4 For the Hertford Heath Neighbourhood Plan, sites were identified from the following sources:

- Hertford Heath Neighbourhood Plan Call for Sites;
- Sites identified by the Neighbourhood Plan Steering Group; and
- East Herts District Plan Strategic Land Availability Assessment (SLAA) (March 2017) ⁴

2.5 In addition to the Neighbourhood Plan Call for Sites and the SLAA, the Neighbourhood Plan Group also identified potential sites from a desktop search and community walkabout. Landowners of these sites were then approached by the group to see if they would consider making their land available for development. The sites which have been confirmed by the landowner as available are also included in the assessment.

2.6 Sites within the settlement boundary with a total area of less than 0.04ha were removed in an initial sifting process carried out by the Neighbourhood Plan group prior to the assessment, on the basis that development on these sites would generally yield one additional dwelling and that they are more appropriate for infill development than allocation. Sites with planning permission were also excluded from the assessment, as were sites which were proposed for non-residential development (including potential Local Green Space designation).

2.7 Any sites which were duplicated and/or overlapped in the SLAA and NP Call for Sites have been assessed under a single assessment of the whole site.

2.8 This resulted in a shortlist of seven sites to be taken forward for an assessment of their suitability for residential development.

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ Available at [https://efaidnbmnnnibpcajpcgclefindmkaj/https://cdn-eastherts.onwebcurl.com/s3fs-public/2019-09/Strategic%20Land%20Availability%20Assessment%20\(SLAA\).pdf](https://efaidnbmnnnibpcajpcgclefindmkaj/https://cdn-eastherts.onwebcurl.com/s3fs-public/2019-09/Strategic%20Land%20Availability%20Assessment%20(SLAA).pdf)

Task 2: Site Assessment

- 2.9 A site assessment pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of all sites against an objective set of criteria.
- 2.10 The pro-forma captures a range of both quantitative and qualitative information, including:
- General information (including site reference, address, size and use; site context and planning history)
 - Context (including planning policy)
 - Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.
 - Availability of sites for development.
 - Any issues that may affect site delivery/viability.
- 2.11 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁵, Natural England's Magic Map Tool⁶ and other sources of evidence.
- 2.12 The desk assessment was supplemented by site surveys undertaken in March 2023 to visually assess physical factors such as access and current and surrounding uses and potential impacts of development on landscape, heritage and views and to verify the desktop study findings.
- 2.13 All of the assessed sites are within the Green Belt, but District Plan policy VILL1 sets out the strategic framework for a neighbourhood plan in Hertford Heath to propose amendments to the Green Belt boundary in order to allocate sites to meet the growth targets set in the District Plan. Therefore, this assessment looked at the suitability of sites without having regard to Green Belt policy. However, the conclusions of the East Herts Green Belt Review (2015)⁷ in relation to openness, the separation between settlements and the prevention of urban sprawl were taken into account and reflected in the individual assessments where appropriate.

Task 3: Consolidation of Results

- 2.14 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates '**green**' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, '**amber**' for sites, which are potentially suitable in full or in part if identified issues can be resolved and '**red**' for sites, which are not currently suitable. The

⁵ Available at <https://www.eastherts.gov.uk/planning-and-building>

⁶ Available at: <https://magic.defra.gov.uk/>

⁷ Available at <https://www.eastherts.gov.uk/sites/default/files/2019-09/East%20Herts%20Green%20Belt%20Review.pdf>

judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

Task 4: Indicative Housing Capacity

- 2.15 The housing capacity figure is an indicative number of homes that could be accommodated on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.16 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.17 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity figure exists, an indicative capacity has been provided.
- 2.18 This is applied to a net developable area which takes into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development. The calculation also reflects site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.
- 2.19 The East Herts District Plan does not set out minimum density standards and the SLAA does not indicate densities. Therefore an average density of 30 dwellings per hectare (dph) has been used in this assessment, consistent with the prevailing density of the built-up area of Hertford Heath.
- 2.20 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.21 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate the indicative number of homes.

Table 2.1 Calculation of site ‘developable area’ and density

Site area	Developable area (% of gross site area)	Indicative density (dwellings per hectare)
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations should be in general conformity with the strategic policies of the adopted Development Plan and should also have regard to any emerging development plan so that neighbourhood plan policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2021)⁸ and is supported by Planning Practice Guidance (PPG)⁹. The NPPF is a high level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is EHDC. The key document making up the adopted statutory development plan for Hertford Heath is the East Herts District Plan (October 2018)¹⁰ which sets out the planning framework for the District for the period of 2011-2033 and will deliver sustainable development. EHDC is not currently preparing a new Local Plan or conducting a plan review.
- 3.5 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.6 The policies of particular relevance to development in Hertford Heath are set out below:
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development.
- 3.9 **Paragraph 13** states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.10 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

⁸ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ Available at www.gov.uk/government/collections/planning-practice-guidance

¹⁰ Available at <https://www.eastherts.gov.uk/planning-building/planning-policy/east-herts-district-plan-2018>

- 3.11 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.12 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.13 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.14 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.15 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.16 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 162** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding. Where this is not possible, **paragraphs 163 and 164** set out the process for applying an exception test.
- 3.17 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.18 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.19 **Paragraph 201** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

East Herts District Plan (October 2018)

- 3.20 **Policy DPS1 Housing, Employment and Retail Growth** sets out that in the period 2011 to 2033 the Council will provide for a minimum of 18,458 new homes in the District up to 2033.
- 3.21 **Policy DPS2 The Development Strategy 2011-2033** states that the strategy of the District Plan is to deliver sustainable development in accordance with the following hierarchy:
- Sustainable brownfield sites;
 - Sites within the urban areas of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware;
 - Urban extensions to Bishop's Stortford, Hertford, Sawbridgeworth and Ware, and to the east of Stevenage, east of Welwyn Garden City and in the Gilston Area; and
 - Limited development in the villages.
- 3.22 **Policy DPS3 Housing Supply 2011-2033** sets out that the minimum housing supply to meet projected housing need over the Plan period 2011-2033 is 18,913 homes. Group 1 Villages (including Hertford Heath) are expected to contribute 500 homes towards this total.
- 3.23 **Policy DPS5 Neighbourhood Planning** states that development brought forward through Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders will be supported in principle, where it is in general conformity with the strategic objectives and policies set out in the District Plan.
- 3.24 **Policy GBR1 Green Belt** states that the villages of Hertford Heath, Stanstead Abbots & St Margarets, and Watton-at-Stone will be encouraged to consider whether it is appropriate through the formulation of a Neighbourhood Plan to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits. Where such proposals would involve changes to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document if necessary.
- 3.25 **Policy VILL1 Group 1 Villages** identifies Hertford Heath as a Group 1 Village. **Part III** of the policy states that within the Group 1 Villages of Hertford Heath, Stanstead Abbots & St. Margarets, and Watton-at-Stone, development for housing, employment, leisure, recreation and community facilities will be permitted subject to **Part VII** below and all other relevant policies in the Plan. These villages will be encouraged to consider whether it is appropriate, through the formulation of a Neighbourhood Plan, to accommodate additional development especially where it contributes to wider sustainability objectives and the delivery of community benefits. Where such proposals would involve changes to Green Belt boundaries, the District Council will consider making these amendments either through the next Review of the District Plan or through a separate Site Allocations Development Plan Document if necessary. **Part IV** states that Parish Councils are encouraged to prepare Neighbourhood

