

Site details

Settlement	Digswell
Ward	Welwyn East
Site area	6.7ha

Site context

Green Belt	Yes
Previously developed	No
Land use/character	Arable agricultural land. The site slopes steeply downwards towards properties along New Road to the south.
Surrounding land uses and character	Residential development to the north and west. Agricultural land to the east, mature tree belt to the southern boundary.

Site promotion

Source of promotion	Landowner
Land use promoted	Housing

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Site suitability considerations

Comments

Policy constraints:

- Adopted Development Plan
- Emerging local policy
- National policy

GBSP1 Definition of the Green Belt, GBSP2 Towns and Specified settlements, R2 Contaminated Land, R7 Protection of Ground and Surface Water, R28 Historic Parks and Gardens, RA10 Landscape Character Area, IM2 Planning Obligations and Planning Obligations SPD.ECS CS11 Critical Assets, NPPF: Section 12 – conserving and enhancing the historic environment.

Physical constraints:

- Access to the site
- Infrastructure location/capacity
- Ground conditions
- Contamination
- Pollution
- Flood risk
- Hazardous risk
- Other

- No highway objections in principle: safe access from Harmer Green Lane and assessment of impact on roundabout with Hertford Road would be required.
- Waste water network capacity in the area unlikely to support additional demand. Upgrades to drainage infrastructure are likely to be required ahead of development.
- The site is 100m east of a site identified as potentially Part IIA for contaminated land.
- The topography of the site means that development has the potential to generate overland flow.
- Site is within Flood Zone 1 – least liable to fluvial flooding.
- Ground Source Water Protection Zone - site is located within the Total catchment area.
- PRoW 34B forms much of the eastern boundary; PRoW 37 runs parallel to the southern boundary of the site.

Potential environmental impacts:

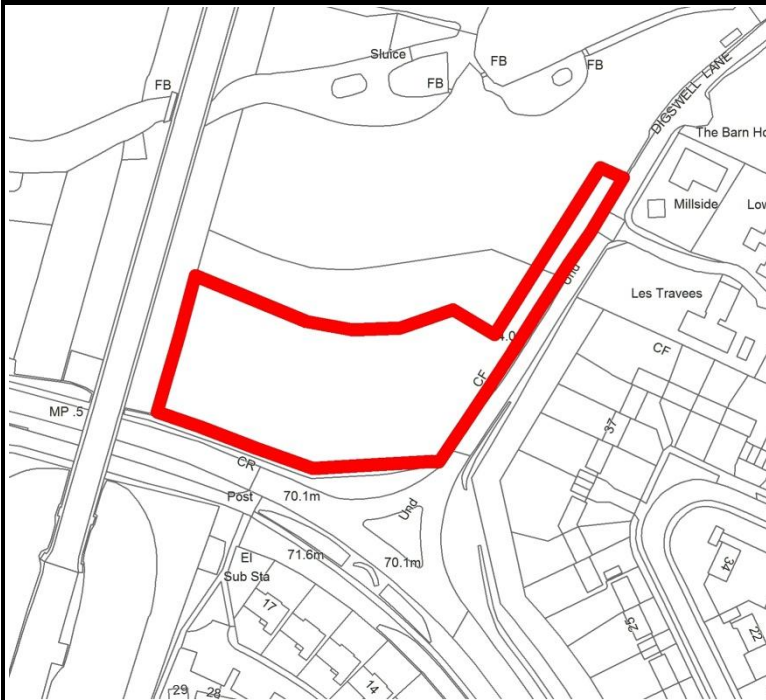
- Landscape character/features
- Nature conservation
- Heritage conservation
- Residential environment/amenity
- Other

- Landscape: LCA 42 Tewin, Dawley & Lockley Estate Farmland. Strongly undulating south facing rural slope consisting of mixed arable farmland and woodland, readily distinguishable from the surrounding urban and suburban settlements. The site has a steep gradient downwards to the west & south.
- Within 1,200m of Sherrardspark Wood and 1,600m of Tewinbury SSSIs.
- Heritage: Site abuts the northern boundary of Tewin grade II Registered Park & Garden. Park surrounds Tewin Water School, a grade II listed building. Site is within 200m of Welwyn viaduct, which is grade II* listed. Site is within 80 – 200m of 6 further listed buildings to the south.

