



Addendum to the Sustainability Appraisal of the Welwyn Hatfield Local Plan

Draft report

Prepared by LUC

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Addendum to the Sustainability Appraisal of the Welwyn Hatfield Local Plan

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Chapter 1

Introduction

1.1 A Sustainability Appraisal (SA) Report was prepared by LUC in conjunction with Welwyn Hatfield Borough Council ('the council') as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Welwyn Hatfield Proposed Submission Local Plan 2016. The version of the SA submitted alongside the Local Plan for Examination is the Welwyn Hatfield Proposed Submission Local Plan 2016 Sustainability Appraisal (August 2016). An Errata Sheet was published in April 2017 to correct some minor errors in the SA Report.

1.2 The Proposed Submission Local Plan and accompanying SA Report were subject to consultation from August 2016 until October 2016 and the Local Plan, supporting evidence and consultation responses were submitted for Examination in May 2017.

1.3 During the Local Plan examination, the Inspector noted that the proposed Local Plan should be updated to provide for an additional 4,000 homes. As such, the Council issued a further call for sites in January 2019. These sites were considered in terms of the Green Belt review, which has looked at the harm of releasing sites, as well as an updated HELAA and infrastructure assessments, and the SA work recorded in this document.

1.4 Proposed changes to the Local Plan have been prepared by the Council in response to the issues raised by the Inspector (discussed above) and changes in circumstances since the Proposed Submission Local Plan was produced, to inform the Examination hearing sessions. These changes have been reviewed to consider whether they will change any of the previous SA results.

1.5 This document has four main functions:

- To present an assessment of the additional reasonable alternative site options identified through the 2019 call for sites.
- To assess alternative strategic options for growth identified by the Council.
- To summarise the implications of updates to the evidence base (Green Belt Study, Landscape Sensitivity Assessment and Strategic Flood Risk Assessment (SFRA)) on the existing Local Plan allocated sites and their reasonable alternatives in terms of SA. These sites were also checked regarding the updated Indices of

Chapter 1

Introduction

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Multiple Deprivation (2019), but there were no implications for our assessments.

- To summarise how the proposed changes to the Local Plan would affect the SA results reported in 2016 (this will be included in the final version of this addendum, once proposed modifications have been finalised).

1.6 A further iteration of the SA will be produced to assess any implications of the main modifications recommended by the Planning Inspector.

Chapter 2

Methodology

2.1 The assessments presented in this document are broadly consistent with the methodology for previous iterations of the SA. As set out in the August 2016 SA Report, each site option was assessed against six SA objectives, each with sub-objectives, which together formed the SA framework.

2.2 The assumptions to guide site appraisals (included in Appendix 2 of the 2016 SA Report) have been updated slightly with regards to SA objective 4.4 (landscape character and retaining local distinctiveness) to reflect updated evidence. The Landscape Sensitivity Study (2019) presented an assessment of landscape sensitivity using a more up to date methodology compared to the previous Landscape Sensitivity and Capacity Study (2012). The Landscape Sensitivity Study (2019) also considered the whole Borough, rather than just the broad locations for development considered in the 2012 study. This has resulted in some changes to scores. The Green Belt Study was reviewed following representor comments. The 2019 Study included changes to the areas of some of the parcels considered, and also included a number of new parcels and scenarios at the request of the Council.

2.3 The assumptions for SA objective 5.1 (meeting needs for housing) have also been updated to reflect an updated housing target and to reflect that emerging Core Strategy policy CP7 has been replaced by emerging Local Plan policy SP7. These changes have been applied in the assessment of additional sites and all site assessments included in the 2016 SA Report have been revisited with regards to these SA objectives.

2.4 The SFRA has also been updated since the 2016 SA.

2.5 The updated SA framework and assumptions used to appraise the additional site options is presented in **Appendix A**, showing deleted text in ~~strike through~~ and additional text underlined. The SA uses colour-coded scores to indicate the performance of each site option against each SA objective.

Figure 2.1 shows how these scores were applied to the appraisals.

1.1 It should be noted that the assessments presented in this addendum have been prepared iteratively as the Council has identified and refined options. Site options were assessed first and sent to the Council for consideration. The Council then grouped site options into Strategic Options, which were assessed and the results sent to the Council. Finally, the Council identified its preferred options and has proposed

changes to the plan policies to reflect these, which were then subject to SA.

Figure 2.1: Key to symbols and colour coding used in the SA of the Local Plan

++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
--	Significant negative effect likely
+/-	Mixed effect likely ¹
?	Likely effect uncertain
N/A	Policy is not relevant to SA objective

¹ There may be a need to distinguish further between mixed effects which will be addressed in the appraisals

Chapter 3

Assessment of New Site Options

Overview

3.1 This chapter presents the assessment of additional site options identified through the 2019 call for sites. A summary of the SA findings is presented below, with the full assessment matrices presented in **Appendix B** of this document.

3.2 **Table 3.1** summarises the likely effects expected for these sites. The locations of the sites discussed below can be seen in **Figure 5.1** to **Figure 5.8** in **Chapter 5**.

Summary of SA Findings

Brookmans Park

3.3 Three sites were proposed for allocation in the Proposed Submission Local Plan 2016 at Brookmans Park (274 dwellings). Two additional sites were identified as reasonable alternatives and subject to SA (465 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.4 **BrP34** and **BrP5** are considered to have minor positive effects on health as both sites are in walking distance of several types of community facilities such as health care services and recreational spaces.

3.5 **Both** sites are expected to have a minor positive effect on the amount of housing by contributing between 1 – 5% to the Borough's overall housing target. All sites are expected to have a significant positive effect on affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.6 **Both** sites are assessed as having a significant positive effect on SA objective 4.2 (reducing greenhouse gas emissions) and 4.3 (avoid and reduce air pollution), as all are located within 400m of a bus stop with regular public transport links. **Both** sites are considered to have a significant positive effect when assessed against proximity to employment and services.

3.7 Regarding landscape character, **BrP5** is considered to have an uncertain significant negative effect. **BrP34** is considered to have an uncertain minor negative effect. **BrP34** is identified as partially previously developed land and are considered to have a minor positive uncertain effect. **BrP5** is

the only site expected to have a minor negative effect in relation to SA objective 4.8 (avoid water pollution).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.8 BrP5 is expected to have negligible effects on SA objectives 6.1 (business and employment), 6.3 (vitality of town centres) and 6.5 (mineral resources). **BrP34** is the only site where an assessment for SA objectives 6.2 (business and employment) and 6.4 (sustain rural communities) is carried out, as it includes employment land. Negligible effects are identified against SA objective 6.2 (business and employment) while uncertain minor positive effects are expected for SA objective 6.4 (sustain rural communities). A significant positive effect is identified for SA objective 6.6 (learning and skills) as it is within walking distance of local educational facilities.

Cuffley

3.9 Six sites were proposed for allocation in the Draft Local Plan 2016 at Cuffley (299 dwellings). Two additional sites were identified as reasonable alternatives and subject to SA (315 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.10 Both sites are considered to have a minor positive effect regarding SA objectives 1.1 and 1.2 (health). **Both sites** are also considered to have a significant positive effect on the amount of affordable housing and dwellings adapted to older people. Due to the scale of **Cuf12a**, the site is considered to have a negligible effect for SA objective 5.1 (amount of housing) as it would provide less than 1% of the Borough's housing targets. **Cuf15** is expected to have a minor positive effect.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.11 Both sites are considered to have significant positive effects on SA objectives 4.2 (reducing greenhouse gas emissions) and 4.3 (avoid and reduce air pollution). However, effects on SA objectives 4.5 (character, sense of place), 4.6 (protect biodiversity and geodiversity) and 4.10 (agricultural land and previously developed land) are generally likely to be minor negative (with uncertainty in relation to SA objectives 4.5 and 4.6). **Both sites** had a negligible effect on SA objective 4.8 (avoid water pollution) as neither site is within a source protection zone.

3.12 Regarding open space and previously developed land (SA objective 4.4), **Cuf15** and **Cuf12a** are considered to have negligible effects. **Cuf15** and **Cuf12a** are identified as greenfield land and consist of less than 5% of existing open

space. However, **both sites** are considered to have a minor negative effect on Local Distinctiveness (SA objective 4.4).

3.13 Cuf15 is expected to have an uncertain minor negative effect in relation to Landscape Character, **Cuf12a** considered to have an uncertain significant negative effect in relation to Landscape Character (SA objective 4.4).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.14 Cuf12a and **Cuf15** are considered to have negligible effects on SA objectives 6.1 (business and employment), 6.3 (vitality of town centres) and 6.5 (mineral resources) but are expected to have an uncertain significant positive effect on SA objective 6.6 (learning and skills). The sites are located within walking distance (1,400m) of local educational facilities, which it may be possible to expand to accommodate new residents.

Hatfield

3.15 Eight sites were proposed for allocation in the Draft Local Plan 2016 at Hatfield (2,097 dwellings). Six additional sites were identified as reasonable alternatives and subject to SA (291 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.16 HC11 is the only site considered to have a significant positive effect on SA objectives 1.1 and 1.2 (health) as there are a wide variety of existing services within walking distance and it is situated within an area classified as being within 20% of the most deprived areas nationally. The **remaining sites** are identified as having minor positive or negligible effects on this SA objective. **All sites** are considered to have a negligible effect on the amount of housing within the Borough, but significant positive effects are identified in relation to affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.17 All sites are identified as having negligible effects in relation to SA objective 2.2 (flood risk). **All sites, except Hat20**, are considered to have significant positive effects in relation to SA objectives 4.2 (reducing greenhouse gas emissions) and 4.3 (avoid and reduce air pollution), when considering both proximity to employment and services/housing. **All sites** are expected to have significant positive effects in relation to SA objectives 4.2 and 4.3 when considering proximity to transport.

3.18 In relation to SA objective 4.4, **all sites** are considered to have uncertain effects on Landscape Character, as they are urban sites and therefore were not included in the Landscape Sensitivity Assessment. **All sites** are likely to have negligible

effects in relation to open space. **Hat20** and **HSW94** are considered to have negligible effects for SA objective 4.4 in relation to previously developed land while the remaining five sites are identified as having uncertain significant positive effects.

3.19 While, the majority of sites are considered to have negligible effects on Local Distinctiveness (SA objective 4.4), **Hat20** is the only site identified as having minor negative effects.

3.20 Most sites are considered to have uncertain minor effects on SA objective 4.5 (character, sense of place), although **Hat20** and **HSW94** are expected to have negligible effects. In relation to SA objective 4.6 (protect biodiversity and geodiversity), **Hat20** is identified as having an uncertain significant negative effect while **He17** is considered to have uncertain minor negative effects. Effects of **HSW94** on SA objective 4.6 are uncertain. **HC08** and **HC11** are expected to have negligible effects while **HSW94** is considered to have uncertain effects in relation to this SA objective.

3.21 **Hat20** is expected to have negligible effects on SA objective 4.8 (avoid water pollution) while the remaining sites are considered to have uncertain negative effects. In relation to SA objective 4.10 (agricultural land and previously developed land), with the exception of **HSW94** and **Hat20**, the majority of sites are considered to have uncertain minor positive effects.

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.22 **Hat20** is expected to have a significant positive effect on SA objective 6.1 (business and employment). As the remaining sites are not located within an employment area, they are considered to have negligible effects in relation to this SA objective.

3.23 Three sites (**HE17**, **HC08** and **HC11**) are expected to have significant positive effects for SA objective 6.3 (vitality of town centres) as they are located within Hatfield Town Centre and will support the town's vitality and vibrancy. **HSW94** and **HSW92** are considered to have minor positive effects on this SA objective, while the remaining sites are expected to have negligible effects.

3.24 **Hat20** is the only site which has been assessed against SA objective 6.2 (business and employment) and 6.4 (sustain rural communities) as it is an employment land option. It is considered to have negligible effects on both SA objectives 6.2 and 6.4.

