

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL205

Site location / address:

Address	Land at Town Farm	Post Code	EN6 3PS
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	2.18	Current Use	Redundant agricultural land, farm house, agricultural storage and scrubland. The land is vacant.
----------------------------	------	--------------------	--

Surrounding area:

Neighbouring land uses	Arable farmland to the north and east. Residential properties, Black Horse PH and Blackhorse Lane to the west. To the south runs Catherine Bourne brook, the other side of which are residential properties in Brookside.		
Character of surrounding area – landscape, townscape	This is a rural, edge of village location where the village merges into open fields and farm houses.		
Could this site be joined to another to form a larger site?	Yes – this site, adjoining land to the east and land across the road to the west (including HEL228a and HEL228b) and south west are covered by the larger HEL385. The site forms part of the larger HEL385a which has been re-submitted to the 2022 Call for Sites.		
If yes, give details of adjoining site including site reference if applicable	HEL385, HEL228a and HEL228b		

Planning status:

Relevant Planning history	TP/96/0831 Change of use and minor external alterations to agricultural barn to use for swimming facilities for rehabilitation of dogs (REFUSED); TP/72/1672 Residential development (REFUSED)
----------------------------------	---

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type :

Green Belt	PDL
Yes	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	Yes

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	2.99
Floodzone 3	40.52
Surface Water Flooding Low Risk	53.33
Surface Water Flooding Medium Risk	29.07
Surface Water Flooding High Risk	16.32
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
42	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-26	Fail	0	3	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low - Medium	Low - Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	Promoter indicated no known contamination issues – very minor risk of low level associated with previous agricultural use although existing farm buildings have asbestos roofing.
Are there any access difficulties?	Blackhorse Lane is narrow and subject to surface water flooding. An assessment of its suitability to accommodate additional vehicle movements would also be required.
Is topography a constraint?	Rising topography to the north of the site
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Promoter indicates the site is within SSSI Impact Zone and Northern Thames Basin National Character Area. Significant proportion of the site is within flood plain and is also subject to surface water flood risk.
Is the Site suitable for the proposed use?	Yes, notwithstanding green belt designation. However flood risk, heritage and access issues may affect suitability.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Promoter indicates the site is within SSSI Impact Zone and Northern Thames Basin National Character Area. Access and flood risk will require further investigation and may reduce or preclude development. Sequential Test and Exception Tests would need to be passed in relation to flood risk.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Medium	Key village

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.64	30dph	40dph
	66	88

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:66</p> <p>Delivery in 1-5 years 66</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:88</p> <p>Delivery in 1-5 years 88</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
---	--

Conclusion:

Is the site suitable, achievable and available?	<p>The site is within the Green Belt. The adjoining Pub is listed and Town Farm within the site is locally listed. Town Farm is within FZ3. The site is part of the wider HEL385a.</p> <p>The site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.</p> <p>Access would be onto Blackhorse Lane which is narrow and subject to surface water flooding; an assessment of its suitability to accommodate additional vehicle movements would also be required.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets green belt purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. It did not recommend that it be considered further.</p> <p>Development of any non-agricultural PDL part of the site may be suitable for development subject to passing the NPPF openness test. This could amount to three</p>
--	---

dwelling but would also be subject to an acceptable impact on the locally listed building and flood risk considerations.

Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable available and achievable, although this would require satisfactory resolution of access, flood and heritage issues. The extent of flood risk across the site would indicate, however, that the site may be unsuitable for development.

Capacity following any Green Belt review, passing of flood risk sequential test/exception test and change to policy framework at 30dph baseline:66

Capacity following any Green Belt review, passing of flood risk sequential test/exception test and change to policy framework at 40dph baseline with increased density multipliers:88

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL228a

Site location / address:

Address	St Albans Road, South Mimms	Post Code	EN6 3PS
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	1.06	Current Use	Vacant field, area of tree cover in one part and also along the Catharine Bourne brook which runs along the northern edge of the site.
----------------------------	------	--------------------	--

Surrounding area:

Neighbouring land uses	Catharine Bourne and site HEL228b (agriculture) to the north. Residential the east.. To the west on the south side of St Albans Road the land is open fields in agricultural use (arable).		
Character of surrounding area – landscape, townscape	This is an edge of settlement location where the northern edge of South Mimms meets open countryside. There are long views across the area. The nearby motorway and traffic on the B556 introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	Yes – the Call for Sites submission anticipates development of this site in conjunction with HEL228b. This site, adjoining land to the east and land across the road to the west and south west were covered by the original (larger) HEL385 submission.		
If yes, give details of adjoining site including site reference if applicable	HEL228b and HEL385		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type :

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	4.88
Floodzone 3	52.81
Surface Water Flooding Low Risk	70
Surface Water Flooding Medium Risk	46.38
Surface Water Flooding High Risk	29.24
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
42	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-25	Fail	0	1	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low - Medium	Low - Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No. Note that chalk caverns were found underground during the construction of the nearby motorway.
Are there any access difficulties?	The site adjoins St Albans Road, but some of its frontage is in the Flood Zone, potentially affecting location of access. Access outside flood zone 3 would need to be provided
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Locally listed The Old Police Station close to SE corner of the site. Small copse fronts St Albans Road – loss could potentially need to be compensated for. Within Impact Risk Zone of Redwell Wood SSSI.
Is the Site suitable for the proposed use?	Potentially, notwithstanding green belt designation. However a large part of the site lies within FZ3.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable in conjunction with site HEL228b. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
--------------------------------	--