Plans to allocate land for development or to introduce additional policy requirements aimed at ensuring that development contributes toward local distinctiveness or other community objectives whilst **Part VI** sets out that prior to a Parish Council preparing a Neighbourhood Plan, development in the villages listed above will be limited to the built up area as defined on the Policies Map. **Part VII** states that all development should:

- a) Relate well to the village in terms of location, layout and connectivity;
- b) Be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;
- c) Be well designed and in keeping with the character of the village;
- d) Not represent the loss of a significant open space or gap important to the form and/or setting of the village;
- e) Not represent an extension of ribbon development or an addition to an isolated group of buildings;
- f) Not unacceptably block important views or vistas and/or detract from the openness of the countryside;
- g) Not be significantly detrimental to the amenity of neighbouring occupiers.

3.26 The spatial policies which apply to the Hertford Heath neighbourhood area can be viewed online using EHDC's mapping service¹¹, which incorporates amendments to the Conservation Area boundary and additional open space designations that have been made since the District Plan was adopted in October 2018.

Evidence documents

3.27 The following Local Plan evidence base documents were also taken into account in the site assessment:

- East Herts District Plan Strategic Land Availability Assessment (March 2017)¹²
- East Herts Green Belt Review (September 2015)¹³

3.28 Although this assessment has looked at the suitability of sites without having regard to Green Belt policy, the Green Belt Review was used to inform judgments on the potential for development of individual sites to lead to adverse impacts on landscape openness and reduction of the separation between Hertford Heath and neighbouring settlements.

3.29 In addition to the Local Plan evidence base, information provided by landowners/site promoters to support submissions to the Neighbourhood Plan Call for Sites was also reviewed and taken into account in the assessment.

¹¹ Available at: <https://ehdc.cloud.cadcorp.com/ehdc/WebmapPublic/Map.aspx?mapName=Planning>

¹² Available at <https://www.eastherts.gov.uk/sites/default/files/2019-09/Strategic%20Land%20Availability%20Assessment%20%28SLAA%29.pdf>

¹³ Available at <https://www.eastherts.gov.uk/sites/default/files/2019-09/East%20Herts%20Green%20Belt%20Review.pdf>

4. Site Assessment

Introduction

4.1 This chapter sets out the results of the site assessment process. In total, seven sites were identified for assessment for their suitability for residential development. These sites are shown on the map in **Figure 4.1**.

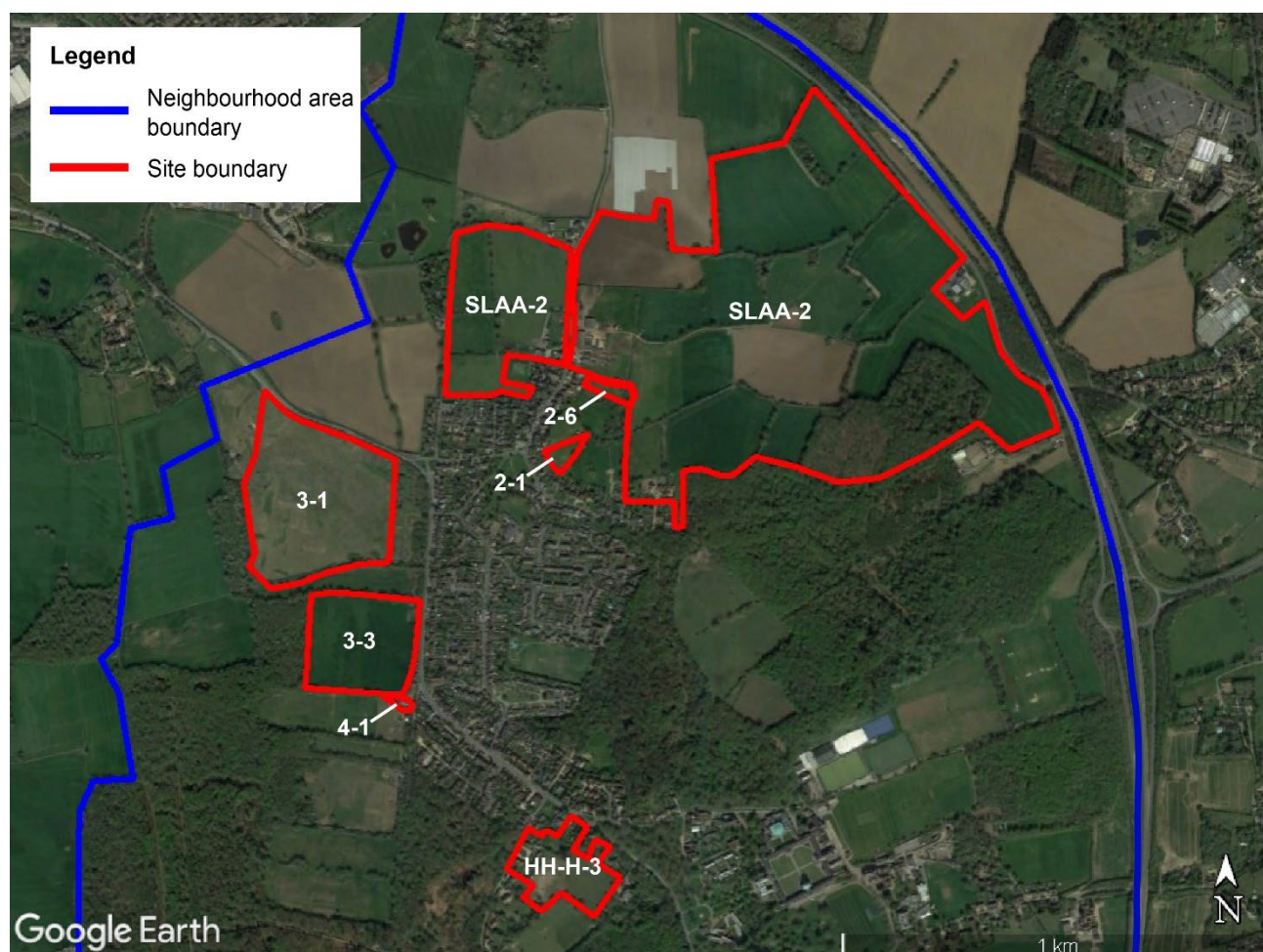


Figure 4.1 Map of all assessed sites (source: AECOM/Google)

Site assessment results

4.2 **Table 4.1** provides a summary of the assessment findings. The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for allocation if certain issues can be resolved or constraints mitigated.