3.25 **All sites** are expected to have negligible effects regarding SA objective 6.5 (mineral resources). For SA objective 6.6 (learning and skills), **all sites** are considered to have uncertain significant positive effects. **Hat20** is the only

site which has not been assessed against this SA objective, as it is considered not applicable to employment sites.

Little Heath

3.26 Two sites were proposed for allocation in the Draft Local Plan 2016 at Little Heath (135 dwellings). Three³ additional sites were identified as reasonable alternatives and subject to SA (110 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.27 **All sites** are considered to have a minor positive effect in relation to SA objectives 1.1 and 1.2 (health). Whilst all sites are considered to have a negligible effect on the amount of housing within the Borough (SA objective 5.1), significant positive effects are identified in relation to affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.28 **All sites** are identified as having negligible effects in relation to SA objective 2.2 (flood risk). **All sites** are considered to have significant positive effects in relation to SA objectives 4.2 (reducing greenhouse gas emissions) and 4.3 (avoid and reduce air pollution). **LHe5** and **LHe4/5** are considered to have an uncertain significant negative effect on SA objective 4.5 (character, sense of place) while **LHe3** and **LHe4** are identified as having a minor negative effect.

3.29 **All sites** are considered to have negligible effects on Open Space (SA objective 4.4). **LHe3** is the only site identified as having an uncertain significant negative effect on Landscape character while the other sites (**LHe5**, **LHe4** and **LHe4/5**) are considered to have uncertain minor negative effects. This is also similar to the effects identified on Local Distinctiveness, however these effects are considered to be more certain. In relation to previously developed land (SA objective 4.4), **LHe5** and **LHe4/5** are the only sites where an uncertain minor positive effect is identified while the other two sites are considered to have negligible effects.

3.30 **All sites** are considered to have negligible effects on the SA objective 4.8 (avoid water pollution) and minor negative effects on SA objective 4.10 (agricultural land and previously developed land).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.31 **All sites** are considered to have negligible effects on SA objectives 6.1 (business and employment), 6.3 (vitality of town

³ Two of these sites were assessed both individually and combined, making a total of four assessments.

centres) and 6.5 (mineral resources). **All sites** are expected to have an uncertain significant positive effect on SA objective 6.6 (learning and skills) as all are located within walking distance (1,400m) of local educational facilities.

Lemsford

3.32 There were no sites proposed for allocation in the Draft Local Plan 2016 at Lemsford. Two additional sites were identified as reasonable alternatives and subject to SA (41 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.33 All sites within the Lemsford area are considered to have a minor positive effect on health (SA objectives 1.1 and 1.2). These sites are considered to have negligible effects on the amount of housing within the Borough as they contribute less than 1% to the overall housing target.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.34 All sites are considered to have a negligible effect on SA objective 2.2 (flood risk) as both are located within Flood Zone 1. **Both sites** are considered to have a significant positive effect in relation to the proximity of transport services as the sites are within 400m of bus stops, which may help to minimise air pollution and greenhouse gas emissions (SA objectives 4.2 and 4.3). **StL16** is considered to have negligible effects regarding proximity to employment and services while **StL13** is expected to have a minor positive effect. While this site is within walking distance of the Burrowfields Employment Site, the route is not direct and may be unattractive to those commuting on foot or by bike.

3.35 Both sites are generally considered to have negligible effects on SA objective 4.4 with the exception of effects on Landscape Character which is considered to be minor negative. Both sites are also considered to have a minor negative effect on SA objective 4.5 (character, sense of place).

3.36 Significant negative effects are expected with regards to the protection and enhancement of biodiversity, as the sites are in close proximity to local wildlife sites and consist of more than 25% of greenfield land. Both sites are considered to have negligible effects on water pollution and a minor negative effect on SA objective 4.10 (agricultural land and previously developed land).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.37 Both sites within the Lemsford area are considered to have negligible effect on SA objectives 6.1, 6.3 (vitality of town

centres) and 6.5 (mineral resources) however **both** are expected to have an uncertain significant positive effect on SA objective 6.6 (learning and skills).

Northaw

3.38 There were no sites proposed for allocation in the Draft Local Plan 2016 at Northaw. Two additional sites were identified as reasonable alternatives and subject to SA (10 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.39 All sites are considered to have a minor positive effect on SA objectives 1.1 and 1.2 (health) while having negligible effects on SA objective 5.1 (amount of housing) as they both contribute less than 1% towards the Borough's overall housing target.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.40 For SA objective 2.2 (flood risk), **both sites** are expected to have a negligible effect. Significant negative effects are expected for SA objectives 4.5 and 4.6 (protect biodiversity and geodiversity), as well as for Landscape Character and Local Distinctiveness (SA objective 4.4). Negligible effects are expected in relation to open space and previously developed land (SA objective 4.4).

3.41 Both sites are considered to have negligible effects on the avoidance of water pollution while minor negative effects are identified in relation to SA objective 4.10 (agricultural land and previously developed land).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.42 Both sites within the Northaw area are considered to have negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5 (mineral resources). **Both sites** are expected to have an uncertain significant positive effect on SA objective 6.6 (learning and skills).

Newgate Street

3.43 There were no sites proposed for allocation in the Draft Local Plan 2016 at Newgate Street. Four additional sites were identified as reasonable alternatives and subject to SA (81 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.44 All sites are considered to have a minor positive effect in relation to SA objective 1.1 and 1.2 (health). However, they have a negligible effect on the amount of housing within the

Borough, but significant positive effects are identified in relation to affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.45 All sites are considered to have significant positive effects with regards to proximity to transport services, and therefore greenhouse gas and air pollution emissions, (SA objectives 4.2 and 4.3) as they lie within 400m of several bus stops providing a service that runs for six days a week. However, negligible effects are identified with regards to proximity to employment and services for these SA objectives, as none of these sites are within walking distance of any town centre or employment site.

3.46 All sites are considered to have a significant negative effect on Landscape Character (SA objective 4.4) within the Borough. Negligible effects are identified in relation to open space and retaining local distinctiveness. **All sites** are identified as having an uncertain negligible effect on previously developed land (SA objective 4.4). **All sites** are identified as have an uncertain minor negative effect on SA objective 4.5 (character, sense of place). **NS3a, NS3b** and **NS3c** are considered to have significant negative effects on SA objective 4.6 (protect biodiversity and geodiversity) while **NS1** is identified as an uncertain significant negative effect. All sites are identified as have negligible effects on the avoidance of water pollution. **NS3a, NS3b** and **NS3c** are considered to have uncertain minor negative effects on SA objective 4.10 (agricultural land and previously developed land) while **NS1** is identified as having a minor negative effect with less uncertainty.

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.47 All sites within the Newgate Street area are considered to have negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5 (mineral resources). **NS3a, NS3b** and **NS3c** are expected to have an uncertain significant positive effect on SA objective 6.6 (learning and skills) while **NS1** is considered to have a negligible effect on this SA objective as the site is not within walking distance of local educational facilities.

Oaklands and Mardley Heath

3.48 Three sites were proposed for allocation in the Draft Local Plan 2016 at Oaklands and Mardley Heath (31 dwellings⁴). One additional site (OMH9) was identified as a reasonable alternative and subject to SA (12 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.49 The site is considered to have a minor positive effect in relation to SA objectives 1.1 and 1.2 (health). However, the site has a negligible effect on the amount of housing within the Borough, but significant positive effects are identified in relation to affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.50 The site is considered to have a negligible effect in relation to SA objective 2.2 (flood risk). Significant positive effects are expected in relation to the proximity of transport services as the site is within 400m of bus stops, which may help to minimise air pollution and greenhouse gases (SA objectives 4.2 and 4.3). However, the site is considered to have negligible effects regarding proximity to employment and services. Minor negative effects are identified for SA objectives 4.5 (character, sense of place), and 4.10 (agricultural land and previously developed land). Significant negative effects are identified in relation to SA objective 4.6 (protect biodiversity and geodiversity). Negligible effects are identified in relation to the avoidance of water pollution (SA objective 4.8).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.51 The site is expected to have a negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5 (mineral resources). An uncertain minor positive effect for SA objective 6.6 (learning and skills) is identified as it is within walking distance of local educational facilities.

Stanborough

3.52 There were no sites proposed for allocation in the Draft Local Plan 2016 at Stanborough. Four additional sites were identified as reasonable alternatives and subject to SA (499 dwellings⁵) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.53 All sites are considered to have a minor positive effect in relation to SA objective 1.1 and 1.2 (health). **All sites** are expected to have a negligible effect on the amount of housing within the Borough as they would provide less than 1% of the Borough's overall housing target, but significant positive effects are identified in relation to affordable housing and dwellings for older people.

⁴ This includes provision for six Gypsy and Traveller pitches.

⁵ This includes provision for five Gypsy and Traveller pitches.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.54 StL3 is considered to have significant positive effects in relation to minimising greenhouse gases and air pollution as it is near transport, employment and other services. A minor positive effect is identified for the three other sites (**StL15**, **StL1** and **StL17**) in relation to their proximity to employment sites and services. **All sites** are considered to have significant positive effects in relation to proximity to transport (SA objectives 4.2 and 4.3).

3.55 All sites are considered to have negligible effects in relation to open space and previously developed land (SA objective 4.4). A minor negative effect on Landscape character is also identified for all four sites within the Stanborough area. In relation to SA objective 4.5 (character, sense of place), uncertain minor negative effects are identified for **StL15**, **StL1** and **StL17**. **StL3** is the only site where an uncertain significant negative is identified. This is due to the site falling within an area of archaeological significance. For SA objective 4.6 (protect biodiversity and geodiversity), minor negative effects are identified for **StL15** and **StL17** while uncertain significant negative effects are identified for **StL1** and **StL3**.

3.56 StL15, **StL1** and **StL3** are considered to have negligible effects on the avoidance of water pollution. **StL17** is the only site expected to have an uncertain minor negative as the site is located partly within an outer source protection zone.

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.57 All sites have a negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5 (mineral resources). An uncertain significant positive effect is identified for SA objective 6.6 (learning and skills) for **StL15**, **StL1** and **StL3** as they are within walking distance of local educational facilities. For SA objective 6.6 (learning and skills), an uncertain minor positive effect is identified for **StL17**. While the site lies within walking distance from local educational facilities, the route is not direct and may be unattractive to pedestrians and cyclists.

Swanley Bar

3.58 There were no sites proposed for allocation in the Draft Local Plan 2016 at Swanley Bar. Three additional sites were identified as reasonable alternatives and subject to SA (159 dwellings⁶) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

All sites are considered to have a minor positive effect in relation to SA objective 1.1 and 1.2 (health). **All sites** are expected to have a negligible effect on the amount of housing within the Borough as they would provide less than 1% of the Borough's overall housing target, but significant positive effects are identified in relation to affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.59 All sites are considered to have significant positive effects in relation to minimising greenhouse gases and air pollution as all sites are near transport services and within walking distance of Potters Bar town centre. Effects relating to open space and previously developed land are considered to be negligible (SA objective 4.4). However, effects on landscape character and local distinctiveness are considered to have a minor negative effect.

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.60 The site has a negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5 (mineral resources). A significant positive effect is identified for SA objective 6.6 (learning and skills) for **all sites** as they are within walking distance of local educational facilities.

Welwyn

3.61 Three sites were proposed for allocation in the Draft Local Plan 2016 at Welwyn (67 dwellings). Three additional sites were identified as reasonable alternatives and subject to SA (99 dwellings) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.62 All sites are considered to have a minor positive effect in relation to SA objective 1.1 and 1.2 (health). **All sites** are expected to have a negligible effect on the amount of housing within the Borough as they would provide less than 1% towards the Borough's overall housing target, but significant positive effects are identified in relation to affordable housing and dwellings for older people.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.63 Negligible effects are identified for **all sites** in relation to SA objective 2.2 (flood risk). Significant positive effects are identified for **all sites** for SA objectives 4.2 and 4.3 (Proximity to transport services) as these sites lie in close proximity to

⁶ Where scenarios apply, only the highest capacity figure is used in the total, to avoid double counting.

transport services which may help to minimise greenhouse gas emissions as well as minimising air pollution.