Overcoming Constraints

What would be needed to overcome constraints?	Small copse fronts St Albans Road – loss could potentially need to be compensated for with replacement planting. Within Impact Risk Zone of Redwell Wood SSSI. Sequential and exception tests for flood risk would need to be passed and large parts of the site would likely be required to be excluded from the developable area. Safe vehicular access required.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	High	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.48	30dph	40dph
	26	36

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:26</p> <p>Delivery in 1-5 years 26</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:36</p> <p>Delivery in 1-5 years 36</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
---	--

Conclusion:

Is the site suitable, achievable and available?	<p>The site is within the Green Belt and close to heritage assets in South Mimms village. A copse covers part of the site. Access would be directly onto St Albans Road and would need to take account of areas of flood risk and, potentially, ecological considerations, although land west of St Albans Road has been identified for BNG.</p> <p>The site has a significant level of flood risk (including some frontage to St Albans Road) and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets green belt purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. It did not recommend that it be considered further.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable and available, and achievable in conjunction with HEL228b.</p>
--	---

This would however be subject to acceptable access and flood risk solutions, although development is not proposed within the Catharine Bourne flood plain. The applicant indicates that LLFA does not object to a site allocation. However, the extent of flood risk across the site would indicate that the site may be unsuitable for development, particularly in isolation from HEL228b.

The copse's ecological value also needs to be assessed to establish whether it needs to be retained, although a site to the south of St Albans Road is identified in the site submission as a potential site for BNG.

Capacity following any Green Belt review, passing of flood risk sequential test/exception test and change to policy framework at 30dph baseline:26

Capacity following any Green Belt review, passing of flood risk sequential test/exception test and change to policy framework at 40dph baseline with increased density multipliers:36

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL228b

Site location / address:

Address	St Albans Road, South Mimms	Post Code	EN6 3PS
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	4.20	Current Use	Agriculture
----------------------------	------	--------------------	-------------

Surrounding area:

Neighbouring land uses	The site abuts residential development in the south east corner, and Catharine Bourne and site 228a to the south. The remaining boundaries adjoin open countryside in agricultural (arable) use.		
Character of surrounding area – landscape, townscape	This is an edge of settlement location where the northern edge of South Mimms meets open countryside. There are long views across the area. The nearby motorway and traffic on B556 introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	Yes - the adjoining land to the south has also been submitted to the Call for Sites (HEL228a) and the promoter anticipates development of the two sites in conjunction with each other. Part of HEL385 lies to the north.		
If yes, give details of adjoining site including site reference if applicable	HEL228a, HEL385		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0.81
Floodzone 3	17.84
Surface Water Flooding Low Risk	37.22
Surface Water Flooding Medium Risk	13.61
Surface Water Flooding High Risk	11.01
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
42	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-25	Fail	0	1	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low - Medium	Low - Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No. Note that chalk caverns were found underground during the construction of the nearby motorway.
Are there any access difficulties?	No, although secondary access proposed onto Blackhorse Lane may be unacceptable.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Listed Black Horse PH and locally listed Town Farm House are close to SE boundary.
Is the Site suitable for the proposed use?	Yes, notwithstanding green belt designation. However the southern part of the site lies within FZ3, albeit a lower proportion than the adjacent site promoted to the south.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Sequential and exception tests for flood risk would need to be passed and some significant parts of the site would likely be required to be excluded from the developable area. Listed Black Horse PH and locally listed Town Farm House are close to SE boundary.
--	--

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Medium	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
2.64	30dph	40dph
	103	137

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:103</p> <p>Delivery in 1-5 years 103</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:137</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 27</p> <p>Delivery in 11-15 years 0</p>
---	---

Conclusion:

Is the site suitable, achievable and available?	<p>The site is within the Green Belt. It has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.</p> <p>Flood risk exists particularly at the southern end and along the St Albans Road frontage. Access would be directly onto St Albans Road and would need to take account of areas of flood risk.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 3 (countryside protection). The independent Stage 2 Green Belt assessment identified that the sub-area meets green belt purpose assessment criteria strongly.</p> <p>The sub-area within which the site is located makes an important contribution to the wider strategic Green Belt. The Stage 2 Green Belt assessment did not recommend that it be considered further.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here and subject to passing of flood risk sequential test/exception test, the site could be suitable, available and achievable.</p>
--	--

This would however be subject to acceptable access and flood risk solutions. Development is not proposed within the Catharine Bourne flood plain. The applicant indicates that LLFA does not object to a site allocation.

The submission anticipates development in conjunction with HEL228a. A site to the south of St Albans Road is identified in the submission as a potential site for BNG.