4.3 In summary, the assessment found that of the seven sites assessed, four are potentially suitable for allocation subject to mitigation of identified constraints. One of these sites (SLAA-2) is a large site covering over 70 hectares. The majority of this site is unsuitable for allocation due to the potential significant adverse impacts on landscape character, environmental designations and the

openness of the Green Belt, but a small part of the site, between Hogsdell Lane and Downfield Road is potentially suitable. The remaining three sites are not appropriate for allocation.

- 4.4 The results of the site assessment are shown in the map in **Figure 4.2**. The suitable part of site SLAA-2 is indicated on the map in amber, with the remainder shown in red. Full site assessment proformas for all seven sites are contained in **Appendix A**.
- 4.5 All of the assessed sites are within the Green Belt, but East Herts District Plan policy VILL1 sets out the strategic framework for a neighbourhood plan in Hertford Heath to propose amendments to the Green Belt boundary in order to allocate sites to meet the growth targets set in the East Herts District Plan. Therefore, this assessment has looked at the suitability of sites without having regard to Green Belt policy. However, the conclusions of the 2015 Green Belt Review in relation to openness and prevention of urban sprawl have been taken into account and reflected in the individual assessments. Should a site or sites be selected for allocation in the Neighbourhood Plan, the site(s) would need to be removed from the Green Belt through a Local Plan policy.

Table 4.1 Site Assessment Summary

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
2-1	To rear 3-21 Mount Pleasant	0.35	N/A	Housing		<p>The site is a greenfield site adjacent to and connected to the existing built up area and settlement boundary.</p> <p>It is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land.</p> <p>There is currently no vehicular or pedestrian access into the site from Downfield Road or Mount Pleasant. Creation of access would require land outside the site boundary, and may involve the removal of a residential property on Mount Pleasant. There is a gated entrance to an adjacent driveway off Downfield Road which could potentially provide access, but even with access rights it is unlikely to be wide enough to accommodate two-way traffic and a footway.</p> <p>The site is therefore not suitable for development and not appropriate for allocation.</p>
2-6	To rear 44 Downfield Road	0.32	N/A	Housing		<p>The site is a greenfield site adjacent to and connected to the existing built up area and settlement boundary.</p> <p>It is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land.</p> <p>There is currently no access into the site and the site boundary does not extend to Downfield Road. Creation of access would require land outside the site boundary and is likely to require the demolition of one or more residential properties or garages situated between the site boundary and Downfield Road.</p> <p>The site is also within a wildlife site identified on the East Herts District Plan policies map.</p>

¹⁴ Amber indicates sites are potentially suitable, subject to the mitigation of identified constraints. Red indicates sites are unsuitable for allocation.