3.64 All sites are expected to have negligible effects on open space and previously developed land (SA objective 4.4). Minor negative uncertain effects are identified for Landscape Character while effects on Local Distinctiveness are considered to be minor negative.

3.65 Wel6 is considered to have uncertain significant negative effects on the conservation and enhancement of the Borough's character, biodiversity and geodiversity. **All sites** are considered to have an uncertain minor negative effect on the avoidance of water pollution, due to all sites being located within a source protection zone. A minor negative effect is also identified for **all sites** in relation to SA objective 4.10 (agricultural land and previously developed land).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.66 All sites have a negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5 (mineral resources). A significant positive effect for SA objective 6.6 (learning and skills) is identified for **all sites** as they are within walking distance of local educational facilities.

Welwyn Garden City

3.67 Thirteen sites were proposed for allocation in the Draft Local Plan 2015 at Welwyn Garden City (3,738 dwellings). Nine additional sites were identified as reasonable alternatives and subject to SA (1,063 dwellings, plus a 100 bed hostel and employment floorspace) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.68 All sites are considered to have a minor positive effect in relation to SA objectives 1.1 and 1.2 (health). **Pea103, Pea105, Hol23, Pea104, Pea107** and **Pea97** are considered to have a negligible effect on the amount of housing within the Borough as they would provide less than 1% of the Borough's overall housing target (although for Pea104 this is mixed with a minor negative effect due to loss of hostel accommodation). **Pea106, Han40a** and **Pea102** contribute between 1-5% of housing towards the Borough's overall housing target and, as such, are identified as having a minor positive effect. Significant positive effects in relation to affordable housing and dwellings for older people are identified for **all sites**.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.69 All sites are considered to have negligible effect on SA objective 2.2 (flood risk) and significant positive effects on SA objectives 4.2 (reducing greenhouse gas emissions) and 4.3

(avoid and reduce air pollution) except for **Hol23**, which is considered to have minor positive effects regarding proximity to employment and services.

3.70 Negligible effects are identified in relation to Local Distinctiveness and open space for **all sites** (SA objective 4.4). With the exception of **Hol23**, which is expected to have a minor positive effect, **all sites** are considered to have an uncertain significant positive effect on previously developed land. Uncertain effects are also identified for **all sites** in relation to Landscape Character, as urban areas were not included in the Landscape Sensitivity Assessment.

3.71 Negligible effects are identified for SA objective 4.8 (avoid water pollution) for **all sites except Hol23**, which is in an outer source protection zone. **All sites** are considered to have uncertain minor positive effects on SA objective 4.10 (agricultural land and previously developed land).

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.72 Han40a, Hol23 and **Pea104** are identified as having negligible effects on SA objective 6.1 (business and employment). **All other sites** are considered to have minor negative effects. **Pea106** is considered to have a minor negative uncertain effect as the site is currently within an existing employment area and development would result in a net loss of employment land. However, it would provide up to 1,650sqm of employment space.

3.73 Pea106 and **Pea107** are the only two sites which have been assessed against SA objective 6.2 (business and employment) and 6.4 (sustain rural communities), as they include provision of employment land, with both having minor positive and negligible effects respectively.

3.74 All sites are considered to have negligible effects on SA objectives 6.5 (mineral resources) and significant positive effects on SA objective 6.6 (learning and skills).

Welham Green

3.75 Two sites were proposed for allocation in the Draft Local Plan 2016 at Welham Green (92 dwellings). Two additional sites were identified as reasonable alternatives (68 dwellings and a primary school) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.76 WeG3a is considered to have a minor positive effect in relation to SA objectives 1.1 and 1.2 (health). However, the site has a negligible effect on the amount of housing within the Borough, but significant positive effects are identified in relation to affordable housing and dwellings for older people. **WeG17** has not been assessed against SA objective 5.1

(housing) as the site is being proposed as an educational facility.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.77 All sites are considered to have a negligible effect in relation to SA objective 2.2 (flood risk). Significant positive effects are identified for **all sites** for SA objectives 4.2 (reducing greenhouse gas emissions) and 4.3 (avoid and reduce air pollution). Minor negative effects are identified for **all sites** for SA objectives 4.5 (character, sense of place), 4.6 (protect biodiversity and geodiversity), 4.8 (avoid water pollution) and 4.10 (agricultural land and previously developed land). In relation to SA objective 4.4, **both sites** are expected to have negligible effects on Open Space and minor negative effects on Landscape Character. **WeG3a** is likely to have a minor positive effect on Previously Developed Land while **WeG17** is expected to have a negligible effect.

3.78 Regarding Local Distinctiveness, **both sites** are likely to have a minor negative effect.

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.79 WeG3a is expected to have a negligible effect on SA objectives 6.1, 6.3 (vitality of town centres) and 6.5. **WeG17** is also expected to have a negligible effect on SA objectives 6.1 and 6.5 (mineral resources) (SA objective 6.3 is not applicable to this site as it is being considered for an educational facility). A significant positive effect for SA objective 6.6 (learning and skills) is identified for **WeG17** as it is within walking distance of local educational facilities. An uncertain significant positive effect is expected for **WeG3a**.

Woolmer Green

3.80 There was one site proposed for allocation in the Draft Local Plan 2016 at Woolmer Green (150 dwellings). Three additional sites were identified as reasonable alternatives (151 dwellings⁷) in 2019.

SA findings – social SA objectives (1.1, 1.2, 5.1)

3.81 All sites within the Woolmer Green area are considered to have a minor positive effect on health (SA objectives 1.1 and 1.2). **All sites** are also considered to have a negligible effect on the amount of housing within the Borough however a significant positive effect is identified for dwellings for older people and affordable housing.

SA findings – environmental SA objectives (2.2, 4.2, 4.3, 4.4, 4.5, 4.8, 4.10)

3.82 WE100 is the only site where significant positive effects have been identified for SA objectives 4.2 (reducing greenhouse gas emissions) and 4.3 (avoid and reduce air pollution) in relation to the site's proximity to employment and services. However, sites **WGr7** and **WGr7a** do not have direct pedestrian access to employment sites but there is vehicular access, therefore a minor positive effect is expected for these sites. **All sites** are considered to have significant positive effects with regards to proximity to transport (SA objectives 4.2 and 4.3), as they lie within 400m of several bus stops providing a service that runs for six days a week.

3.83 All sites are considered to have a negligible effect on open space. **WGr7** and **WGr7a** are considered to have a significant negative effect on Landscape Character (SA objective 4.4), however **WE100** is identified as having an uncertain effect as, being an urban site, it is not assessed in the Landscape Sensitivity Study. **WE100** is identified as having an uncertain significant positive effect on previously developed land as the site has been previously developed and is situated within an urban location, while **WGr7** and **WGr7a** are considered to have a negligible effect. Both **WGr7** and **WGr7a** are identified as having a minor negative effect on Local Distinctiveness (SA objective 4.4).

3.84 All sites are identified as having an uncertain negative effect on the conservation and enhancement of the Borough's character (SA objective 4.5). A negligible effect is also identified in the avoidance of water pollution (SA objective 4.8). The effect on SA objective 4.6 (protect biodiversity and geodiversity) in relation to site **WGr7** is identified as significant negative while **WGr7a** are identified as uncertain significant negative. **WE100** is considered to have an uncertain minor negative effect as the site lies between 250m to 250m of Marley Heath LWS.

3.85 For SA objective 4.10 (agricultural land and previously developed land), **WGr7** and **WGr7a** are considered to have a minor negative effect while **WE100** is considered to have an uncertain minor positive effect.

SA findings – economic SA objectives (6.1, 6.2, 6.3, 6.4, 6.5, 6.6)

3.86 All sites are considered to have a negligible effect on SA objective 6.3 (vitality of town centres) and 6.5 (mineral resources) while a significant positive effect is identified for SA objective 6.6 (learning and skills). Both **WGr7** and **WGr7a** are identified as having a negligible effect in relation to the supply, location and quality of business and sites (SA objective 6.1) while **WE100** is considered to have a significant negative effect.

⁷ Where scenarios apply, only the highest capacity figure is used in the total, to avoid double counting.

Table 3.1: Summary of effects for new site options

	1.1 & 1.2 Health	2.2 flood risk	4.2 greenhouse gas emissions from transport	4.3 air pollution	4.4 open space and landscape character, retaining local distinctiveness	4.5 Character, sense of place and local distinctiveness, historic environment	4.6 Protect and enhance biodiversity and geodiversity	4.8 water pollution	4.10 productive agricultural land and previously developed land	5.1 Housing	6.1 business and employment	6.2 economic investment and regeneration	6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town	6.4 Sustain rural communities and their economies	6.5 mineral resources	6.6 Learning and skills							
	Proximity to employment and services/ housing	Proximity to transport	Proximity to employment and services	Proximity to transport	Open Space	Landscape character	Previously Developed Land	local distinctiveness	Amount of housing	Affordable housing	Dwellings for older people												
Brookmans Park																							
BrP34	+	0	++	++	++	++	0	-?	+	0	-?	--?	0	-	+	++	++	+	0	0	+	0	+++
BrP5	+	0	++	++	++	++	0	--?	0	--	--?	--?	-?	-	+	++	++	0	N/A	0	N/A	0	+++
Cuffley																							
Cuf15	+	-	++	++	++	++	0	-?	0	-	-?	-?	0	-	+	++	++	0	N/A	0	N/A	0	+++
Cuf12a	+	0	++	++	++	++	0	--?	0	-	-?	-?	0	-	0	++	++	0	N/A	0	N/A	0	+++
Hatfield																							
HE17	+	0	++	++	++	++	0	?	+++?	0	-?	-?	-?	+	0	++	++	0	N/A	++	N/A	0	+++
HC08	+	0	++	++	++	++	0	?	+++?	0	-?	0	-?	+	0	++	++	0	N/A	++	N/A	0	+++
HC11	++	0	++	++	++	++	0	?	+++?	0	-?	0	-?	+	0	++	++	0	N/A	++	N/A	0	+++
HSW94	+	0	++	++	++	++	0	?	0	0	0	?	-?	-?	0	++	++	0	N/A	+	N/A	0	+++
HSW92	+	0	++	++	++	++	0	?	+++?	0	-?	-?	-?	+	0	++	++	0	N/A	+	N/A	0	+++
Hat20	0	0	+	++	N/A	++	0	?	0	-	0	--?	0	--	N/A	N/A	N/A	+++?	0	0	0	0	N/A
Little Heath																							
LHe5	+	0	++	++	++	++	0	-?	+	-	--?	-?	0	-	0	++	++	0	N/A	0	N/A	0	+++
LHe3	+	0	++	++	++	++	0	--?	0	--	-?	0	0	-	0	++	++	0	N/A	0	N/A	0	+++
LHe4	+	0	++	++	++	++	0	-?	0	-	-?	-?	0	-	0	++	++	0	N/A	0	N/A	0	+++
LHe4/5	+	0	++	++	++	++	0	-?	+	-	--?	-?	0	-	0	++	++	0	N/A	0	N/A	0	+++
Lemsford																							
StL16	+	0	0	++	0	++	0	-?	0	0	-?	--	0	-	0	++	++	0	N/A	0	N/A	0	+++
StL13	+	0	+	++	+	++	0	-?	0	0	-?	--?	-?	-	0	++	++	0	N/A	0	N/A	0	+++