Capacity following any Green Belt review and and change to policy framework, subject to passing of flood risk sequential test/exception test, at 30dph baseline:103

Capacity following any Green Belt review and change to policy framework, subject to passing of flood risk sequential test/exception test, at 40dph baseline with increased density multipliers:137

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL320

Site location / address:

Address	Land Formerly Part of Earl and Cross Keys Farm, (north site)	Post Code	EN6 3NT
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	1.82	Current Use	Agricultural, short term tenancy
------------------------	------	--------------------	----------------------------------

Surrounding area:

Neighbouring land uses	Residential to north, roads to west and south, farmland to east		
Character of surrounding area – landscape, townscape	Outer edge of South Mimms village leading out into farmland. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	Possibly in conjunction with part of site to the south (HEL321). Site is also close (but not directly joined) to HEL385.		
If yes, give details of adjoining site including site reference if applicable	HEL321 in same ownership. Northern part of HEL321 could possibly be developed alongside HEL320.		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	4.46
Surface Water Flooding Medium Risk	1.18
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
42	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-19	Fail	0	0	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but western part makes a less important contribution to the wider strategic Green Belt. Western part is recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low - Medium	Low - Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No existing access, but access could be taken off Cecil Road.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	SW corner of site close to Church Of St Giles, Blanche Lane grade I listed, Brewers Almshouses grade II and The White Hart PH grade II and Area of Archaeological Interest.
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	SW corner of site close to Church Of St Giles, Blanche Lane grade I listed, Brewers Almshouses grade II and The White Hart PH grade II and Area of archaeological interest.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	High	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.55	30dph	40dph
	84	118

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:84</p> <p>Delivery in 1-5 years 60</p> <p>Delivery in 6-10 years 24</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:118</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 8</p> <p>Delivery in 11-15 years 0</p>
---	---

Conclusion:

Is the site suitable, achievable and available?	<p>The site is in the Green Belt, close to listed buildings and partially in the Conservation Area.</p> <p>The site has a measurable, but relatively low, level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>There are no other known constraints provided safe access can be provided onto Cecil Road.</p> <p>The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 3 (countryside protection).</p> <p>However the independent Stage 2 Green Belt assessment recommended that part of the sub-area within which the site is located meets purpose assessment criteria moderately and could be considered further.</p> <p>Under the current policy framework, the site would not be suitable for development as it is located within the Green Belt. However, were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site could be</p>
--	---

suitable, available and achievable This would be subject to acceptable flood and access solutions and heritage impact.

Capacity following any Green Belt review and change to policy framework at 30dph baseline:84

Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:118

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL321

Site location / address:

Address	Land Formerly Part of Earl and Cross Keys Farm (south site)	Post Code	EN6 3PW
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	6.18	Current Use	Agricultural, short term tenancy
------------------------	------	--------------------	----------------------------------

Surrounding area:

Neighbouring land uses	Road to the north and west, farmland to the east. There is a pocket of residential development to the south west. A1M to the south east.		
Character of surrounding area – landscape, townscape	Outer edge of South Mimms village leading out into farmland. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	Northern part could possibly be developed perhaps alongside HEL320. Southern part of HEL321 is more detached. The southern part of the site adjoins HEL504 to the west		
If yes, give details of adjoining site including site reference if applicable	HEL320 across Cecil Road to the north of HEL321. HEL504 to west.		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	11.72
Surface Water Flooding Medium Risk	3.97
Surface Water Flooding High Risk	2.57
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-20	Fail	0	0	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but western part makes a less important contribution to the wider strategic Green Belt. Western part is recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

development/ smaller flats							
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low-Medium	Low-Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Not to northern part of site. Southern part has no road frontage.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No, however southern part of site immediately adjoins the A1(M)
Are there any other environmental constraints?	Locally listed properties in St Giles Ave. Close to Grade I Church of St Giles. Local wildlife site 'Meadow by St Albans Road' adjoins the southern part of site. Part of the site is identified at low risk of surface water flooding.
Is the Site suitable for the proposed use?	Yes, the northern part of the site would be suitable notwithstanding Green Belt designation.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
-------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Locally listed properties in St Giles Ave. Close to Grade I Church of St Giles. Local wildlife site 'Meadow by St Albans Road' adjoins the southern part of site. Any constraints could be overcome at application stage although the southern part of the site may not be suitable from the point of view of access and proximity to the A1(M)
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	High	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
4.64	30dph	40dph
	250	352

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:250</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 140</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:352</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 242</p> <p>Delivery in 11-15 years 0</p>
---	--

Conclusion:

Is the site suitable, achievable and available?	<p>The site is in the Green Belt and partially in the Conservation Area. There are listed buildings close by.</p> <p>The site has a measurable level of flood risk primarily at the NE corner, and some to the east of the southern part of the site. It will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>There are no other known constraints in the northern part provided safe access can be provided onto Cecil Road or St Albans Road.</p> <p>The southern part of the site has more limited access options (although it does adjoin HEL504 which has frontage to St Albans Road but is in separate ownership) and immediately adjoins the A1(M).</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p>
--	---

	<p>The independent Stage 2 Green Belt assessment identified that the sub-area meets Purpose criteria moderately. It recommended that the northern part of the site could be considered further.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site could be suitable, available and achievable. This would be subject to acceptable access solutions and heritage impact.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:250</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:352</p> <p>Were only the 3.9ha northern part of the site to be brought forward and following any Green Belt review and change to policy framework, the potential capacity would be 158/222 at 30dph/40dph baseline.</p>
--	---

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL504

Site location / address:

Address	East of St Albans Road	Post Code	EN6 3PW
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	1.31	Current Use	Open land - grass and trees
----------------------------	------	--------------------	-----------------------------

Surrounding area:

Neighbouring land uses	Residential to the north, farmland to south and east, St Albans Road to west.		
Character of surrounding area – landscape, townscape	Relatively detached from main part of South Mimms village leading out into open farmland. Although essentially rural in character the proximity of the A1(M), M25, and traffic on the B556 through the area introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	Yes		
If yes, give details of adjoining site including site reference if applicable	Site adjoins southern part of HEL321 (but separate ownership)		