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
						The site is therefore not suitable for development and not appropriate for allocation.
3-1	To the west of London Road	10.82	N/A	Housing		<p>The site is a large greenfield site outside and not connected to the built up area and settlement boundary.</p> <p>It forms part of a larger site with planning permission for a golf course, allowed at appeal in March 2018. Although the golf course itself has not been created, the last pre-commencement condition was discharged in September 2022. An earlier outline permission for a similar scheme was granted in June 1997 and subsequently extended on several occasions. There is a club house, car park, storage building and access road associated with this earlier permission just outside the site boundary. It is unclear if the site remains available for residential development.</p> <p>The site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land.</p> <p>Although there are no statutory and non-statutory environmental designations, the south western part of the site is within a Woodland Priority Habitat Network. There is a medium risk of the site being affected by surface water flooding.</p> <p>Access to the site can be gained from London Road - the current gateway and access road lie just outside the site boundary, but are understood to be in the same ownership and extension of the access road into the site should be possible.</p> <p>There is the potential for development of the site to have adverse impacts on landscape openness, and it could also have adverse impacts on visual amenity for users of the PRoW network, including the footpaths that pass to the south between Hertford Heath and Swallow Grove Farm. As the site is separated from the built-up area, development would also have an adverse impact on settlement character and it would not represent a sustainable location for residential development.</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
						The site is therefore not suitable for development and not appropriate for allocation.
3-3	To the west of London Road, opposite Woodland Road	5.58	84 dwellings (proposed by landowner)	Housing		<p>The site is a large greenfield site adjacent to and connected to the existing built up area and settlement boundary.</p> <p>The site is Grade 3 Agricultural Land (good-moderate agricultural land). It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. Although there are no statutory environmental designations on the site, it is adjacent to the Meadows East of Balls Wood wildlife site. The western part of the site is within a Woodland Priority Habitat Network.</p> <p>There is a medium risk of the site being affected by surface water flooding.</p> <p>There are group TPOs along the northern and eastern boundaries of the site. Any development proposals should provide separation between the protected trees and development. The creation of a suitable access to the site from London Road has the potential for adverse impacts on the group TPO, as the current access is unlikely to be wide enough to accommodate vehicular traffic arising from development of the site.</p> <p>Although the impact of development on any landscape features would be limited due to the enclosed nature of the site, there is a degree of intervisibility with the surrounding landscape and potential for some impact on visual amenity from the PRow in the adjacent field.</p> <p>Development of the site would also extend the settlement into open countryside west of London Road and have an impact on the character of the village. Although there is a small amount of residential development immediately south of the site, this is in the form of single roadside dwellings which have come forward on previously developed land.</p> <p>The site is therefore potentially suitable for development, subject to identified constraints being addressed, and potentially suitable for allocation.</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
4-1	To rear of HH Motors, west of Elbow Lane	0.07	1 - 2 dwellings (based on 30 dph)	Housing		<p>The site is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The site is a brownfield site and is used in connection with Hertford Heath Motors. It is entirely Grade 3 Agricultural Land (good-moderate agricultural land). It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. However, it is currently used for storage and is not in agricultural use.</p> <p>Although there are no statutory environmental designations, the site is adjacent to the Meadows East of Balls Wood wildlife site and is within a Woodland Priority Habitat Network. The site is adjacent to a group TPO which is just outside the south-eastern boundary. Any development proposals should provide separation between the protected trees and development. There is a medium risk of the site being affected by surface water flooding.</p> <p>Access (vehicular and pedestrian) could be gained from Elbow Lane, a single track lane which is believed to be in the same ownership. The access is capable of being widened to support development of the site. In common with the adjacent site, which was granted permission in August 2020 for four new homes (3/20/1070/FUL), it is likely that access rights along this byway would need to be established.</p> <p>The site is therefore potentially suitable for residential development, subject to provision of suitable access, and potentially suitable for allocation.</p>
HH-H-3	Haileybury Site (Land to the east of the Roundings)	3.31	84 (74 net additional dwellings) - proposed by site promoter	Housing		<p>The site is a mix of previously developed land, greenfield and residential gardens, adjacent to and connected to the existing built up area and settlement boundary.</p> <p>The site is entirely classified as Grade 3 Agricultural Land (good-moderate agricultural land), although approximately a third of the site is occupied by existing dwellings and gardens and are not in use for agriculture. It is unclear whether this is 3a or 3b, but development has the potential to</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
						<p>result in the loss of the Best and Most Versatile agricultural land. The greenfield part of the site is currently used for equestrian grazing.</p> <p>The site is adjacent to the Hertford Heath SSSI, which is also a Local Nature Reserve. Mitigation is likely to be required in development proposals to ensure that the adjacent SSSI is not impacted by development of the site.</p> <p>The majority of the site is within a Woodland Priority Habitat Network (High Spatial Priority), is adjacent to Priority Habitat Inventory - Deciduous Woodland, and in close proximity to Ancient Woodland (High Wood). The hedgerows and trees on site have the potential to support habitats, including dormice populations which have been identified in ecology report. The creation of access is likely to require the removal of hedgerows on the northern boundary, which has the potential for adverse impacts on habitats. There is one veteran tree within the site which should be protected.</p> <p>The site falls within the setting of three listed buildings: the White House, Rose Cottage, and Highwood. The railings and garden gate outside Rose Cottage are also listed - it should be noted that the EHDC mapping of heritage assets shows these railings extending across the proposed site entrance, but it was observed on the site visit that they end immediately west of the proposed entrance. Development of the site has the potential to change the setting of the listed buildings within the landscape, including through the suburbanisation of the woodland setting of key buildings associated with the White House. There are also potential impacts on the open setting to the south of Rose Cottage and Highwood, and the creation of access would result in change to the immediate setting of Rose Cottage through the removal of part of its gardens. Appropriate mitigation, for example screening and landscaping, would need to be incorporated into any proposed development to reduce the impact on the adjacent heritage assets. The potential heritage impact should be discussed with the heritage/conservation officer and Historic England.</p> <p>The site is generally located in an area of low surface water flood risk. However, there is a strip of land in the eastern section of the site which is</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
						<p>at high risk of surface water flooding. Appropriate mitigation for flood risk should be incorporated in any development proposals.</p> <p>The proposed main access (vehicular and pedestrian) is from London Road via the garden of Rose Cottage. Mitigation measures and appropriate design should be put in place to reduce the impact of development on this formal garden space. There are mature trees immediately east of the proposed access, and the creation of safe access with sufficient visibility should be discussed with the highways authority. Although alternative access could be established from The Roundings, this is a narrow private road which would not have sufficient capacity to serve development of the whole site.</p> <p>The site is potentially suitable for development, subject to creating a suitable vehicular and pedestrian access and mitigation of potential impacts on heritage assets, and potentially suitable for allocation.</p>
SLAA-2	East and north over B1502 and Ware	70.38	33 dwellings (based on 30 dph) on land east of Hogsdell Lane only	Housing		<p>The site is a large, predominantly greenfield, site located to the north/north-east of Hertford Heath. Part of the site is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is Grade 3a or Grade 3b, but it is currently in active agricultural use and development may result in the loss of the Best and most Agricultural Land. Part of the site (east of Downfield Road) is steeply sloping, with undulating land which rises quite steeply from the A10 in the east towards Hertford Heath.</p> <p>The southern part of the site is within a SSSI and there are two Ancient Woodlands – Much Wood and Leafy Oak Wood Ancient Woodland in the south-eastern corner of the site. A small section of the southern part of the site is within a Woodland Priority Habitat Network (High Spatial Priority) and part of the site is in Priority Habitat Inventory - Deciduous Woodland.</p> <p>There is a medium risk of the site being affected by surface water flooding.</p>

Site Reference	Address	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Site suitability conclusion ¹⁴	Justification
						<p>There are a number of potential access points from Downfield Road, the B1502 (Stanstead Road) and Hogsdell Lane.</p> <p>There are likely to be significant landscape impacts if the site were developed in its entirety, with consequential impacts on landscape openness and a closure of the gap between Hertford Heath and Hertford. The site is visually open and has high intervisibility with the surrounding landscape, with long range views from the north and east. The site east of Downfield Road is on high ground and falls away sharply immediately east of the dairy farm. From Stanstead Road, the site forms an important part of the rural setting to Hertford Heath and any development of this part of the site would be extremely prominent, with significant adverse impacts on visual amenity, including for users of the PRoW which runs east from Downfield Road. West of Downfield Road, the site falls away to the north and the majority of this part of the site is also exposed to long range views, with Hertford being clearly visible in the distance.</p> <p>Due to the high visual and landscape sensitivity, the only part of the site that would be suitable for allocation is the small field immediately north of Barclay Close, bounded by Hogsdell Lane to the west and a covered reservoir to the east. This is an enclosed field of approx. 1.38ha, which does not feature in long range views and could accommodate a limited amount of development that relates well to the settlement.</p> <p>Although access could be established from Hogsdell Lane, this is a narrow road which cannot accommodate two-way traffic north of Barclay Close and may require widening to serve development of the site. The creation of suitable access should be discussed with the highways authority.</p> <p>The site is therefore potentially suitable for partial development, subject to the creation of suitable access from Hogsdell Lane, and potentially suitable for partial allocation.</p>