	1.1 & 1.2 Health	2.2 flood risk	4.2 greenhouse gas emissions from transport	4.3 air pollution	4.4 open space and landscape character, retaining local distinctiveness	4.5 Character, sense of place and local distinctiveness, historic environment	4.6 Protect and enhance biodiversity and geodiversity	4.8 water pollution	4.10 productive agricultural land and previously developed land	5.1 Housing	6.1 business and employment	6.2 economic investment and regeneration	6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town	6.4 Sustain rural communities and their economies	6.5 mineral resources	6.6 Learning and skills								
	Proximity to employment and services/ housing	Proximity to transport	Proximity to employment and services	Proximity to transport	Open Space	Landscape character	Previously Developed Land	local distinctiveness	Amount of housing	Affordable housing	Dwellings for older people													
Northaw																								
Nor13	+	0	0	++	0	++	0	--?	0	--	--?	--	0	-	0	0	++	0	N/A	0	N/A	0	+++?	
Nor13a	+	0	0	++	0	++	0	--?	0	--	--?	--	0	-	0	0	++	0	N/A	0	N/A	0	+++?	
Newgate Street																								
NS1	+	0	0	++	0	++	0	--?	0	0	-?	--?	0	-	0	0	++	++	0	N/A	0	N/A	0	0
NS3a	+	0	0	++	0	++	0	--?	0?	0	-?	--	0	-?	0	0	++	++	0	N/A	0	N/A	0	+++?
NS3b	+	0	0	++	0	++	0	--?	0?	0	-?	--	0	-?	0	0	++	++	0	N/A	0	N/A	0	+++?
NS3c	+	0	0	++	0	++	0	--?	0?	0	-?	--	0	-?	0	0	++	++	0	N/A	0	N/A	0	+++?
Oaklands and Mardley Heath																								
OMH9	+	0	0	++	0	++	0	0	0	0	-	-?	--	0	-	0	++	++	0	N/A	0	N/A	0	++?
Stanborough																								
StL15	+	0	+	++	+	++	0	-?	0	?	-?	-?	0	-	0	0	++	0	N/A	0	N/A	0	+++?	
StL1	+	0	+	++	+	++	0	-?	0	0	-?	--?	0	-	0	0	++	++	0	N/A	0	N/A	0	+++?
StL17	+	0	+	++	+	++	0	-?	0	0	-?	-?	-?	-	++	0	0	0	N/A	0	N/A	0	++?	
StL3	+	0	++	++	++	++	0	-?	0	-	--?	--?	0	--	+	++	++	0	N/A	0	N/A	0	+++?	
Swanley Bar																								
SB1b	+	0	++	++	++	++	0	-?	0	-	--?	-?	0	-	0	0	++	++	0	N/A	0	N/A	0	+++?
SB1a	+	0	++	++	++	++	0	-?	0	-	--?	-?	0	-	0	0	++	++	0	N/A	0	N/A	0	+++?
SB1	+	0	++	++	++	++	0	-?	0	-	--?	--?	0	-	+	++	++	0	N/A	0	N/A	0	+++?	
Welwyn																								
Wel16	+	0	+	++	+	++	0	-?	0	-	-?	-?	-?	-	0	0	++	++	0	N/A	0	N/A	0	+++?
Wel6	+	0	+	++	+	++	0	-?	0	-	--?	--?	-?	-	0	0	++	++	0	N/A	0	N/A	0	+++?

	1.1 & 1.2 Health	2.2 flood risk	4.2 greenhouse gas emissions from transport		4.3 air pollution		4.4 open space and landscape character, retaining local distinctiveness				4.5 Character, sense of place and local distinctiveness, historic environment	4.6 Protect and enhance biodiversity and geodiversity	4.8 water pollution	4.10 productive agricultural land and previously developed land	5.1 Housing			6.1 business and employment	6.2 economic investment and regeneration	6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town	6.4 Sustain rural communities and their economies	6.5 mineral resources	6.6 Learning and skills
			Proximity to employment and services/ housing	Proximity to transport	Proximity to employment and services	Proximity to transport	Open Space	Landscape character	Previously Developed Land	local distinctiveness					Amount of housing	Affordable housing	Dwellings for older people						
Wel14b	+	0	+	++	+	++	0	-?	0	-	-?	-?	-?	-	0	++	++	0	N/A	0	N/A	0	+++?
Welwyn Garden City																							
Pea103	+	0	++	++	++	++	0	?	++?	0	-?	-?	0	+	0	++	++	-	+	+	N/A	0	+++?
Pea105	+	0	++	++	++	++	0	?	++?	0	0	-?	0	+	0	++	++	-	N/A	+	N/A	0	+++?
Pea106	+	0	++	++	++	++	0	?	++?	0	0	-?	0	+	+	++	++	-?	+	+	0	0	+++?
Han40a	+	0	++	++	++	++	0	?	++?	0	-?	-?	0	+	+	++	++	0	N/A	++	N/A	0	+++?
Hol23	+	0	+	++	+	++	-	?	+	0	-?	-?	-?	+	0	++	++	0	N/A	0	N/A	0	+++?
Pea104	+	0	++	++	++	++	0	?	++?	0	-?	-?	0	+	0/-	++	++	0	N/A	+	N/A	0	+++?
Pea107	+	0	++	++	++	++	0	?	++?	0	0	-?	0	+	0	++	++	-	+	+	0	0	+++?
Pea97	+	0	++	++	++	++	0	?	++?	0	0	-?	0	+	0	++	++	-	N/A	+	N/A	0	+++?
Pea102	+	0	++	++	++	++	0	?	++?	0	-?	-?	0	+	+	++	++	-	N/A	+	N/A	0	+++?
Welham Green																							
WeG3a	+	0	++	++	++	++	0	-?	+	-	-?	-?	-?	-	0	++	++	0	N/A	0	N/A	0	+++?
WeG17	+	0	++	++	++	++	0	-?	0	-	-?	-?	-?	-	N/A	N/A	N/A	0	N/A	N/A	N/A	0	++
Woolmer Green																							
WGr7	+	0	+	++	+	++	0	-?	0	-	-?	-	0	-	0	++	++	0	N/A	0	N/A	0	+++?
WGr7a	+	0	+	++	+	++	0	-?	0	-	-?	-?	0	-	0	++	++	0	N/A	0	N/A	0	+++?
WE100	+	0	++	++	++	++	0	?	++?	0	-?	-?	0	+	0	++	++	-	N/A	0	N/A	0	+++?

Chapter 4

Appraisal of Previously Assessed Sites

Overview

4.1 This chapter summarises the implications of updates to the evidence base for those sites assessed in the 2016 SA, as well as implications of changes to the number of houses proposed on some sites. The updated evidence base consisted of updated SFRA work, updated Landscape Sensitivity Assessment and updated Green Belt Assessment work. Updates to the evidence base do not affect all sites, therefore this chapter focuses on those sites for which the updates are relevant.

4.2 In addition, some sites assessed in previous iterations of the SA are no longer considered reasonable: sites HS7/Hal02 and GTLAA09 were withdrawn and some sites previously considered as reasonable alternatives were not repromoted in 2019 (Hat5, Hat11 (Scenario 2), Hat 11 (Scenario 3), HC94, WGr2 and Cuf4). In addition, the estimated capacity of site OMH7 decreased to 2 dwellings, which is too small to allocate in the plan.

4.3 A summary of the changes to dwelling capacity and changes other than evidence base, such as site size or boundaries, is given in **Table 4.1** below.

Table 4.1: Summary of changes to site options assessed in 2016

Site	Previously assessed dwelling capacity	Revised dwelling capacity	Other changes
Creswick HS2/WGC1	290	300	
NE of Welwyn Garden City WGC4(a)	N/A (this is a sub-parcel of WGC4 (scenario 3))	75	Boundary change – this is a sub-parcel of the northern part of the site SA'd in 2016.
Unit 1-3 Welham Manor WeG1	10	10-16	
Pooleys Lane WeG12	59	83	Boundary change – larger site

Site	Previously assessed dwelling capacity	Revised dwelling capacity	Other changes
Land west of Brookmans Park Railway Station HS22/BrP4	250	300	
Upper Bell Lane Farm BrP1	100	104	
Land at Bluebridge Road BrP6	234	210	
Peplins Wood BrP12 (scenario 1)	110	125	
Peplins Wood BrP12 (scenario 2)	110	125	Boundary change – slightly larger site
Land South of Northaw Road East HS28/Cuf6	108	121	
Land North of Northaw Road East HS29/Cuf12			Boundary change – amended boundary for larger site, excluding the area assessed in 2016, therefore this has been assessed as an additional site (see above). The assessment in this chapter is based on the previous, smaller site boundary.
Land North of Northaw Road East Cuf5	440	376-412	Boundary change – excludes the part of the site covered by Cuf12.
North-west of Cuffley Hills farm	33	32	

Site	Previously assessed dwelling capacity	Revised dwelling capacity	Other changes
Cuf10			
North West Hatfield SDS5 Hat1 & Hat13	1,750 dwellings, 10-15 pitches and 13,900sqm employment floorspace	1,750 dwellings, 15 pitches and 13,900sqm employment floorspace	
School Lane HS20 / Wel3	7	9	

4.4 All previous site assessments were reviewed to see if the change in housing target affected whether the site crossed the threshold of providing less than 1%, 1-5%, or more than 5% of the housing need. However, the scores for SA objective 5.1 (housing) did not need to be updated for any sites other than those included in **Table 4.2** below. The locations of these sites can be seen in **Figure 5.1** to **Figure 5.8** in Chapter 5.

Summary of implications for the SA

4.5 Changes were recorded against a number of sites, although most of these were limited to one or two objectives. Most changes relate to the updated Landscape Sensitivity Study and the updated Green Belt Study.

4.6 For sites in Welwyn Garden City, Oaklands and Mardley Heath, Welham Green and Cuffley, likely effects with regards to SA objective 4.4 (protect and enhance open space and landscape character, retaining local distinctiveness) have generally moved from being significant to minor negative. In these settlements around 18 effects that were previously assessed as likely to be significant negative are now considered minor negative or negligible, particularly with regards to SA objective 4.4, retaining local distinctiveness, across the Borough. The reverse is true for six effects identified. Notably, for sites in Woolmer Green, landscape effects (SA objective 4.4), that were previously not considered to be significant are now likely to be significant negative. Two effects have gone from being significant positive to minor positive (SA objective 4.4 (previously developed land) for HS19/Wel4 and SA objective 6.2 for SDS5/Hat1 & Hat13), due to corrections to the previous assessments.

4.7 Five effects have gone from being negligible to significant positive (SA objective 5.1 (affordable housing) for WeG1 and SA objectives 4.2 and 4.3 (proximity to employment) for BrP6 and HS20/Wel3), due to changes in the capacity of WeG1 and corrections to the previous assessments.

4.8 Updates to the SFRA only affected the assessment of a single site, BrP4. This changed from a negligible effect (0) against SA objective 2.2 (flood risk) to a minor negative effect (-) as 5% of the site is now identified as being in Flood Zone 3.

4.9 A summary of changes is presented in **Table 4.2** below.

4.10 **Table 4.3** summarises the likely effects now expected for these sites.

4.11 During this re-assessment, some minor errors in the 2016 SA were identified. These are listed below:

- **WeG4a, Marshmoor:** Minor positive uncertain effects (+?) should have been identified against SA objective 6.6 (Provide access to training, skills development and lifelong learning to meet identified needs), rather than significant positive uncertain.
- **Pea02b** and **Pea02c** were incorrectly identified as being within Welwyn Garden City town centre, when they are actually adjacent to it. However, this does not change the effects identified as they are still within close proximity to the town centre.