Planning status:

Relevant Planning history	TP/77/6268 Infilling of depression APPROVED TP/77/0170 Retention of replacement field gates APPROVED
----------------------------------	---

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	7.94
Surface Water Flooding Medium Risk	0.22
Surface Water Flooding High Risk	0.21
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-20	Fail	0	0	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but western part makes a less important contribution to the wider strategic Green Belt. Western part is recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

development/ smaller flats							
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Commercial yard immediately to the south for which enforcement notice was recently quashed at appeal. Site is also quite close to A1(M)
Are there any other environmental constraints?	Site is 'Meadow by St Albans Road' Local Wildlife Site. Locally listed buildings in St Giles Ave and St Albans Road immediately north of the site.
Is the Site suitable for the proposed use?	A re-assessment of the value of it as a Local Wildlife Site would be required and the proximity of the commercial use to the south, may preclude residential development to the north.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
-------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Reassessment of value of LWS. Locally listed buildings in St Giles Ave and St Albans Road immediately north of the site. Would need to demonstrate that the agent of change principle can be met through introduction of residential use given commercial activity to the south.
--	--

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Medium	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.11	30dph	40dph
	43	58

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline: 43</p> <p>Delivery in 1-5 years 43</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers: 0</p> <p>Delivery in 1-5 years 58</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
---	---

Conclusion:

Is the site suitable, achievable and available?	<p>The site is within the Green Belt and lies immediately adjacent to the Conservation Area and locally listed buildings. The main constraints are that (a) it is a Local Wildlife Site and (b) the commercial yard immediately south of the site.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Access would most likely be onto St Albans Road and would need to avoid any flood risk areas, although this should not be a problem.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets Green Belt purpose assessment criteria moderately, but the western part makes a less important contribution to the wider strategic Green Belt.</p> <p>The western part of the sub-area is recommended for further consideration but this does not cover the area in which the site is located.</p>
--	--

No evidence has been submitted which would indicate that the Local Wildlife designation is no longer merited and on that basis, the site is considered unsuitable for development. Furthermore, the proximity of the commercial yard immediate to the south of the site, for which an enforcement notice was recently quashed at appeal, presents challenges in terms of introducing a residential use to the north under the agent of change principle.

Capacity following any Green Belt review and change to policy framework at 30dph baseline:0

Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:0

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL516

Site location / address:

Address	South of Greyhound Lane	Post Code	EN6 3PA
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	12.30	Current Use	Residential, paddock, scrubland
----------------------------	-------	--------------------	---------------------------------

Surrounding area:

Neighbouring land uses	Residential to the north, residential and M25 to the west, M25 junction to the south east, A1M to south east, field and sports ground to the north east.		
Character of surrounding area – landscape, townscape	The site lies between the edge of South Mimms village and the A1(M) / M25 to the south. The motorways and South Mimms services to the east are urbanising influences and South Mimms village is quite dispersed, but the character is still predominantly rural.		
Could this site be joined to another to form a larger site?	No. It is separated from an adjoining site by Blanche Lane		
If yes, give details of adjoining site including site reference if applicable	HEL902		

Planning status:

Relevant Planning history	TP/93/0659 Demolition of existing house and outbuildings and erection of 4 bedroom detached house and detached double garage (GRANTED); TP/96/0009 change of use of the land to use for the open storage of materials (APPEAL DISMISSED);
----------------------------------	--

Use(s) proposed by owner/developer:

Proposed Development Type
Residential, Open Space and Community Uses

Location type:

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5.87
Surface Water Flooding Medium Risk	1.07
Surface Water Flooding High Risk	0.35
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-22	Fail	0	0	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	The only points at which the site adjoins a highway onto which access could potentially be taken are on Greyhound Lane. At the north east corner of the site this would require access to be taken through the Local Wildlife Site; further south access would need to be taken through the current Oak Farm.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Two of the four sides are bounded by M25 and A1(M)
Are there any other environmental constraints?	Northern part of site is designated Local Wildlife Site 'Grassland W of Greyhound Lane'. Cedar House Grade II listed adjoins north west boundary of site. Conservation Area overlaps the east corner of the site and adjoins its east and north sides.
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services, and suitable access can be provided.

Site Availability:

Has the owner said the site is available?	Partly. Area around Ludlow's Lake not owned by promoter	Is there developer interest?	Yes
Ownership constraints?	Part of site not under control of promoter		
Is the Site available?	Partly		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Northern part of site is designated Local Wildlife Site 'Grassland W of Greyhound Lane'. Cedar House Grade II listed adjoins north west boundary of site. Conservation Area overlaps the east corner of the site and adjoins its east and north sides. Provision of suitable access and resolution of any ownership issues required. Assessment and provision of infrastructure required to meet needs arising from increased housing provision in South Mimms also needed.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Medium	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
8.00	30dph	40dph
	312	416

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:312</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 202</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:416</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 275</p> <p>Delivery in 11-15 years 31</p>
---	---