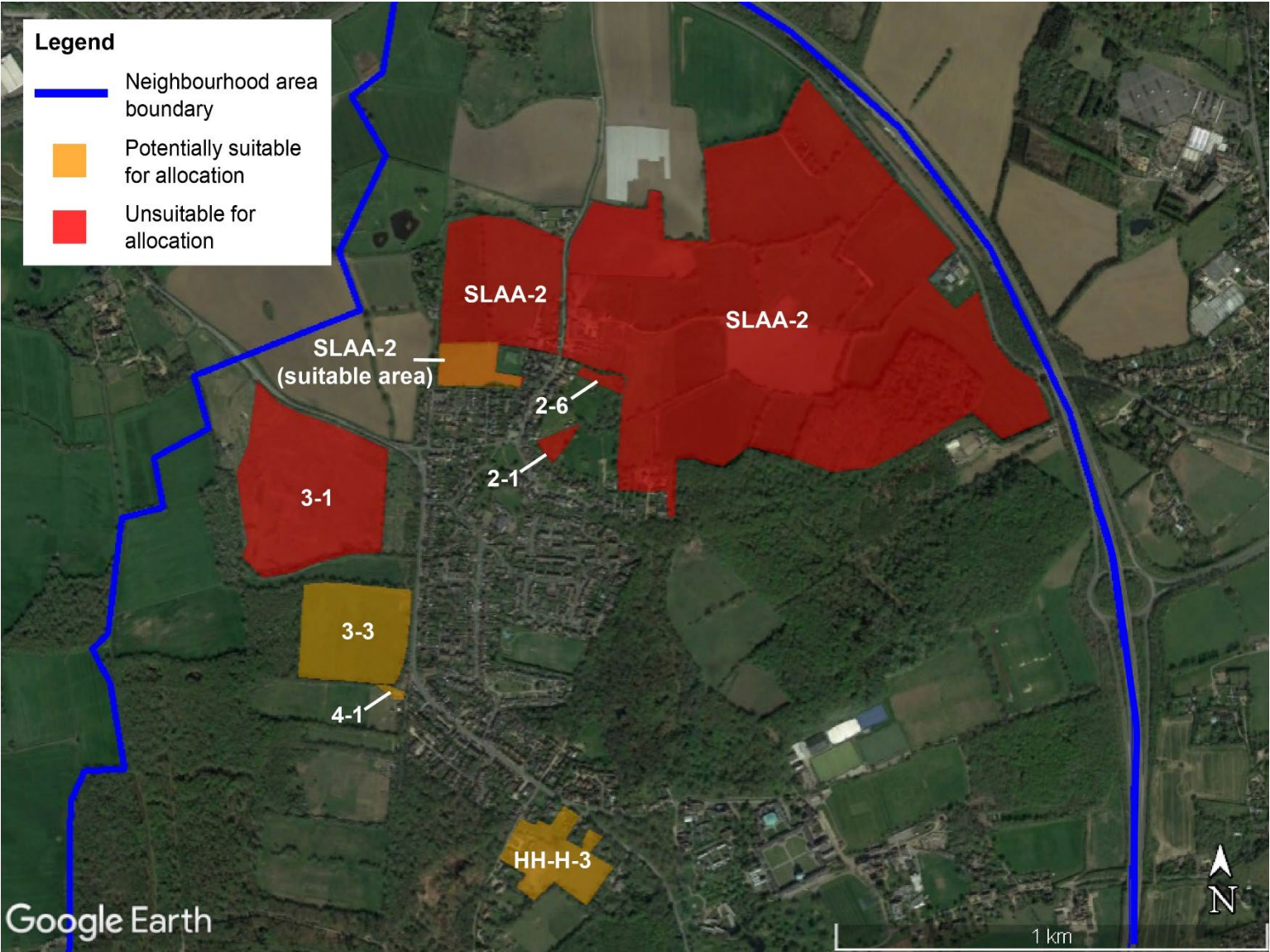


Figure 4.2 Map of site suitability (source: AECOM/Google)

5. Conclusions

Site Assessment Conclusions

- 5.1 Seven sites were assessed in this report. All of the assessed sites are within the Green Belt, but District Plan policy VILL1 sets out the strategic framework for a neighbourhood plan in Hertford Heath to propose amendments to the Green Belt boundary in order to allocate sites to meet the growth targets set in the District Plan. Therefore, this assessment has looked at the suitability of sites without having regard to Green Belt policy. Should a site or sites be selected for allocation in the Neighbourhood Plan, the site would need to be removed from the Green Belt through a Local Plan policy.
- 5.2 Of the seven sites assessed, four sites are potentially suitable for residential development, subject to the identified constraints being addressed, and are therefore potentially suitable for allocation. These sites are:
- Site 3-3: To the west of London Road, opposite Woodland Road
 - Site 4-1: To rear of HH Motors, west of Elbow Lane
 - Site HH-H-3: Haileybury Site (Land to the east of The Roundings)
 - SLAA-2: East and north over B1502 and Ware
- 5.3 SLAA-2 is a large site (over 70ha), and the majority of the site is unsuitable for allocation due to the potential for significant adverse impacts on landscape character and environmental designations. However, a small part of the site between Hogsdell Lane and Downfield Road is potentially suitable for allocation (as shown in **Figure 4.2**).
- 5.4 The remaining three sites are unsuitable for allocation. These sites are as follows:
- Site 2-1: To rear 3-21 Mount Pleasant
 - Site 2-6: To rear 44 Downfield Road
 - Site 3-1: To the west of London Road

Next Steps

- 5.5 Should Hertford Heath Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment;
 - an assessment of viability;
 - community consultation and consultation with landowners;
 - confirmation of site availability for the proposed use;
 - discussions with EHDC;
 - consultation with Historic England (where allocations have the potential to affect heritage assets);

- any other relevant evidence that becomes available; and
- other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability

- 5.6 As part of the site selection process, it is recommended that the Parish Council discusses site viability with EHDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing


- 5.7 Four of the seven sites considered in this assessment are potentially suitable for allocation for residential development. Three of these sites have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing¹⁵. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁶), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 5.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹⁵ see NPPF para 63-65

¹⁶ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

Site 2-1

1. Site Details	
Site Reference / Name	2-1
Site Address / Location	To rear 3-21 Mount Pleasant
Gross Site Area (Hectares)	0.35
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Identified by neighbourhood planning group
Planning history	None to note
Neighbouring uses	Residential gardens, fields
<div>  </div>	
No site photo available due to lack of access	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	Partly or adjacent - the site is adjacent to a wildlife site identified on the East Herts District Plan policies map
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Medium Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Unknown - Grade 3 but unclear if 3a or Grade 3b.

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - no vehicle access off Downfield Road or Mount Pleasant.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - pedestrian footpath off Downfield Road is gated and therefore there is no access. No access could be gained off Mount Pleasant.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - pedestrian footpath off Downfield Road is gated and therefore there is no access. No access could be gained off Mount Pleasant.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	Unknown

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (local convenience store)	<400m	>1200m (Hertford East)	400-1200m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	400-800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Unknown - site not accessible on the site visit. However, it appears from satellite imagery to be relatively well enclosed.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?


Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	None to note.
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is a greenfield site adjacent to and connected to the existing built up area and settlement boundary. It is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. There is currently no vehicular or pedestrian access into the site from Downfield Road or Mount Pleasant. Creation of access would require land outside the site boundary, and may involve the removal of a residential property on Mount Pleasant. There is a gated entrance to an adjacent driveway off Downfield Road which could potentially provide access, but even with access rights it is unlikely to be wide enough to accommodate two-way traffic and a footway.</p> <p>The site is therefore not suitable for development and not appropriate for allocation.</p>

Site 2-6

1. Site Details	
Site Reference / Name	2-6
Site Address / Location	To rear 44 Downfield Road
Gross Site Area (Hectares)	0.32
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Identified by neighbourhood planning group
Planning history	None to note
Neighbouring uses	Residential gardens, fields
<div>  </div> <div> <p>No site photo available due to lack of access</p> </div>	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	Yes - the site is entirely within a wildlife site identified on the East Herts District Plan policies map
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Unknown - Grade 3 but unclear if 3a or Grade 3b.

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	Unknown

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (local convenience store)	<400m	>1200m (Hertford East)	400-1200m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	>800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Unknown - site not accessible on the site visit. However there is a significant change of levels from west to east of the site so likely to be exposed to long distance views from the east.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?



Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	None to note.
Overall rating (<i>Red/Amber/Green</i>) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is a greenfield site adjacent to and connected to the existing built up area and settlement boundary.</p> <p>The site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land.</p> <p>There is currently no access into the site and the site boundary does not extend to Downfield Road. Creation of access would require land outside the site boundary and is likely to require the demolition of one or more residential properties or garages situated between the site boundary and Downfield Road.</p> <p>The site is also within a wildlife site identified on the East Herts District Plan policies map.</p> <p>The site is therefore not suitable for development and not appropriate for allocation.</p>

Site 3-1

1. Site Details	
Site Reference / Name	3-1
Site Address / Location	To the west of London Road
Gross Site Area (Hectares)	10.82
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Golf course
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	Identified by neighbourhood planning group
Planning history	<p>3/17/1867/FUL - Change of use from agricultural land to golf course; erection of golf club house with bar, restaurant, changing and pro shop facilities; incorporation of a water harvesting scheme for sustainable irrigation and an improved drainage system through the importation of recovered soils; upgraded practice facility including covered practice bays; and enhanced landscaping. Decision: Refused but allowed at appeal with conditions (March 2018).</p> <p>3/91/1068/OP - Change of use from agricultural land to golf course and outline application for golf club-house with bar, restaurant, changing and pro-shop facilities, storage and one staff dwelling - permission granted June 1997. Permission extended through several subsequent applications.</p>
Neighbouring uses	Golf course, allotments, woodland
<div>   </div>	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Medium Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Unknown - Grade 3 but unclear if 3a or Grade 3b.

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - The south western part of the site is within a Woodland Priority Habitat Network.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from London Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pedestrian access could be gained from London Road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - cycle access could be gained from London Road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - there is a Public Footpath which runs in a westerly direction from Hertford Heath village close to the southern boundary of site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No - adjacent to a TPO</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (local convenience store)	<400m	>1200m (Hertford East)	<400m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	400-800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - significant affect on the landscape of the Green Belt if developed although appropriate mitigation measures i.e. planting would mitigate this affect to some extent.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - visually sensitive views from the users of the PRow network, including the footpaths that pass to the south between Hertford Heath and Swallow Grove Farm.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land (Golf course)
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	This site is in the same ownership as 3-3
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable Unknown

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site outside and not connected to the built up area and settlement boundary. It forms part of a larger site with planning permission for a golf course, allowed at appeal in March 2018. Although the golf course itself has not been created, the last pre-commencement condition was discharged in September 2022. An earlier outline permission for a similar scheme was granted in June 1997 and subsequently extended on several occasions. There is a club house, car park, storage building and access road associated with this earlier permission just outside the site boundary. It is unclear if the site remains available for residential development.</p> <p>The site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land.</p> <p>Although there are no statutory and non-statutory environmental designations, the south western part of the site is within a Woodland Priority Habitat Network. There is a medium risk of the site being affected by surface water flooding.</p> <p>Access to the site can be gained from London Road - the current gateway and access road lie just outside the site boundary, but are understood to be in the same ownership and extension of the access road into the site should be possible.</p> <p>There is the potential for development of the site to have adverse impacts on landscape openness, and it could also have adverse impacts on visual amenity for users of the PRow network, including the footpaths that pass to the south between Hertford Heath and Swallow Grove Farm. As the site is separated from the built-up area, development would also have an adverse impact on settlement character and it would not represent a sustainable location for residential development.</p> <p>The site is therefore not suitable for development and not appropriate for allocation.</p>
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Site 3-3

Site Reference / Name	3-3
Site Address / Location	To the west of London Road, opposite Woodland Road
Gross Site Area (Hectares)	5.58
SHLAA/SHLAA Reference (if applicable)	SLAA-1
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	84 dwellings (proposed by landowner)
Site identification method / source	SLAA
Planning history	None to note
Neighbouring uses	Woodland, fields



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	Partly or adjacent - the site is adjacent to the Meadows East of Balls Wood.
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Medium Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Unknown - Grade 3 but unclear if 3a or Grade 3b.

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - The western and southern parts of the site are within a Woodland Priority Habitat Network.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from London Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pedestrian access could be gained from London Road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - cycle access could be gained from London Road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - group TPOs along eastern and northern boundaries.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (local convenience store)	<400m	>1200m (Hertford East)	400-1200m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	400-800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - Development of this site would not result in the loss of any valuable landscape features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - the site is somewhat enclosed but it has some intervisibility with the surrounding landscape. There are a number of residential properties in close proximity to the site on London Road although the gap between the site boundary and the road and the existing hedgerows provide some screening.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation



Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area - the site is separated from the main built-up area by London Road.
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	84 dwellings (proposed by landowner)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	This site is in the same ownership as 3-1
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable Unknown

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site adjacent to and connected to the existing built up area and settlement boundary.</p> <p>The site is Grade 3 Agricultural Land (good-moderate agricultural land). It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. Although there are no statutory environmental designations on the site, it is adjacent to the Meadows East of Balls Wood wildlife site. The western part of the site is within a Woodland Priority Habitat Network.</p> <p>There is a medium risk of the site being affected by surface water flooding.</p> <p>There are group TPOs along the northern and eastern boundaries of the site. Any development proposals should provide separation between the protected trees and development. The creation of a suitable access to the site from London Road has the potential for adverse impacts on the group TPO, as the current access is unlikely to be wide enough to accommodate vehicular traffic arising from development of the site.</p> <p>Although the impact of development on any landscape features would be limited due to the enclosed nature of the site, there is a degree of intervisibility with the surrounding landscape and potential for some impact on visual amenity from the PRoW in the adjacent field.</p> <p>Development of the site would also extend the settlement into open countryside west of London Road and have an impact on the character of the village. Although there is a small amount of residential development immediately south of the site, this is in the form of single roadside dwellings which have come forward on previously developed land.</p> <p>The site is therefore potentially suitable for development, subject to identified constraints being addressed, and potentially suitable for allocation.</p>
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Site 4-1