Table 4.2: Summary of changes to 2016 site assessments

Site	Change
Welwyn Garden City	
Creswick HS2/ WGC1	SA Objective 4.4 Local Distinctiveness has changed from uncertain significant negative (--?) to minor negative (-).
SE of Welwyn Garden City (Birchall Garden Suburb) SDS2/ WGC5	SA Objective 4.4 Local Distinctiveness has changed from uncertain significant negative (--?) to minor negative (-).
NE of Welwyn Garden City WGC4(a)	SA Objective 5.1 Amount of Housing has changed from significant positive (++) to negligible (0).
Hatfield	
Land west of Bramble Way (Road) HS13/ Hat19 (Scenario 1)	No changes.
North West Hatfield SDS5 / Hat 1 & Hat 13	SA objective 6.2 has changed from significant positive (++) to minor positive (+) (was previously recorded incorrectly).
Land at Southway HS11/Hat11 (Scenario 1)	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (-) to minor negative (-).
Woolmer Green	
Land East of London Road HS15/ WGr1	SA Objective 4.4 Landscape Character has changed from uncertain minor negative (-?) to uncertain significant negative (--?). SA Objective 4.4 Retaining Local Distinctiveness has changed from minor negative (-) to significant negative (--).
Land adjacent to 52 London Road, Knebworth WGr3	SA Objective 4.4 Landscape Character has changed from uncertain minor negative (-?) to uncertain significant negative (--?).
Oaklands and Mardley Heath	
2 Great North Road HS16/OMH8	SA Objective 4.4 Landscape Character has changed from uncertain significant negative (--?) to negligible (0). SA Objective 4.4 Retaining Local Distinctiveness has changed from negligible (0) to minor negative (-).

Site	Change
Land rear of 2 – 12 Great North Road HS17/ OMH5	SA Objective 4.4 Landscape Character has changed from uncertain significant negative (--?) to negligible (0). SA Objective 4.4 Retaining Local Distinctiveness has changed from minor negative (-) to negligible (0).
Four Oaks, Great North Road HS32/ GTLAAA04	SA Objective 4.4 Landscape Character has changed from uncertain (?) to negligible uncertain (0?).
Welwyn	
School Lane HS20/Wel3	SA Objectives 4.2 and 4.3 Proximity to transport and services has changed from negligible (0) to significant positive (++).
Sandyhurst HS19/ Wel4	SA Objective 4.4 Previously Developed Land – the Council has now identified that the site consists only partly of previously developed land, therefore the likely effect has changed from significant positive uncertain (++) to minor positive uncertain (+?).
The Vineyards, Codicote Road HS18/ Wel11	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
Fulling Mill Lane RA / Wel15	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
Land at Kimpton Road / Wel1	SA Objective 4.4 Retaining Local Distinctiveness had changed from significant negative (--) to minor negative (-).
Land adjoining Welwyn Cemetery / Wel2	SA Objective 4.4 Retaining Local Distinctiveness had changed from significant negative (--) to minor negative (-).
Welham Green	
Foxes Lane HS35/ GLTAA01	SA Objective 4.4 Retaining Local Distinctiveness has changed from minor negative (-) to negligible (0).
Unit 1-3 Welham Manor WeG1	SA Objective 4.4 Landscape Character has changed from minor negative (-) to negligible (0). SA Objective 4.4 Retaining Local Distinctiveness has changed from negligible (0) to minor negative (-). SA Objective 5.1 Affordable Housing has changed from negligible (0) to significant positive uncertain (++) based on an increased dwelling capacity range.
Land at Welham Manor WeG3	SA Objective 4.4 Previously Developed Land – it has been recognised that the site consists partly of previously developed land, therefore the likely effect has changed from negligible (0) to minor positive uncertain (+?).
Skimpans Farm, Bulls Lane WeG6	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
Dixon Hill Road WeG10	No changes.

Site	Change
Potterells Farm Welham Green WeG15	SA Objective 5.1 Amount of Housing has changed from minor positive (+) to negligible (0) due to changes to the total housing figure.
Pooleys Lane Welham Green WeG12	No changes.
Marshmoor SDS7/WeG4b	SA Objective 4.4 Retaining Local Distinctiveness has changed from minor negative (-) to negligible (0). It has also been recognised that the site is not within 1,400m of Hatfield town centre (as was stated in 2016), therefore the score for SA Objective 6.3 has been amended from minor positive (+) to negligible (0).
Brookmans Park	
Land west of Golf Club Road HS21/BrP13	No changes.
Land east of Golf Club Road HS23 / BrP14	No changes.
Upper Bell Lane Farm BrP1	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to negligible (0).
Land at Bluebridge Road, Brookmans Park BrP6	SA Objective 4.4 Landscape Character has changed from minor negative (-) to significant negative (--). It has been recognised that there is an industrial area located around 700m south of the site in Hertsmere, therefore scores for SA Objectives 4.2 and 4.3 in relation to proximity to employment and services, have changed from negligible (0) to significant positive (++) .
Peplins Wood BrP12 (Scenario 1)	SA Objective 4.4 Landscape Character has changed from significant negative (--) to minor negative (-). SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
Peplins Wood BrP12a (Scenario 2)⁸	SA Objective 4.4 Landscape Character has changed from significant negative (--) to minor negative uncertain (-?). SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-). SA Objective 4.8 Avoid Water Pollution has changed from minor negative (-) to negligible (0).
Land west of Brookmans Park Railway Station HS22/BrP4	SA Objective 2.2 has changed from negligible (0) to minor negative (-). SA objective 5.1 Amount of Housing has changed from negligible (0) to minor positive (+) due to an increase in dwelling capacity from 250 to 300.

⁸ This site has a slightly different site boundary to that previously assessed.

Site	Change
Little Heath	
Land North of Hawkshead Road HS25/ LHe1	SA Objective 4.4 Retaining Local Distinctiveness has changed from negligible (0) to minor negative (-).
Land south of Hawkshead Road HS24/BrP7	SA Objective 4.4 Landscape Character has changed from minor negative uncertain (-?) to significant negative (--).
Cuffley	
The Meadway HS27/ Cuf1	SA Objective 4.4 Landscape Character has changed from minor negative (-) to negligible (0).
Land South of Northaw Road East HS28/Cuf6	SA Objective 4.4 Retaining Local Distinctiveness has changed from negligible (0) to minor negative (-).
Wells Farm HS30/ Cuf7	SA Objective 4.4 Landscape Character has changed from minor negative (-?) to significant negative (--?). SA Objective 4.4 Previously Developed Land – the Council has now identified that the site consists only partly of previously developed land, therefore the likely effect has changed from significant positive uncertain (++?) to minor positive uncertain (+?).
Land West at Northaw Road East Cuf5	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
North west of Cuffley Hills Farm RA Cuf10	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
Land at Northaw Road East HS29 / Cuf12	SA Objective 4.4 Retaining Local Distinctiveness has changed from significant negative (--) to minor negative (-).
Rural Areas	
Barbaraville HS33/ GTLAA08	SA Objective 4.4 Landscape Character has changed from minor negative (-) to significant negative (--).
Symondshyde SDS6/Hat15	SA Objective 4.4 Retaining Local Distinctiveness has changed from minor negative (-) to negligible (0).

Table 4.3: Summary of effects for revised site assessments

	1.1 & 1.2 Health		2.2 flood risk		4.2 greenhouse gas emissions from transport		4.3 air pollution		4.4 open space and landscape and character, retaining local distinctiveness				4.5 Character, sense of place and local distinctiveness, historic environment	4.6 Protect and enhance biodiversity and geodiversity	4.8 water pollution	4.10 productive agricultural land and previously developed land	5.1 Housing			6.1 business and employment	6.2 economic investment and regeneration	6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town	6.4 Sustain rural communities and their economies	6.5 mineral resources	6.6 Learning and skills
	Proximity to employment and services	Proximity to transport	Proximity to employment and services	Proximity to transport	Open Space	Landscape character	Previously Developed Land	local distinctiveness						Amount of housing	Affordable housing	Dwellings for older people									
HS2 /WGC1	+	0	++	++	++	++	0	-?	0	-	0	--?	-?	-	+	++	++	0	N/A	0	N/A	0	++		
SDS2/ WGC5	+	0	++	++	++	++	0	-?	0	-	--?	--?	-?	-	+	++	++	0	N/A	0	N/A	0	++?		
WGC4(a)	+	0	++	++	++	++	--?	-?	+	-	--?	--?	-?	+	0	++	++	?	N/A	0	N/A	0	++?		
HS13/ Hat19 (Scenario 1)	+	0	++	++	++	++	0	-?	0	--	-?	-?	-?	--	0	++	++	0	N/A	0	N/A	0	++		
HS15/ WGr1	+	0	++	++	++	++	0	--?	0	--	--?	-?	0	-	+	++	++	0	N/A	0	N/A	0	++?		
HS17/ OMH5	+	0	+	++	+	++	0	0	0	-	0	--?	0	0	0	++	++	0	N/A	0	N/A	0	++?		
WGr3	+	0	++	++	++	++	0	--?	0	--	0	0	0	-	0	++	++	0	N/A	0	N/A	0	++?		
HS16/ OMH8	+	0	0	++	0	++	0	0	0	+	0	-?	0	+	0	0	++	0	N/A	0	N/A	0	++?		
HS32/ GTLAAA04	+	0	0	++	0	++	0	0?	+++?	-	0	--?	0	+	++	0	0	0	N/A	0	N/A	0	++?		
HS20/ Wel3	+	0	+	++	+	++	0	-?	+++?	-	-?	-?	-?	+	0	0	++	0	N/A	0	N/A	0	++?		
HS19/Wel4	+	0	+	++	+	++	0	-?	+	-	-?	-?	-?	+	0	++	++	0	N/A	0	N/A	0	++?		
HS18/ Wel11	+	0	+	++	+	++	0	-?	0	-	0	--?	-?	-	0	++	++	0	N/A	0	N/A	0	++?		
Wel15	+	0	+	++	+	++	0	-?	0	-	--?	--?	-?	-	0	++	++	0	N/A	0	N/A	0	++?		
Wel1	+	0	+	++	+	++	0	-?	0	-	--?	--?	-?	-	+	++	++	0	N/A	0	N/A	0	++?		
Wel2	+	0	+	++	+	++	0	-?	0	-	--?	--?	-?	-	0	++	++	0	N/A	0	N/A	0	++?		
HS35/ GTLAA01	+	0	++	++	++	++	0	-?	0	0	-?	--?	0	-	++	0	0	0	N/A	0	N/A	0	++?		
WeG1	+	0	++	++	++	++	0	0	+++?	-	0	-?	-?	+	0	+++?	++	0	N/A	0	N/A	0	++?		