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is partially covered by a LWS and South Mimms Conservation Area designations, and close to two motorways which would require consideration of measures to minimise noise and air pollution impacts.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Suitable access has not been demonstrated and may be difficult given the limited road frontage together with the location of the LWS. The capacity of Greyhound Lane to take additional traffic also needs to be demonstrated.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. It recommended it for further consideration.</p> <p>The site contains a limited amount of PDL. Development of the PDL parts of the site may be suitable for development subject to passing the NPPF openness test. This could amount to 10 dwellings.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable, although this would require the provision of satisfactory access. It would also require noise/air quality issues to be examined and if necessary mitigated, and an acceptable impact on the LWS and Conservation Area. Part of the site is not under the control of the promoter so it is not known whether the whole site would be available.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:312</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:416</p>
---	---

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL902

Site location / address:

Address	Land South of Blanche Lane	Post Code	EN6 3NZ
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	1.74	Current Use	Grass and woodland, house and garden
----------------------------	------	--------------------	--------------------------------------

Surrounding area:

Neighbouring land uses	Residential to north, Blanche Lane and residential to east, cattery and other commercial to south, M25 to west.		
Character of surrounding area – landscape, townscape	The site lies between the edge of South Mimms village and the A1(M) / M25 to the south. The residential properties and other dispersed buildings, and the motorways and South Mimms services to the east are urbanising influences.		
Could this site be joined to another to form a larger site?	It is separated from an adjoining site by Blanche Lane.		
If yes, give details of adjoining site including site reference if applicable	HEL516		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	PDL
Yes	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	Yes	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0.26
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-22	Fail	0	0	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	-N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Would require demolition of house, use of existing access to residential and commercial properties (very narrow section of Blanche Lane) or access through gap between existing houses.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	M25 adjacent to site although at lower level.
Are there any other environmental constraints?	Adjacent to 31 and 33 Blanche Lane which are locally listed and Mymysmead at 49 Blanche Lane which is Grade II Listed. Adjoins archaeological area.
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services, and suitable access can be provided.

Site Availability:

Has the owner said the site is available?	Not Known	Is there developer interest?	Not Known
Ownership constraints?	Not known		
Is the Site available?	Not Known		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Adjacent to 31 and 33 Blanche Lane which are locally listed and Mymsmead at 49 Blanche Lane which is Grade II Listed. Adjoins archaeological area. Provision of suitable access and mitigation of M25 impacts required.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Key villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.48	30dph	40dph
	53	71

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:53</p> <p>Delivery in 1-5 years 53</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:71</p> <p>Delivery in 1-5 years 60</p> <p>Delivery in 6-10 years 11</p> <p>Delivery in 11-15 years 0</p>
---	---

Conclusion:

Is the site suitable, achievable and available?	<p>The site is in the Green Belt and bounded on the west by the M25, albeit the motorway is at a lower level. The northern part is in the Conservation Area and other heritage assets are close by.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>Access remains to be resolved; several options have been identified but the acceptability of any are not yet established.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. It is recommended for further consideration.</p>
--	--

The site contains a limited amount of PDL – this is one house which would provide access to Blanche Lane if demolished. It may be suitable for development subject to passing the NPPF openness test but could only amount to 1 (replacement) dwelling.

Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable, although this would require the provision of satisfactory access, and achievable. It is assumed, although not clear from information submitted, that the site would be available.

Capacity following any Green Belt review and change to policy framework at 30dph baseline:53

Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:71

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1035-22

Site location / address:

Address	The White Hart, St Albans Road	Post Code	EN6 3PJ
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	0.27	Current Use	Vacant public house
------------------------	------	--------------------	---------------------

Surrounding area:

Neighbouring land uses	Blanche Lane/B556 junction and northern part of South Mimms village to the north. Blanche Lane and open arable fields to the west. St Giles church and grounds to the south B556, northern part of South Mimms village and open arable fields to the east.		
Character of surrounding area – landscape, townscape	The site is located in the centre of South Mimms village which lies within attractive rolling countryside characterised by fields of varying sizes and isolated buildings. It is heavily influenced visibly and audibly by the proximity of the M25 and B556 which carries traffic to and from the strategic road network through the village. The historic centre of the village focussed along Blanche Lane and Blackhorse Lane is a designated Conservation Area, with St Giles church a particular landmark.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	TP/07/0841 Erection of a single storey front pergola. REFUSED TP/99/0561 Internal alterations to convert existing first floor function room into staff accommodation. GRANTED TP/99/0205 and 0206, Demolition of existing single storey rear element and erection of new single storey rear extension, external fire escape, steps to garden area and internal alterations GRANTED TP/76/0279 and 0280 Single and two storey extensions GRANTED
----------------------------------	--

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	Yes
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-21	Fail	0	0	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No there is existing access from the former pub car park onto the B556
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	Adjoins TPO in church grounds
Is the Site suitable for the proposed use?	Yes subject to acceptable impact on Conservation Area, listed buildings within and adjoining the site and on openness of the Green Belt.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	None.		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable although the listed status of the building may impact this. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Adjoins TPO in church grounds. Building is listed.
--	--

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Medium	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.27	30dph	40dph
	11	14

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:11</p> <p>Delivery in 1-5 years 11</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:14</p> <p>Delivery in 1-5 years 14</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
--	--

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is within the Green Belt and Conservation Area. The former Pub within the site is listed, as are other buildings close by.</p> <p>There is an existing access onto the B556. The site has no flood risk and so this is not a constraint to development.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. It recommended it for further consideration.</p> <p>Development of the PDL part of the site may be suitable for development subject to passing the NPPF openness test. However the capacity is also limited by the listed status of the former pub. This could amount to 9 dwellings.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable, available and achievable although this would again be limited by heritage considerations.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:11</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:14</p>
---	--