1. Site Details	
Site Reference / Name	4-1
Site Address / Location	To rear of HH Motors, west of Elbow Lane
Gross Site Area (Hectares)	0.07
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Brownfield - the site is used in connection with Hertford Heath Motors
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings (stated in Policy HH-H-5 of the draft NP)
Site identification method / source	Identified by neighbourhood planning group
Planning history	None to note on the site, but land immediately to the north was granted permission for 2 two-bed and 2 three-bed semi detached dwellings in August 2020 (3/20/1070/FUL).
Neighbouring uses	Fields, residential gardens
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	Partly or adjacent - the site is adjacent to the Meadows East of Balls Wood.
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Medium Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Unknown - Grade 3 but unclear if 3a or Grade 3b.

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - site is within a Woodland Priority Habitat Network.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Elbow Lane (single track road). The access road would need widening to accommodate development.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pedestrian access could be gained from Elbow Lane (single track road). The access road would need widening to accommodate development.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - cycle access could be gained from Elbow Lane (single track road). The access road would need widening to accommodate development.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No - group TPOs outside northern boundary (within Site 3-3).</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (local convenience store)	<400m	>1200m (Hertford East)	400-1200m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	400-800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity - Development of this site would not result in the loss of any valuable landscape features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is contained and development of one / two properties would not have an affect on important views.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area (a road is situated between the site and the built up area)
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2 dwellings (based on 30 dph)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	None to note.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable Unknown

Summary of justification for rating	<p>The site is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The site is a brownfield site and is used in connection with Hertford Heath Motors. It is entirely Grade 3 Agricultural Land (good-moderate agricultural land). It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. However, it is currently used for storage and is not in agricultural use.</p> <p>Although there are no statutory environmental designations, the site is adjacent to the Meadows East of Balls Wood wildlife site and is within a Woodland Priority Habitat Network. The site is adjacent to a group TPO which is just outside the south-eastern boundary. Any development proposals should provide separation between the protected trees and development. There is a medium risk of the site being affected by surface water flooding.</p> <p>Access (vehicular and pedestrian) could be gained from Elbow Lane, a single track lane which is believed to be in the same ownership. The access is capable of being widened to support development of the site. In common with the adjacent site, which was granted permission in August 2020 for four new homes (3/20/1070/FUL), it is likely that access rights along this byway would need to be established..</p> <p>The site is therefore potentially suitable for residential development, subject to provision of suitable access, and potentially suitable for allocation.</p>
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Site HH-H-3

1. Site Details	
Site Reference / Name	HH-H-3
Site Address / Location	Haileybury Site (Land to the east of the Roundings)
Gross Site Area (Hectares)	3.31
SHLAA/SHELAA Reference (if applicable)	SLAA-3
Existing land use	Part greenfield, part brownfield, part residential garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	84 (74 net additional dwellings) - proposed by site promoter
Site identification method / source	Identified by neighbourhood planning group
Planning history	None to note
Neighbouring uses	Residential, residential gardens, fields, woodland



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Partly or adjacent - site is adjacent to Hertford Heath SSSI.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Partly or adjacent - Hertford Heath SSSI is also a Herts and Middlesex Wildlife Trust nature reserve.</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium Risk - the site is generally located in an area of very low surface water flood risk with the dwellings located in this area. There is a strip at higher risk of surface water flooding near the eastern boundary.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Unknown - Grade 3 but unclear if 3a or Grade 3b.</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - majority of the site is within a Woodland Priority Habitat Network (High Spatial Priority). Site is adjacent to Priority Habitat Inventory - Deciduous Woodland and in close proximity to Ancient Woodland (High Wood).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from London Road via the garden of 'Rose Cottage. Alternative access could be secured from the Roundings, although this is a narrow private road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pedestrian access could be gained from London Road via the garden of Rose Cottage.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - cycle access could be gained from London Road via the garden of Rose Cottage</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No - group TPOs outside south-eastern boundary.</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - there is one veteran tree within the site.</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (local convenience store)	<400m	>1200m (Hertford East)	400-1200m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	>800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - Development of this site would not result in the loss of any valuable landscape features.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity - The containment provided by the surrounding blocks of woodland act as the principal restraint to potential visibility for the proposals. As a result of this, potential visibility is restricted to the immediate surrounding context of the site, including the adjacent fields and residential properties, with additional potential areas of visibility extending along London Road. Despite the site's relatively large size, due to its significant level of enclosure, visibility of the site from public locations is extremely limited. If allocated the development would need to ensure the views of White House are mitigated.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - site falls within the setting of three listed buildings: the White House, Rose Cottage, and the Highwood. The railings and garden gate outside Rose Cottage are also listed - it should be noted that the EHDC mapping of heritage assets shows these railings extending across the proposed site entrance, but it was observed on the site visit that they end immediately west of the proposed entrance. Development of the site has the potential to change the landscape setting of the location, including



2. Assessment of Suitability	
	through the suburbanisation of the woodland setting of key buildings associated with the White House. There are also potential impacts on the open setting to the south of Rose Cottage and Highwood, and the creation of access is would result in change to the immediate setting of Rose Cottage through the removal of part of its gardens. Appropriate mitigation, for example screening and landscaping, would need to be incorporated into any proposed development.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
Is the site in the Green Belt? <i>Yes / No / Unknown</i>	Yes
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i>	No
Are there any other relevant planning policies relating to the site?	No
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing built up area - part of the site is adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary (however main proposed site entrance does not meet the settlement boundary)
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	84 (74 net additional dwellings) - proposed by site promoter
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	None to note.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable Unknown