	1.1 & 1.2 Health		4.2 greenhouse gas emissions from transport				4.3 air pollution				4.4 open space and landscape character, retaining local distinctiveness				4.5 Character, sense of place and local distinctiveness, historic environment		4.6 Protect and enhance biodiversity and geodiversity		4.8 water pollution		4.10 productive agricultural land and previously developed land		5.1 Housing			6.1 business and employment		6.2 economic investment and regeneration		6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town		6.4 Sustain rural communities and their economies		6.5 mineral resources		6.6 Learning and skills	
	1.1 & 1.2 Health	2.2 flood risk	Proximity to employment and services	Proximity to transport	Proximity to employment and services	Proximity to transport	Open Space	Landscape character	Previously Developed Land	local distinctiveness	4.5 Character, sense of place and local distinctiveness, historic environment	4.6 Protect and enhance biodiversity and geodiversity	4.8 water pollution	4.10 productive agricultural land and previously developed land	Amount of housing	Affordable housing	Dwellings for older people	6.1 business and employment	6.2 economic investment and regeneration	6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town	6.4 Sustain rural communities and their economies	6.5 mineral resources	6.6 Learning and skills														
WeG3	+	0	++	++	++	++	0	-?	+?	-	-?	-?	-?	0	++	++	0	N/A	0	N/A	0	++?															
WeG6	+	-	++	++	++	++	0	-?	0	-	--?	--?	-?	0	++	++	0	N/A	0	N/A	0	++?															
WeG10	+	0	++	++	++	++	0	-?	0	-	0	--?	0	0	++	++	0	N/A	0	N/A	0	++?															
WeG15	+	0	++	++	++	++	0	-?	+?	-	-?	--?	-?	0	++	++	0	N/A	0	N/A	0	++?															
HS21/BrP13	+	0	0	++	0	++	--?	-?	0	-	0	--?	0	0	++	++	0	N/A	0	N/A	0	++?															
HS23 / BrP14	+	0	0	++	0	++	0	-?	0	-	0	--?	0	0	0	++	0	N/A	0	N/A	0	++?															
BrP1	+	0	0	++	0	++	0	-?	0	0	--?	--?	0	0	++	++	0	N/A	0	N/A	0	++?															
BrP6	+	0	++	++	++	++	0	--?	0	--	--?	--?	-?	+	++	++	0	N/A	0	N/A	0	++?															
BrP12 (Scenario 1)	+	0	+	++	+	++	0	-?	0	-	0	--?	-?	0	++	++	0	N/A	0	N/A	0	++?															
HS25/LHe1	+	0	++	++	++	++	0	-?	+?	-	--?	-?	0	-/+	++	++	0	N/A	0	N/A	0	++?															
HS27/ Cuf1	+	0	++	++	++	++	0	0	0	-	0	--?	0	0	++	++	0	N/A	0	N/A	0	++?															
HS28/ Cuf6	+	0	++	++	++	++	0	-?	0	-	0	?	0	0	++	++	0	N/A	0	N/A	0	++?															
HS30/Cuf7	+	-	++	++	++	++	0	--?	+?	-	0	?	0	0	++	++	0	N/A	0	N/A	0	++?															
Cuf5	+	0	0	++	0	++	0	--?	0	-	0	--?	0	+	++	++	0	N/A	0	N/A	0	++?															
Cuf10	+	0	0	++	0	++	0	--?	0	-	0	--?	0	0	++	++	0	N/A	0	N/A	0	++?															
HS29/ Cuf12	+	0	++	++	++	++	0	--?	0	-	0	?	0	0	++	++	0	N/A	0	N/A	0	++?															
HS33/ GTLAA08	+	0	++	++	++	++	0	-?	0	-	-?	-?	-?	++	0	0	0	N/A	0	N/A	0	++?															
BrP12 (Scenario 2)	+	0	+	++	+	++	0	-?	0	-	0	--?	0	0	++	++	0	N/A	0	N/A	0	++?															
WeG12	+	0	++	++	++	++	0	-?	0	-	0	--?	0	0	++	++	0	N/A	0	N/A	0	++?															

	1.1 & 1.2 Health		4.2 greenhouse gas emissions from transport				4.3 air pollution				4.4 open space and landscape character, retaining local distinctiveness				4.5 Character, sense of place and local distinctiveness, historic environment		4.6 Protect and enhance biodiversity and geodiversity		4.8 water pollution		4.10 productive agricultural land and previously developed land		5.1 Housing			6.1 business and employment		6.2 economic investment and regeneration		6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town		6.4 Sustain rural communities and their economies		6.5 mineral resources		6.6 Learning and skills	
	1.1 & 1.2 Health	2.2 flood risk	Proximity to employment and services	Proximity to transport	Proximity to employment and services	Proximity to transport	Open Space	Landscape character	Previously Developed Land	local distinctiveness	4.5 Character, sense of place and local distinctiveness, historic environment	4.6 Protect and enhance biodiversity and geodiversity	4.8 water pollution	4.10 productive agricultural land and previously developed land	Amount of housing	Affordable housing	Dwellings for older people	6.1 business and employment	6.2 economic investment and regeneration	6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town	6.4 Sustain rural communities and their economies	6.5 mineral resources	6.6 Learning and skills														
SDS5 / Hat 1 & Hat 13	+	0	++	++	++	++	0	-?	0	--	--?	-?	0	--	++	++	++	++	+	0	0	0	++?														
HS11/Hat11 (Scenario 1)	+	0	++	++	++	++	0	-?	0	-	-?	--?	0	-	0	++	++	0	N/A	0	N/A	0	++?														
SDS7/WeG4b	+	0	++	++	++	++	0	-?	+	0	-- ?/+?	--	0	-/+	0	++	++	++	+	0	+	0	++?														
HS22/BrP4	+	-	+	++	+	++	0	--?	0	--	0	--?	-?	-	+	++	++	0	N/A	0	N/A	0	++?														
HS24/BrP7	+	0	++	++	++	++	0	--	0	--	-?	?	0	-	0	++	++	0	N/A	0	N/A	0	++?														
SDS6/Hat15	+	0	++	0	++	0	0	--?	0	0	--?	--?	0	-	++	++	++	0	N/A	0	N/A	0	++?														

Chapter 5

Assessment of Alternative Strategic Options for Growth

Overview

- 5.1** This chapter presents the assessment of alternative strategic options for growth identified by the Council. Policy SP2 has now been updated in light of the proposed approach (see Error! Reference source not found. for details).
- 5.2** Since the submission of the Local Plan WHBC has continued to update the evidence base in relation to housing and employment need. The Council commissioned Turleys to update the Strategic Housing Market Assessment in 2017⁹, and this identified the Objectively Assessed Housing Need to be 800 dwellings per year.
- 5.3** Following the Inspector's request at the Examination, WHBC sought to identify additional sites for inclusion in the Local Plan through a call for sites in January 2019.
- 5.4** Further work has been undertaken by Turleys in 2019 to ensure that the Council's evidence of housing need has been updated to consider the implications of the latest available household projections¹⁰. This analysis concluded that the OAN of 800 dwellings per year remains appropriate for Welwyn Hatfield, and for a plan period up to 2034.
- 5.5** With a 20 year plan period of 2016-2036, assuming adoption in 2021, the total OAN would be 16,000 dwellings.
- 5.6** The evidence base has also been updated in relation to the need for employment land. The Council commissioned its consultants Aecom to update the forecasts for economic growth for the submitted plan period and for a revised plan period. Taking into account the Inspector's concerns about commuting rates the Council also asked its consultants to look at the need for jobs resulting from an increase in population over the submitted plan period and the implications for a revised plan period. This review was published as two technical notes in July 2019 'Labour Demand Scenarios' and 'Population based scenario'¹¹. This work concluded that the total need for employment space is 65,290 sqm, which equates to around an additional 12ha, if the population based scenario is followed.

⁹ Welwyn Hatfield Borough Council Strategic Housing Market Assessment Update 2017 (HOU/21)

¹⁰ Implications of the 2016-based SNPP and SNHP on the Welwyn Hatfield OAN 2019 (EX103A), & Implications of a new plan period on the calculated housing need, 2019 (EX103B).

¹¹ Welwyn_Hatfield_Employment_Land_Technical_Note_-_Labour_demand_scenarios (EX104A) & Welwyn_Hatfield_Employment_Land_Technical_Note_-_Population-based_scenario (EX104B)

Developing Strategic Growth Options

5.7 As with the Submission Local Plan, the revised housing target is informed both by the OAN, and by consideration of potential allocations (strategic and smaller sites), and their deliverability. This has included the impact of allocating land on environmental, economic and social policy objectives, as informed by the SA, HELAA and more detailed Green Belt Review work. As for the Submission Local Plan, there has therefore been a combination of a site based (suitability and deliverability of sites) and need based (OAN) approach to identifying the housing target.

5.8 The housing target is intrinsically linked to the settlement strategy which is considered further below.

5.9 To arrive at the revised housing target four strategic options have been developed and subject to a high level appraisal against the SA objectives. These are the reasonable alternatives identified in relation to the amount of housing and employment land to be provided in the plan (Policy SP2). They have been identified to test the effects of a range of options for housing and employment land delivery against the SA's sustainability objectives. This approach is in line with the requirement of the SEA Regulations (2004) to assess reasonable alternatives to the plan, which is reflected in the Planning Practice Guidance.

5.10 For each strategic option the starting point is the Submission Local Plan. Sites were then added to or excluded from the options as set out below. The options identify the difference in housing numbers which would result from including or excluding sites which, if developed, would result in high harm to the Green Belt. This is a key issue for the borough, as all land outside the main settlements and excluded villages is designated as Green Belt, and therefore, a range of options which would result in more or less harm to the Green Belt (as established through a separate Green Belt Review, and site selection exercise) have been tested against sustainability objectives.

5.11 The options range from a shortfall of around 1,000 homes below the OAN (Option 2), to an option which would deliver over 1,800 more homes than the OAN (Option 4), and include an Option which is close to the OAN (Option 1). Each of the options includes employment land which would contribute towards the requirement of the population based scenario, and to retain the current balance of homes and jobs, but none would fully meet that requirement. The options differ in their approach to employment land: protecting existing sites, or releasing some employment sites for housing. In relation to employment land, all options would result in a slight shortfall against the 12ha required, with Option 3 having the smallest shortfall: this would be achieved by protecting three town centre sites and one village employment site, while the other options would release these for housing.

5.12 The strategic options are detailed below:

- **Option 1 – Preferred Option: 15,952 dwellings.** As the Submission Local Plan, but adds new sites from the call for sites (resubmitted or new sites) which are considered suitable for development by the Council following site selection work. Excludes resubmitted or new sites whose development would result in high harm to the Green Belt (high harm sites), and any other sites which have been ruled out in the site selection exercise. Allows four town centre and one village employment sites to be released for housing leaving a shortfall of 1.63ha towards the population based employment land requirement.
- **Option 2 – Avoid high harm to the Green Belt: 14,958 dwellings.** As Option 1, but **excluding** Submission Local Plan sites with high harm ratings (part of a strategic urban extension site (reducing it by 450 homes), and four sites in two of the larger villages) in relation to the Green Belt.
- **Option 3 – Protect employment sites: 15,361 dwellings.** As Option 1, but **excluding** five employment sites, leaving a shortfall of 0.80ha. This option protects existing employment sites and does not release these for housing.
- **Option 4 – High harm to the Green Belt: 17,827 dwellings.** As Option 1, **plus** re-submitted or new sites with high harm ratings in relation to the Green Belt (17 sites).

5.13 For each option just over 4,000 homes are already committed, including sites with planning permission, and this figure also includes an allowance for windfalls. The remaining homes are proposed as allocations in the Local Plan.

5.14 The Strategic Options are shown in **Figure 5.1** to **Figure 5.8** in this SA Addendum, and described in more detail in the Site Selection Topic Paper.

SA Findings for Strategic Growth Options

5.15 The high level appraisal considered whether the difference in the number of homes to be provided under each option would result in a different effect when considered against the SA objectives. It also considered whether the different approaches to employment land would result in different effects. The results are presented in **Table 5.1** and summarised below.

5.16 Each option would provide for a significant number of new homes, and an increase over the provision within the Submission Local Plan. Option 4 is the only option which would meet (and exceed) the OAN of 16,000 homes, however, Option 1 would come very close, providing for 15,952 homes. Option 3 would provide for 15,361, a shortfall of around 640

homes. Options 1, 3 and 4 would therefore result in significant positive effects towards providing the right amount of homes to meet local needs, including affordable housing, and homes for older people (SA objective 5.1). Option 2 (14,958 homes) would result in a significant shortfall against the OAN, and is therefore scored only minor positive. Option 2 would provide for 450 fewer homes at one of the strategic urban extension sites, as well as four fewer sites in the larger villages, which would result in the delivery of less affordable housing and supporting infrastructure.

5.17 The associated benefits of increased provision of affordable housing (and associated supporting infrastructure, and employment growth, is reflected in significant positive effects for Options 1, 3 and 4 in relation to reduced health inequalities (SA objective 1.1).

5.18 The provision of sufficient sites to meet the needs of businesses to foster employment growth would result in significant positive effects under objective 6.1 for Option 3, and minor positive for Options 1, 2 and 4 reflecting the shortfall against the target.

5.19 The large scale of housing and employment growth in and around the main towns has the potential to have significant positive effects on the vitality and attraction of Welwyn Garden City and Hatfield town centres, supporting a revitalised retail offering, alongside complimentary town centre uses including housing and employment (objective 6.3).

5.20 Options 1, 3 and 4 are expected to have significant positive effects in supporting training and apprenticeships associated with new development, as well as providing greater access to education and learning for new residents (objective 6.6), with Option 2 expected to have a minor positive effect, reflecting the lower amount of housing in this Option.