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-0173-22

Site location / address:

Address	Land at Greyhound Lane, South Mimms	Post Code	EN6 3PZ
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	2.46	Current Use	Part vacant, part horse grazing
----------------------------	------	--------------------	---------------------------------

Surrounding area:

Neighbouring land uses	Open space, play area and primary school to north, B556 St Albans Road and residential to east, Field/woodland to south, Greyhound Lane, residential and woodland to west		
Character of surrounding area – landscape, townscape	The site lies on the eastern edge of South Mimms village, within the green belt and South Mimms Conservation Area. The area is essentially rural in character comprising arable farmland and wooded areas. The A1M, M25 and South Mimms services however introduce a more urban influence.		
Could this site be joined to another to form a larger site?	Possibly		
If yes, give details of adjoining site including site reference if applicable	This site forms part of the previously promoted larger parcel of land HEL173. It comprises the northern part of this larger area. It could therefore be joined with the remainder of the original HEL173 (if available) to form a larger site.		

Planning status:

Relevant Planning history	None.
----------------------------------	-------

Use(s) proposed by owner/developer:

Proposed Development Type
Residential, Employment, Open space, Retail and Business Units, School Parking

Location type:

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	7.97
Surface Water Flooding Medium Risk	3.8
Surface Water Flooding High Risk	3.18
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-21	Fail	0	0	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Although there is no current road access to the site there are frontages to St Albans Road and Greyhound Lane. Greyhound Lane carriageway is relatively narrow (around 5m wide in places). Two access points onto St Albans Road are proposed.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	LWS Grassland west of Greyhound Lane and LWS Meadow by St Albans Road lie on either side of site.
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Not stated. Promoter is not the owner.	Is there developer interest?	Yes, in the residential aspect of the proposed development
Ownership constraints?	No		
Is the Site available?	Assumed to be available as promoter indicates development anticipated within 5 years and site is partly vacant, partly held on short term lease for grazing.		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable, although the . This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken. The promoter indicates the parking for the school may be subject to viability
--------------------------------	--

Overcoming Constraints

What would be needed to overcome constraints?	LWS Grassland west of Greyhound Lane and LWS Meadow by St Albans Road lie on either side of site.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.low	Low	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.84	30dph	40dph
	64	85

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:64</p> <p>Delivery in 1-5 years 60</p> <p>Delivery in 6-10 years 4</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:85</p> <p>Delivery in 1-5 years 60</p> <p>Delivery in 6-10 years 25</p> <p>Delivery in 11-15 years 0</p>
---	---

Conclusion:

Is the site suitable, achievable and available?	<p>The site is within the Green Belt and Conservation Area, with listed buildings close by. Access onto the B556 should be possible.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. It recommended it for further consideration.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable subject to mitigating any risk from surface water flooding and heritage considerations.</p> <p>It can be assumed that the site is available for development although the precise quantum and viability of any retail offer is unclear; an overall total of 2,000 sq m of 'small,</p>
--	---

flexible units for uses including retail, office and light industrial purposes' has been suggested by the promoter.

Capacity following any Green Belt review and change to policy framework at 30dph baseline:64

Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:85

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL254/255

Site location / address:

Address	Land r/o Altus, 4 Blanche Lane, South Mimms	Post Code	EN6 3PG
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	1.63	Current Use	Equestrian
------------------------	------	--------------------	------------

Surrounding area:

Neighbouring land uses	Residential and gardens to the south, Residential, gardens and paddock to the east. Agricultural/arable to the north. M25 to the west, screened by dense vegetation.		
Character of surrounding area – landscape, townscape	The site lies on the western edge of South Mimms village, between the edge of the village and the M25 to the west, close to the historic core of the village. The area's overall character is that of a historic village within a rural agricultural setting; it is however crossed by both the M25 and A1(M) which introduce an urban influence.		
Could this site be joined to another to form a larger site?	Yes		
If yes, give details of adjoining site including site reference if applicable	HEL-385 Popes Farm promoted by HCC to the north of the site.		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	15.5 (% of western part of site – previously HEL255)
Surface Water Flooding Medium Risk	3.2 (% of western part of site – previously HEL255)
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-23	Fail	0	0	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

development/ smaller flats							
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None noted. An existing foul drain runs across the site and will need to be diverted.
Are there any access difficulties?	The existing access has a relatively narrow junction and requires improvements to widen the junction and improve the visibility splays. The access through from the site to the Blanche Lane highway is not included within the site boundary, although it is understood to be in the same ownership as the adjoining part of the site.
Is topography a constraint?	Not a major constraint but relationship to adjoining motorway and change in levels will need to be considered
Are there any existing 'bad neighbours'?	Motorway adjoins the site to the west which is a constraint but should not make the site wholly undevelopable.
Are there any other environmental constraints?	Potential noise and air quality related to adjoining motorway
Is the Site suitable for the proposed use?	Yes notwithstanding green belt designation and subject to appropriate mitigation related to impacts of adjoining motorway.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure
-------------------------	---

	requirements (over and above CIL) may require additional viability work to be undertaken.
--	---

Overcoming Constraints

What would be needed to overcome constraints?	Potential noise and air quality related to adjoining motorway
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	Low	Low	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.39	30dph	40dph
	54	72