Contribution to regeneration priority areas		None					
Likely market attractiveness for the use proposed		Promoted by landowner, developer interest shown. Adjoins an established residential area and is likely to be attractive in the market.					
Availability			Site capacity				
Site ownership	Single landowner.		Promoted by landowner	60 dwellings (14dph)			
Any known constraints	No		HELAA	Between 2-6ha so 30dph.			
			Scenario/methodology	Initial estimate of 130 dwellings on a reduced developable area of 4.3ha			
				0			
Achievability			HELAA capacity	0			
Deliverability issues	Requirement to upgrade wastewater infrastructure		HELAA density	N/A			
Viability issues	Requirement to upgrade wastewater infrastructure is a possible constraining factor on viability as specific costs are currently unspecified		Comments	Capacity is zero because the site is considered unsuitable for development.			
Landowner timescales	Within 5 years						
Conclusions							
<p>Public Rights of Way would need to be retained. At planning application stage a contaminated land survey and report may be required due to the proximity of potentially contaminated land, and if necessary, suitable remediation carried out. A specific flood risk assessment of the site would be required at planning application stage; design of SuDS would need to take into account the specific topography of the site and the management of overland flow.</p> <p>Residential development of this site has the potential to impact upon Sherradspark Wood and Tewinbury SSSIs. Development will need to ensure any impacts are avoided or mitigated. Natural England consultation could be triggered depending on scale of development.</p> <p>Delivery timescales may be affected as a result of wastewater upgrades in light of this and other sites coming forward for development in the area. Upgrades can take around 18 months to 3yrs to design and deliver.</p> <p>Development of Dig1 would have a serious detrimental effect on the setting of Welwyn Viaduct, which is grade II* listed. There are a series of views of the viaduct from the public footpath that would form the eastern boundary of the site. These are likely to be the only long views of the eastern side of the viaduct and show its full impressive length. The intervention of housing on the site would seriously detract from its setting.</p> <p>Dig1 overlooks Tewin Water Park, a late C18 landscape and pleasure grounds to designs by Humphrey Repton, surrounding a late C18 country house, Tewin Water School with former Stable Block, (formerly listed as Tewin Water) which is a grade II Listed Building standing at the centre of the park, between the River Mimram and a sharp rise in the ground to the north-east. The park is bounded to the north and east by agricultural land and woodland, which forms the backdrop to the setting of the park and Dig1 makes a positive contribution to its significance.</p> <p>Due to its steep topography, the site is highly visible in the wider landscape. There are views of the site from within the Registered Historic Park and Garden and along the entrance road from the west. The proposed access to the site would be adjacent to the main entrance of the RHPG and development would seriously detract from the character and appearance of the entrance to the HPG and Tewin Water School. Development would intrude into the setting of the park and it is considered that substantial harm would arise to this heritage asset through change within its setting. The park forms the setting of Tewin Water School with Stable Block, so degradation of the setting of the park would also affect the setting of this listed building.</p> <p>Conclusion: The site is not suitable for development due to the substantial impact that it would have on heritage assets in the vicinity of the site, namely on the setting of the Registered HPG and the listed buildings within the park and on the setting of the Welwyn Viaduct.</p>							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	N/A

Site Reference: Dig4

Site name: Digswell Lane/Bessemer Road,AL6 0SW



Site details

Settlement	Digswell
Ward	Welwyn East
Site area	0.45ha

Site context

Green Belt	Yes
Previously developed	No
Land use/character	Garden
Surrounding land uses and character	The site is an enclosed garden within the grounds of a Listed Building (Digswell Water Mill) and a Listed structure (Welwyn Viaduct). To the east is residential - Digswell Lane, the viaduct is to the west and to the south is the A1000