5.21 The greater level of development in Option 4 is expected to have a significant positive effect on sustaining rural communities and businesses through increased numbers of homes around the villages, with the other options expected to have a minor positive effect. These effects are expected to be mixed, with negative effects likely in relation to rural character, particularly due to the greater volume of development in Option 4.

5.22 Planning for growth on this scale is likely to lead to significant negative effects in relation to SA objectives which seek to reduce impacts on the environment, and protect natural and historic assets for all options. Potential significant negative effects are expected in relation to greenhouse emissions from built development (all Options) and transport (Options 1 and 4), and there is potential for negative effects from air pollution from traffic (SA objectives 4.1, 4.2, 4.3) (Options 1 and 4 in particular). All options would result in significant negative effects in relation to water consumption (SA objective 4.7), with all Options likely to have minor

negative effects on water pollution (SA objective 4.8) and in relation to flood risk (SA objective 2.2). Mitigation, which is expected to reduce negative effects, will include other Proposed Submission Local Plan policies (e.g. SP10: Sustainable Design and Construction, SP4: Transport and Travel and SADM3: Sustainable Travel for all), the location of proposed development which seeks to encourage sustainable travel, and technological improvements which are expected to reduce air pollution from traffic.

5.23 In relation to the likely impacts on open space, landscape character and local distinctiveness, historic environment, biodiversity and geodiversity (SA objectives 4.4, 4.5, 4.6), all options would result in mixed negative and minor positive effects, with Options 1 and 4 more likely to result in significant negative effects on these assets due to the greater use of greenfield land for development under these scenarios. Options 1 and 4 are also more likely to result in significant negative effects in relation to the efficient use of land and impacts on high quality agricultural land (SA objective 4.10), for the same reason.

5.24 Overall, Option 4 is likely to have both greater social and economic benefits in terms of housing provision and flexible employment development, but proportionately greater negative effects in terms of the environmental impacts of development. Planning for significantly more homes than required (around 1,700) without an equivalent provision for employment growth would result in an imbalance between homes and jobs, and likely result in higher levels of commuting out of the area.

5.25 Option 2 would result in a significant shortfall in terms of housing provision of around 1,180 homes.

5.26 Option 3 would fall short of the housing need by around 780 homes, but would deliver a smaller shortfall in employment land than the other options.

5.27 Option 1 would result in a much smaller housing shortfall of around 50 homes, and while protecting employment sites which meet the needs of businesses, would release others for housing in sustainable locations. Option 1 would therefore be closer to meeting Welwyn Hatfield's need for housing, which would deliver associated social and economic benefits.

5.28 All options would result in significant environmental effects due to the scale of development required. The mitigation provided in local plan policies, careful masterplanning, the delivery of necessary supporting infrastructure and good practice construction would help to minimise these impacts.

SA Findings for Policy SP 2: Targets for Growth

5.29 Policy SP2 is proposed to be updated to reflect Strategic Option 1, referring to an updated plan period (2016 to 2036) and an updated housing target of 15,952 dwellings over the

plan period. It also now refers to delivery of 1,300 new dwellings to the east of Welwyn Garden City in East Herts, rather than 1,350.

5.30 Policy SP 2 was previously assessed as having a mixed significant positive and minor negative effect, with uncertainty, for SA objective 5.1 (housing), as the policy provided for a substantial amount of housing, but this fell short of the OAN. The draft housing topic paper explains that the previously rounded OAN of 800 dpa is still considered reasonable and justified, resulting in a total OAN of 16,000 homes over the updated plan period. Given that the housing target is now only around 50 dwellings fewer than the OAN, it is likely this will be made up through additional windfall development, or small increases in development densities. The effect on SA objective 5.1 has therefore been amended to significant positive, with uncertainty (i.e. the negative effect has been removed).

5.31 There are no changes in relation to any other SA objectives.

5.32 The updated summary table is provided in Chapter 6 below.

Settlement Strategy and Green Belt Boundaries

5.33 Policy SP3 sets out the Local Plan Settlement Strategy and proposed distribution of development, including associated changes to the Green Belt boundaries.

5.34 The overall settlement strategy and approach to the distribution of development remains as for the Proposed Submission Local Plan. Development will continue to be focused in and around the main towns of Welwyn Garden City and Hatfield, as the most sustainable locations for growth. The main towns would accommodate around two thirds of development, with the remainder of development directed to the larger villages excluded from the Green Belt and to smaller villages following the settlement hierarchy. A new village is proposed, as in the Proposed Submission Local Plan.

5.35 However, as set above, the total amount of development proposed has increased significantly, from around 12,000 homes, to 15,952 homes under preferred Option 1, against a target of 16,000 to meet the OAN. As stated above, just over 4,000 homes are already committed, including sites with planning permission, and this figure also includes an allowance for windfalls. The remaining number of homes are proposed as allocations in the Local Plan.

5.36 The way the allocations are distributed across the borough, as proposed under Option 1 (the preferred strategic option), has been reviewed with reference to the previous approach of Policy SP3 in Proposed Submission Local Plan, while noting that the overall strategy and approach to

distribution has not changed. The sites to be allocated under Option 1 are shown in **Figure 5.1** and **Figure 5.2**, and in the Site Selection Topic Paper¹².

5.37 Starting with the main towns, the increase in development proposed includes an additional 500 homes in and around Hatfield when compared with the Proposed Submission Local Plan, and an additional 1,700 homes in and around Welwyn Garden City (all numbers and percentages quoted are rounded and approximate). The main towns would accommodate proportionately slightly fewer homes than before (previously c. 73%, now c.67%), but a substantial increase in numbers as set out above. When compared with Strategic Option 3, Option 1 would direct more housing to the main towns by allocating three employment sites within the urban area of Welwyn Garden City for housing. Overall, the proportion of homes to be accommodated in and around the two main towns remains broadly similar to the Proposed Submission Local Plan.

5.38 The larger excluded villages¹³ of Welwyn, Welham Green, Brookmans Park & Bell Bar, Cuffley will proportionately accommodate more development than in the Proposed Submission Local Plan, with an addition to their proportion of around 9% (an increase of from around 730 to around 2,140 homes). Most of the increase is proposed for Brookmans Park & Bell Bar, Welham Green, and Welwyn, and to a lesser extent for Cuffley. Brookmans Park, Welham Green and Cuffley have rail stations, and all have bus links to larger settlements. In the Proposed Submission Local Plan, a lower proportion of homes was directed to the larger villages (9%) than to the smaller villages (18%), and this is now reversed. The revised approach better reflects the current pattern of development and the availability of sustainable transport options within the larger excluded villages.

5.39 A lower proportion of development would be accommodated within the smaller excluded villages and new settlement (less 5%, with around 100 more homes across four settlements, alongside the proposed new settlement of 1,136 homes). More development is directed to the smaller Green Belt villages when compared with the Proposed Submission Local Plan (2.5% more), with 236 homes now proposed across 17 of the smaller settlements (14 homes were proposed before). More homes are therefore now proposed in and around the smaller villages (a total of 651), but this is broadly proportionate, with the existing population of these areas, the exception being the proposed new settlement.

5.40 Overall, the largest proportion of development, two thirds, is directed to the largest settlements, the two main towns, as the most sustainable locations for growth. The smallest proportion is directed to the smallest settlements.

¹² Site Selection Topic Paper

¹³ Excluded from the Green Belt

SA Findings for SP3: Settlement Strategy and Green Belt Boundaries

5.41 The SA of the Submission Local Plan recognised that “A greater proportion of development directed towards the excluded villages could have a significant negative impact on their sense of place and local distinctiveness, although there will be a requirement for good quality design to respond to local character so the potential for impact would be limited.” (SA objective 4.4). These significant negative effects would remain under the revised distribution, particularly for the larger excluding villages now proposed to accommodate more development than under the Proposed Submission Local Plan. Given the overall larger volume of development across the borough it may be more difficult to limit these impacts through good design. The other significant negative effect identified relates to the potential for effects in relation to biodiversity (SA objective 4.6), due to more development being directed to rural areas. Significant positive effects were also identified under objective 4.4, and minor positive for 4.6, to reflect the concentration of development in and around the main towns. The SA also recognised that the distribution would result in both positive and negative effects in relation to emissions from transport, in particular car travel (positive by focusing development in towns and villages with public transport, and negative by directing some development to more rural areas), and these effects would remain (SA objectives 4.2, 4.3).

5.42 No other significant negative effects were identified in relation to the settlement strategy and distribution of development around the borough. It is considered that the revised distribution would not result in any additional significant negative effects to those identified for the Proposed Submission Local Plan, or any other changes to the appraisal. Individual sites are appraised separately.

5.43 Significant positive effects were also identified in relation to meeting housing needs, supporting a thriving economy, particularly in the main towns but also in the rural areas (SA objectives 5.1, 6.1, 6.2, 6.3) and minimising flood risk (SA objective 2.2). It is considered that the revised distribution would result in one additional significant positive effect, under SA objective 6.4, sustaining rural communities and their economies (changing this from +/- to ++/?).

5.44 Overall, the proposed distribution fits more closely with the existing pattern of development across the borough and the settlement hierarchy, with the addition of the proposed new settlement. The policy directs development to locations which are accessible by public transport, particularly to Welwyn Garden City, Hatfield, and the larger excluded villages. Allowing some development in the smaller settlements will help to meet housing needs locally and sustain rural communities, also supporting rural services and businesses.

5.45 The updated summary table is provided within Chapter 6.

Reasons for selection of preferred option

5.46 Option 1 would result in a much smaller housing shortfall, and whilst protecting employment sites that meet the needs of businesses. Option 1 would therefore be closer to meeting the borough’s need for housing, which would deliver associated social and economic benefits. Whilst all options would result in likely environmental effects, the mitigation provided by local plan policies, careful masterplanning and delivery of necessary infrastructure would help to minimise these impacts.