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:54</p> <p>Delivery in 1-5 years 54</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:72</p> <p>Delivery in 1-5 years 72</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
---	--

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is within the Green Belt and immediately adjoins the Conservation Area, with listed buildings close by.</p> <p>Access onto Blanche Lane should be possible although the access is not included in the site plan. The site has no flood risk and so this is not a constraint to development.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets Purpose assessment criteria moderately, and makes a less important contribution to the wider strategic Green Belt. It is recommended for further consideration.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site would be suitable for development subject to mitigating any impacts from the adjoining motorway and provision of suitable access.</p> <p>The site was previously promoted for development by the two landowners and further feasibility work has subsequently been undertaken by agents working for the developer who now has an option on the land.</p> <p>It can therefore be assumed that the site is available for development and would be achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:54</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:72</p>
---	--

DRAFT

Site location / address:

Address	Popes Farm, South Mimms	Post Code	EN6 3PD
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	21.73	Current Use	Agricultural
------------------------	-------	--------------------	--------------

Surrounding area:

Neighbouring land uses	Catharine Bourne stream and field to the north B556 to the north east. Blanche Lane and residential properties, community uses and other premises in South Mimms village centre to the east. Paddocks, residential properties and gardens to the south. M25 and balancing ponds associated with the M25 drainage system to the west.		
Character of surrounding area – landscape, townscape	Generally attractive, open rolling landscape featuring varying sized fields with isolated buildings, extending to the north and west, with views into the village when approached from the west along the B556; to the south and east lies the built up part of South Mimms village. The adjoining M25, and the B556 which runs along the east side of the site bring a more urban influence. There are long views of the site and South Mimms across the area.		
Could this site be joined to another to form a larger site?	Yes		
If yes, give details of adjoining site including site reference if applicable	HEL-0254/255. HEL228a, HEL228b, HEL385b on opposite side of St Albans Road.		

Planning status:

Relevant Planning history	In 2011-2012 the site was used in connection with the M25 widening works. During the time, much of the ground within the site was remodelled. It is understood that this was using excavated material from the widening works. The works also included the burying of overhead power lines which run parallel with the M25.
----------------------------------	---

Use(s) proposed by owner/developer:

Proposed Development Type
Residential, Relocated Fire and Rescue Station (from Potters Bar)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	Yes	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0.24
Floodzone 3	5.38
Surface Water Flooding Low Risk	16.83
Surface Water Flooding Medium Risk	8.62
Surface Water Flooding High Risk	5.47
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-24	Fail	0	1	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low - Medium	Low - Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None noted. It is understood that engineering works were undertaken 2012 to extend M25 cuttings and embankments. Existing topsoil and subsoil stripped. New landform constructed using inert materials. Subsoil and topsoil then redistributed across the site.
Are there any access difficulties?	No. The site is bounded on part of its eastern side by St Albans Road, from which access to any development would be possible.
Is topography a constraint?	There is bunding on the land towards the M25 which creates a raised area of land to the southern and western sides of the site, dropping down towards the road to the north and east. This low, domed hill provides some screening to M25 traffic.
Are there any existing 'bad neighbours'?	M25 motorway along the western boundary. The motorway is partially screened by a local high point within the site, but traffic is audible across the site, and dominant in the western part of the site. Noise and air quality impacts would need to be addressed although the promoter indicates this has been taken into account in the initial masterplan.
Are there any other environmental constraints?	The woodland triangle along the eastern boundary is noted as 'Habitats not currently qualifying under S41 of the NERC Act but with high potential to do so (not suitable for development when reasonable to do so)' on The Herts ecological networks mapping. High pressure gas main runs under M25 and across NW corner of the site. Promoter indicates power lines parallel to M25 were buried underground during ground remodelling works.
Is the Site suitable for the proposed use?	Yes, notwithstanding Green Belt status and need to avoid the small part of the site lying within Flood Zone 3 and take account of impacts from M25.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	The site is currently tenanted but the owner indicates the site is available for development within 5 years		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a
--------------------------------	--

	barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
--	--

Overcoming Constraints

What would be needed to overcome constraints?	Constraints could potentially be overcome at application stage.
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.low	Low	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
11.95	30dph	40dph
	412	550

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:412</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 275</p> <p>Delivery in 11-15 years 27</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:550</p> <p>Delivery in 1-5 years 70</p> <p>Delivery in 6-10 years 350</p> <p>Delivery in 11-15 years 130</p>
---	--

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is within the Green Belt and partly within the Conservation Area, with listed buildings close by and attractive views into the village. It adjoins the M25. It is a re-submission of the previous HEL385c, excluding the triangle of land now included with HEL228a/b as potential BNG.</p> <p>The northern edge of the site is in FZ3 (Catharine Bourne) and surface water flooding also affects a line running diagonally through the site from St Albans Road. The site therefore has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Access would most likely be onto St Albans Road and would need to avoid any flood risk areas.</p> <p>The relocation of the fire station from Potters Bar (and potentially Borehamwood) to South Mimms has been suggested but further justification would need to be provided both for the relocation/co-location of those facilities and the suitability of any new site in South Mimms.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located site meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. It is not recommended for further consideration.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site would be suitable, available and achievable for residential development subject to satisfactory resolution of access/flood risk and M25 impacts.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:412</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:550</p>
---	--

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-385b-22

Site location / address:

Address	Land North and North West of South Mimms South Mimms area western plot	Post Code	
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	15.7	Current Use	Agricultural
------------------------	------	--------------------	--------------

Surrounding area:

Neighbouring land uses	Agriculture/open fields to the north, south and west, B556 and M25 to the west.		
Character of surrounding area – landscape, townscape	Edge of village location bordering within open countryside in arable use. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	The site has been submitted with HEL385a and is part of the larger original HEL385_		
If yes, give details of adjoining site including site reference if applicable	HEL228a, HEL228b, HEL385		

Planning status:

Relevant Planning history	None
----------------------------------	------

Use(s) proposed by owner/developer:)

Proposed Development Type
Residential

Location type:

Greenbelt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Greenbelt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	7.96
Surface Water Flooding High Risk	5.18
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
42	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-25	Fail	0	1	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low-Medium	Low-Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Greenbelt
Is there evidence of land contamination?	No
Are there any access difficulties?	No. The site fronts St Albans Road B556 to the south. Blackhorse Lane to the east and north however is a narrow country lane which is subject to surface water flooding and would not be suitable for taking significant traffic.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The M25 runs close to the western edge of the site.
Are there any other environmental constraints?	Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north.
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services and any effects from the M25 can be mitigated.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Not Known
Ownership constraints?	No. Promoter indicates likely timescale to be 6-10 years		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	<p>Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north.</p> <p>Assessment and provision of infrastructure required to meet needs arising from increased housing provision. Safe access avoiding / mitigating any flood risk.</p>
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Low	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
10.2	30dph	40dph
	352	317

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:352</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 242</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers: 317</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 207</p> <p>Delivery in 11-15 years 0</p>
---	---

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is within the Green Belt and is close but currently unconnected to South Mimms village. Sites between the site and the village have however also been promoted.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Access would be onto St Albans Road but the submission also envisages the potential for access to HEL385a to be secured via this site in order to reduce any impact on Blackhorse Lane. Some of the B556 frontage is however liable to surface water flooding which would need to be resolved.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets green belt purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. It did not recommend that it be considered further.</p> <p>Under the current policy framework, the site would not be suitable for development as it lies within the Green Belt.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable, available and achievable, subject to access/flooding issue resolution,</p> <p>As an alternative, the site could potentially be suitable for some employment development, appropriate in scale and type to this village location.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:352</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:317</p>
---	--

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL385a

Site location / address:

Address	Land north of South Mimms	Post Code	
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	12.70	Current Use	Agricultural
----------------------------	-------	--------------------	--------------

Surrounding area:

Neighbouring land uses	Open space, Catharine Bourne Brook and residential to the south, agriculture/open fields to the north, east and west.		
Character of surrounding area – landscape, townscape	Edge of village location bordering open countryside in arable use. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.		
Could this site be joined to another to form a larger site?	Site forms part of the wider HEL385 and includes HEL205 which was a separate promotion to a previous Call for Sites. It has been promoted with HEL385b		
If yes, give details of adjoining site including site reference if applicable	HEL228a, HEL228b, HEL385b		

Planning status:

Relevant Planning history	TP/96/0831 Change of use and minor external alterations to agricultural barn to use for swimming facilities for rehabilitation of dogs (REFUSED)
----------------------------------	--

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Greenbelt	PDL
Yes	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Greenbelt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	Yes

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0.79
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
----------------	------

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
42	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-26	Fail	0	3	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Low-Medium	Low-Medium -	Medium	Medium - High	Medium-High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Greenbelt
Is there evidence of land contamination?	Promoter indicates no known contamination issues.
Are there any access difficulties?	Yes, the only road frontage is to Blackhorse Lane and this is a very narrow, attractive country lane which is subject to surface water flooding.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services, and suitable access can be provided.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Not Known
Ownership constraints?	No. Promoter indicates likely timescale to be 6-10 years		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	<p>Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north.</p> <p>Alternative access to site other than via Blackhorse Lane may be required. Promoter suggests potential for access through HEL385b from St Albans Road B556.</p> <p>Assessment and provision of infrastructure required to meet needs arising from increased housing provision.</p>
--	---

Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Low	Key Villages

(b) Net capacity

Net Ha	Net capacity: (no. units)	
7.14	30dph	40dph
	246	328

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:246</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 136</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:328</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 218</p> <p>Delivery in 11-15 years 0</p>
---	--

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is within the Green Belt. The adjoining Pub is listed; within the site Town Farm is locally listed. Town Farm is within FZ3 and is also included in the HELAA as a separate site (HEL205).</p> <p>The site has a measurable level of flood risk particularly at the southern end and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Access would be onto Blackhorse Lane which is narrow and subject to surface water flooding: an alternative means of access would be required. The submission anticipates the potential for access via HEL385b from St Albans Road.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets green belt purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. It did not recommend that it be considered further.</p> <p>Development of the PDL part of the site may be suitable for development subject to passing the NPPF openness test and could amount to 3 dwellings. However this would be subject to an acceptable impact on the locally listed building, and flood risk considerations.</p> <p>Under the current policy framework, the non-PDL part of the site would not be suitable for development. Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable, available and achievable,</p> <p>This would however be subject to satisfactory resolution of access and heritage issues and the avoidance of any areas subject to flooding.</p> <p>With current access arrangements the site is not considered suitable for an alternative employment use.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:246</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:328</p>
---	---

DRAFT