<p>Summary of justification for rating</p>	<p>The site is a mix of previously developed land, greenfield and residential gardens, adjacent to and connected to the existing built up area and settlement boundary.</p> <p>The site is entirely classified as Grade 3 Agricultural Land (good-moderate agricultural land), although approximately a third of the site is occupied by existing dwellings and gardens and are not in use for agriculture. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The greenfield part of the site is currently used for equestrian grazing.</p> <p>The site is adjacent to the Hertford Heath SSSI, which is also a Local Nature Reserve. Mitigation is likely to be required in development proposals to ensure that the adjacent SSSI is not impacted by development of the site. The majority of the site is within a Woodland Priority Habitat Network (High Spatial Priority), is adjacent to Priority Habitat Inventory - Deciduous Woodland, and in close proximity to Ancient Woodland (High Wood). The hedgerows and trees on site have the potential to support habitats, including dormice populations which have been identified in ecology report. The creation of access is likely to require the removal of hedgerows on the northern boundary, which has the potential for adverse impacts on habitats. There is one veteran tree within the site which should be protected.</p> <p>The site falls within the setting of three listed buildings: the White House, Rose Cottage, and Highwood. The railings and garden gate outside Rose Cottage are also listed - it should be noted that the EHDC mapping of heritage assets shows these railings extending across the proposed site entrance, but it was observed on the site visit that they end immediately west of the proposed entrance. Development of the site has the potential to change the setting of the listed buildings within the landscape, including through the suburbanisation of the woodland setting of key buildings associated with the White House. There are also potential impacts on the open setting to the south of Rose Cottage and Highwood, and the creation of access would result in change to the immediate setting of Rose Cottage through the removal of part of its gardens. Appropriate mitigation, for example screening and landscaping, would need to be incorporated into any proposed development to reduce the impact on the adjacent heritage assets. The potential heritage impact should be discussed with the heritage/conservation officer and Historic England.</p> <p>The site is generally located in an area of low surface water flood risk. However, there is a strip of land in the eastern section of the site which is at high risk of surface water flooding. Appropriate mitigation for flood risk should be incorporated in any development proposals.</p> <p>The proposed main access (vehicular and pedestrian) is from London Road via the garden of Rose Cottage. Mitigation measures and appropriate design should be put in place to reduce the impact of development on this formal garden space. There are mature trees immediately east of the proposed access, and the creation of safe</p>
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	<p>access with sufficient visibility should be discussed with the highways authority. Although alternative access could be established from The Roundings, this is a narrow private road which would not have sufficient capacity to serve development of the whole site.</p> <p>The site is potentially suitable for development, subject to creating a suitable vehicular and pedestrian access and mitigation of potential impacts on heritage assets, and potentially suitable for allocation.</p>
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Site SLAA-2

1. Site Details	
Site Reference / Name	SLAA-2
Site Address / Location	East and north over B1502 and Ware
Gross Site Area (Hectares)	70.38
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Not known
Site identification method / source	SLAA
Planning history	None to note
Neighbouring uses	Fields, woodland, residential, residential gardens
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - Southern part of the site is within a SSSI. South eastern section of the site there are two ancient woodlands - Much Wood and Leafy Oak Wood Ancient Woodland.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes / No</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Unknown – the majority of the site is within Grade 3 but it is unclear if this is 3a or 3b. A small section of the western and eastern part of the site is within non-agricultural land.</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - a small section of the southern part of the site is within a Woodland Priority Habitat Network (High Spatial Priority). Part of the site is in Priority Habitat Inventory - Deciduous Woodland</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping - undulating land which rises quite steeply in the direction of Hertford Heath and Downfield Road.</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access could be gained from Downfield Road, B1502 (Stanstead Road) or Hogs dell Lane</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pedestrian access could be gained from Downfield Road, B1502 (Stanstead Road) or Hogs dell Lane</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - cycle access could be gained from Downfield Road, B1502 (Stanstead Road) or Hogs dell Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes- PRoW runs through the site</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m (local convenience store)	400-1200m	>1200m (Hertford East)	400-1200m (Hertford Heath Primary and Nursery School)	1600-3900m (Simon Balle School)	>800m (Hertford Heath Park)	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

High sensitivity - if the whole site is developed then the landscape impact on the Green Belt would be significant.

Is the site low, medium or high sensitivity in terms of visual amenity?

- Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site is visually open and has high intervisibility with the surrounding landscape, and it would adversely impact any recognised views. The site west of Downfield Road is on high ground and is steeply sloping passed the farm. The farm can be seen from Stanstead Road which would mean development of the site east of Downfield Road would not be suitable..

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Limited or no impact or no requirement for mitigation

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	No
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area - part of the site is adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary (small part of the site is within the settlement boundary)
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Development proposed east of Hogsdel Lane (1.38ha) - south western section of SLAA site: 22 dwellings (based on 30 dph)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	None to note.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable Unknown

<p>Summary of justification for rating</p>	<p>The site is a large, predominantly greenfield, site located to the north/north-east of Hertford Heath. Part of the site is adjacent to and connected to the existing built-up area and settlement boundary.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is Grade 3a or Grade 3b, but it is currently in active agricultural use and development may result in the loss of the Best and most Agricultural Land.</p> <p>Part of the site (east of Downfield Road) is steeply sloping, with undulating land which rises quite steeply from the A10 in the east towards Hertford Heath.</p> <p>The southern part of the site is within a SSSI and there are two Ancient Woodlands – Much Wood and Leafy Oak Wood Ancient Woodland in the south-eastern corner of the site. A small section of the southern part of the site is within a Woodland Priority Habitat Network (High Spatial Priority) and part of the site is in Priority Habitat Inventory - Deciduous Woodland.</p> <p>There is a medium risk of the site being affected by surface water flooding.</p> <p>There are a number of potential access points from Downfield Road, the B1502 (Stanstead Road) and Hogsdell Lane.</p> <p>There are likely to be significant landscape impacts if the site were developed in its entirety, with consequential impacts on landscape openness and a closure of the gap between Hertford Heath and Hertford. The site is visually open and has high intervisibility with the surrounding landscape, with long range views from the north and east.</p> <p>The site east of Downfield Road is on high ground and falls away sharply immediately east of the dairy farm.</p> <p>From Stanstead Road, the site forms an important part of the rural setting to Hertford Heath and any development of this part of the site would be extremely prominent, with significant adverse impacts on visual amenity, including for users of the PRow which runs east from Downfield Road. West of Downfield Road, the site falls away to the north and the majority of this part of the site is also exposed to long range views, with Hertford being clearly visible in the distance.</p> <p>Due to the high visual and landscape sensitivity, the only part of the site that would be suitable for allocation is the small field immediately north of Barclay Close, bounded by Hogsdell Lane to the west and a covered reservoir to the east. This is an enclosed field of approx. 1.38ha, which does not feature in long range views and could accommodate a limited amount of development that relates well to the settlement.</p> <p>Although access could be established from Hogsdell Lane, this is a narrow road which cannot accommodate two-way traffic north of Barclay Close and may require widening to serve development of the site. The creation of suitable access should be discussed with the highways authority.</p> <p>The site is therefore potentially suitable for partial development, subject to the creation of suitable access from Hogsdell Lane, and potentially suitable for partial allocation.</p>
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