Site promotion

Source of promotion	Landowner
Land use promoted	Residential

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Site suitability considerations

Comments

Policy constraints:

- Adopted Development Plan
- Emerging local policy
- National policy

GBSP1 Definition of the Green Belt, GBSP2 Towns and Specified settlements, R11 Biodiversity and Development, RA10 Landscape Character Area, R19 Noise and Vibration Pollution, IM2 Planning Obligations and Planning Obligations SPD, ECS CS11 Critical Assets, NPPF: Section 11 – conserving and enhancing the natural environment. NPPF: Section 12 – conserving and enhancing the historic environment.

Physical constraints:

- Access to the site
- Infrastructure location/capacity
- Ground conditions
- Contamination
- Pollution
- Flood risk
- Hazardous risk
- Other

- Access acceptable in principle from Digswell Lane, subject to appropriate visibility splays.
- Do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.
- The site is adjacent to the A1000 so traffic noise is significant. In addition, the Welwyn Viaduct runs along the western side of the site - serving the East Coast mainline is also a significant source of noise.
- Site is within Flood Zone 1- least liable to fluvial flooding.
- Ground Source Water Protection Zone - site is located within the Total catchment area.
- Development in Digswell has the potential to both to be subject to and to generate overland flow, due to the topography.

Potential environmental impacts:

- Landscape character/features
- Nature conservation
- Heritage conservation
- Residential environment/amenity
- Other

- Landscape - LCA 36 Upper Mimram Valley River valley with parkland aspects. The Welwyn Viaduct, grade II* listed is a significant landscape feature. The site comprises of grassland with scattered trees and woody hedgerows. Western border is wooded bank of adjacent railway.
- Nature conservation: WS52 Digswell Lake Wildlife site is within 50m of the site but separated by the railway line.
- Within 800m of Sherrardspark Wood SSSI and 1,700m of Tewinbury SSSI
- Heritage: site is part of the garden of Digswell Water Mill, a Grade II Listed Building. Site is adjacent to Welwyn Viaduct, which is Grade II* Listed Building.

Contribution to regeneration priority areas		None					
Likely market attractiveness for the use proposed		Digswell is an established residential area where new housing is likely to be attractive in the market.					
Availability			Site capacity				
Site ownership	Single landowner	Promoted by landowner	3-4 dwellings				
Any known constraints	None known	HELAA	Site <2ha so 40dph = 18 dwellings				
Achievability			Scenario/methodology	HELAA capacity			0
Deliverability issues	None	HELAA density	N/A				
Viability issues	None	Comments	Capacity is zero as the site is considered unsuitable for development.				
Landowner timescales	Within 5 years						
Conclusions							
<p>Proximity of wildlife sites would mean that a Phase 1 survey would be needed at planning application stage to assess value of habitats; a reptile survey may be necessary depending on habitat suitability. Site has potential for nature conservation management by grassland/planting.</p> <p>Development in Digswell has the potential both to generate overland flow and to be subject to it; a specific flood risk assessment of the site would be required at planning application stage, SUDs design would need to take specific account of topography of the area to manage overland flows.</p> <p>The proximity of the site to two significant noise sources, the railway line and A1000, would result in an unsatisfactory residential environment which would adversely affect the living conditions of future occupants.</p> <p>This site is within the setting of the monumental grade II* listed railway viaduct and development in this location would erode the dramatic landscape setting of the viaduct, resulting in harm to its significance. English Heritage therefore recommends that this site is not brought forward for development.</p> <p>Conclusion: This site is not suitable for development due to the detrimental impact that it would have on the setting of Welwyn Viaduct and the adverse impact on residential amenity due to the proximity of two significant noise sources.</p>							
Suitable	No	Available	Yes	Achievable	Yes	Deliverability timescale	N/A