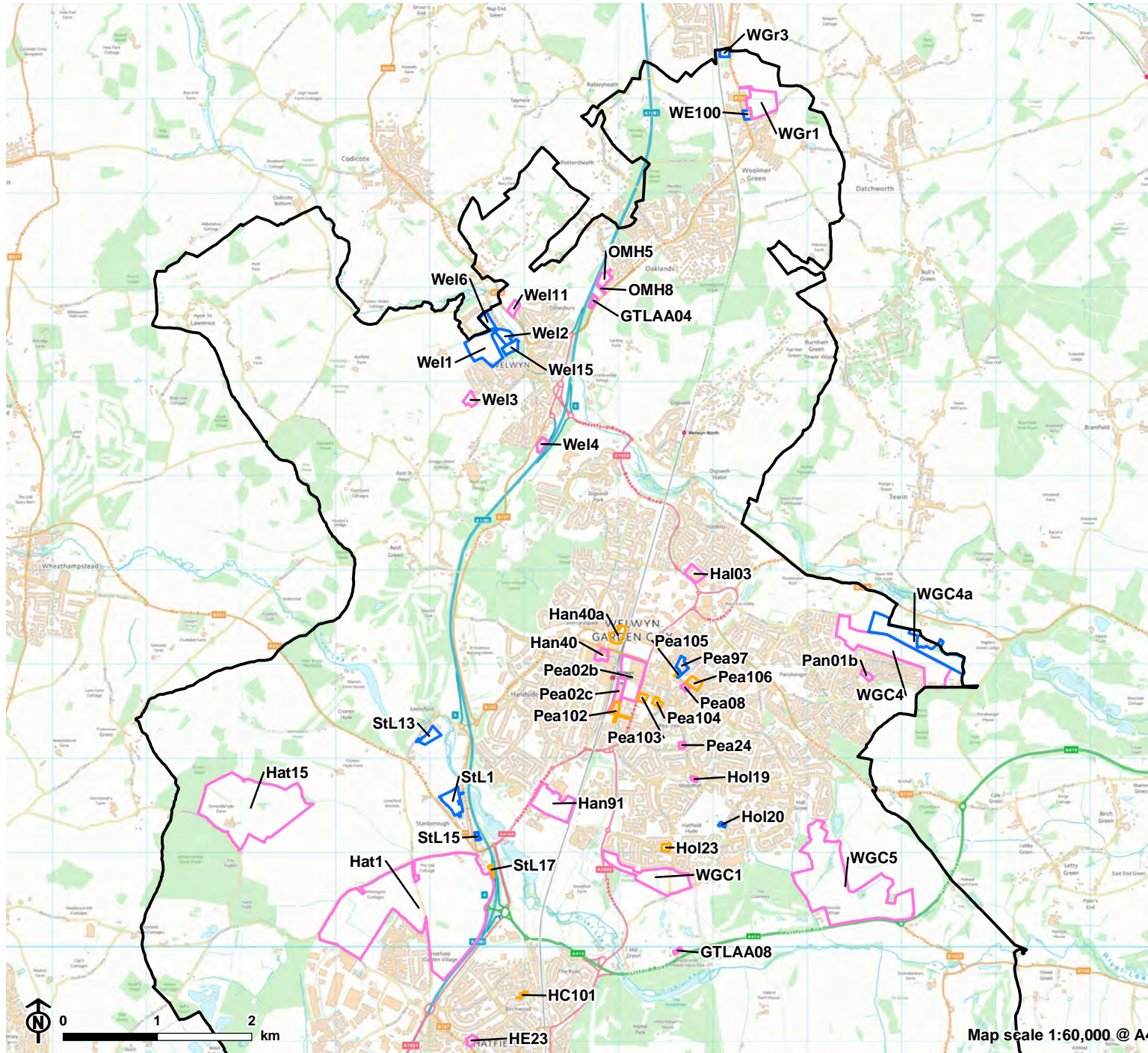
5.47 Option 2 would not only reduce the contribution to the borough housing requirement, including reducing the provision of affordable housing, but also reduce the developer contribution towards supporting infrastructure and beneficial effects associated with supporting training, apprenticeships and access to services and facilities, including education. Overall, it is considered that providing for the majority of housing at the main towns, planning for appropriate strategic infrastructure and more closely meeting the Objectively Assessed Need outweighs the potential benefits of removing the allocation of the sites falling within ‘high’ harm Green Belt parcels that formed part of the original Draft Local Plan 2016.

5.48 Option 3 would provide more employment land than Options 1 and 2 but would still fall short of the requirement over the plan period. It would also provide less housing than Option 1. Overall, it is considered that more closely meeting the housing requirement (as in Option 1), and achieving the majority of the employment requirement (Option 1 is 1.63 hectares short of the requirement) outweighs the small benefit provided by Option 3 in reducing the employment shortfall.

5.49 Option 4 would meet the housing requirement in full, but would result in release of sites that would lead to ‘high’ harm to the Green Belt. It is not considered that the release of a small site (for example for 20 dwellings) from the Green Belt that would lead to ‘high’ harm to the Green Belt is justified, or that exceptional circumstances would exist, especially for such a small additional level of development.



Figure 5.1: Option 1 (North)



- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

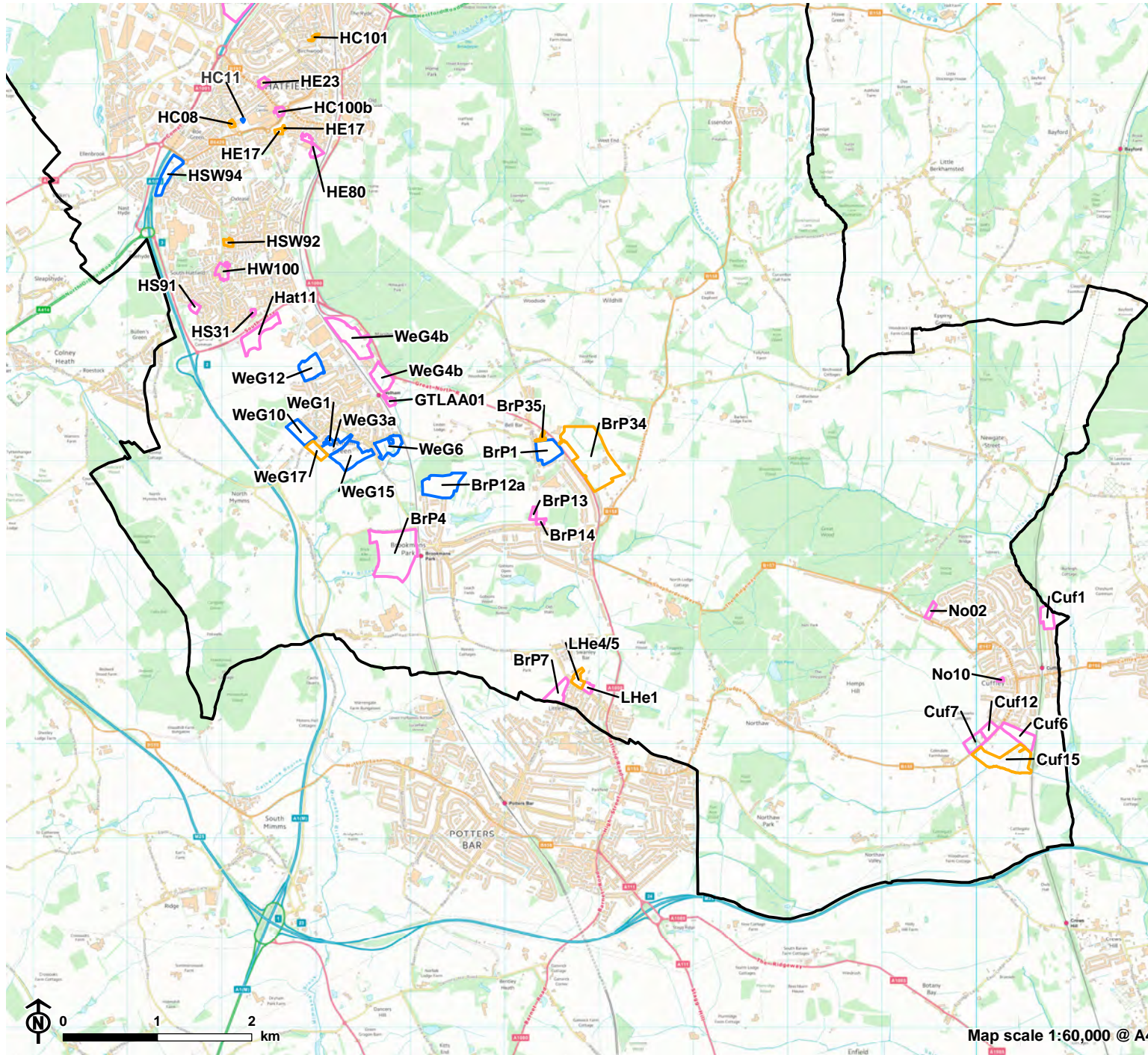
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GTLAA04	Pea105
GTLAA08	Pea106
HC101	Pea24
HE23	Pea97
Hal03	StL1
Han40	StL13
Han40a	StL15
Han91	StL17
Hat1	WE100
Hat15	WGC1
Hol19	WGC4
Hol20	WGC4a
Hol23	WGC5
OMH5	WGr1
OMH8	WGr3
Pan01b	Wel1
Pea02b	Wel11
Pea02c	Wel15
Pea08	Wel2
Pea102	Wel3
Pea103	Wel4
	Wel6



Map scale 1:60,000 @ A4



Figure 5.2: Option 1 (South)



- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

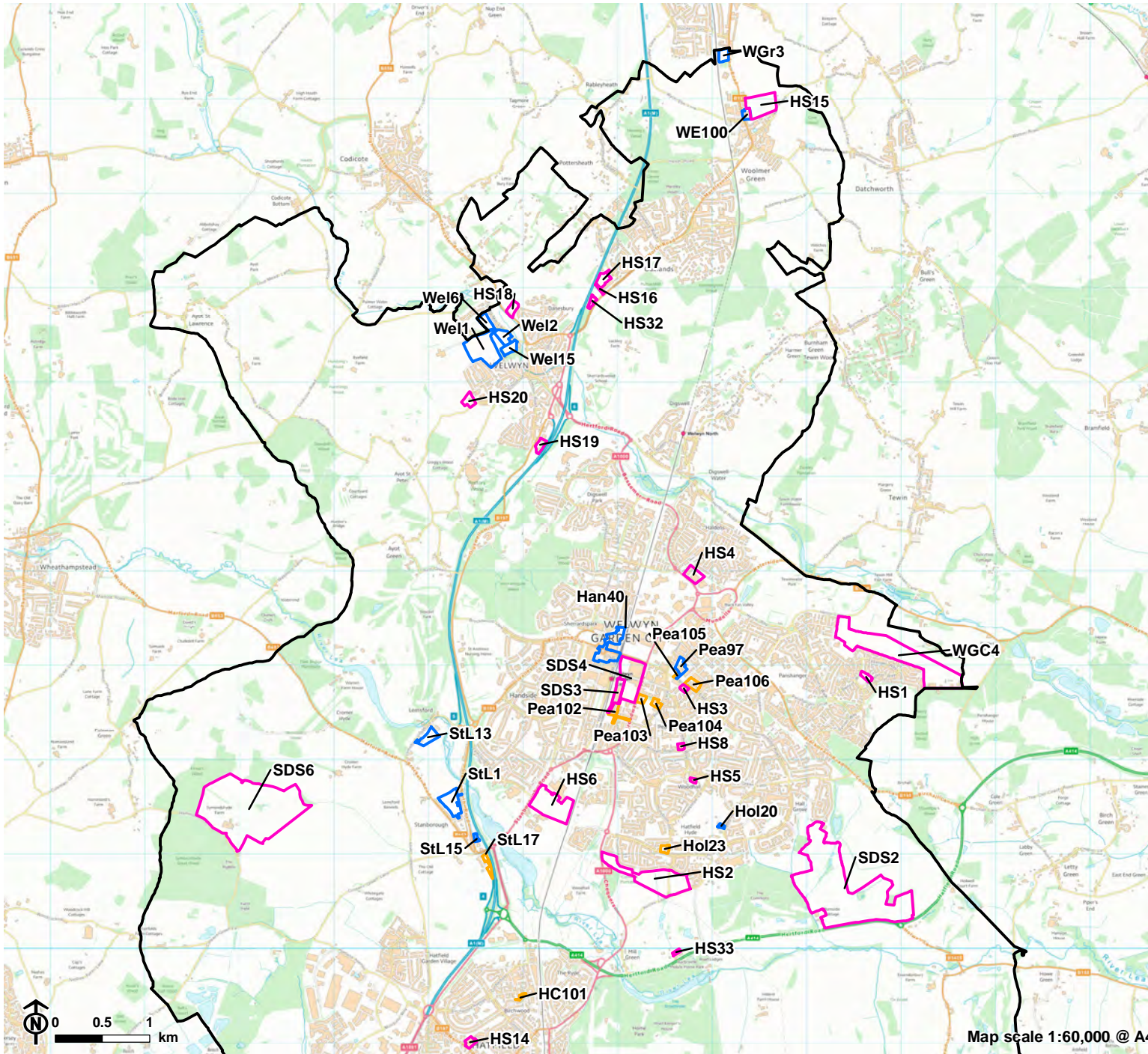
Dev Ref	HE23
BrP1	HE80
BrP12a	HS31
BrP13	HS91
BrP14	HSW92
BrP34	HSW94
BrP35	HW100
BrP4	Hat1
BrP7	Hat11
Cuf1	LHe1
Cuf12	LHe4/5
Cuf15	No02
Cuf6	No10
Cuf7	WeG1
GTLAA01	WeG10
HC08	WeG12
HC100b	WeG15
HC101	WeG17
HC11	WeG3a
HE17	WeG4b
	WeG6



Map scale 1:60,000 @ A4



Figure 5.3: Option 2 (North)

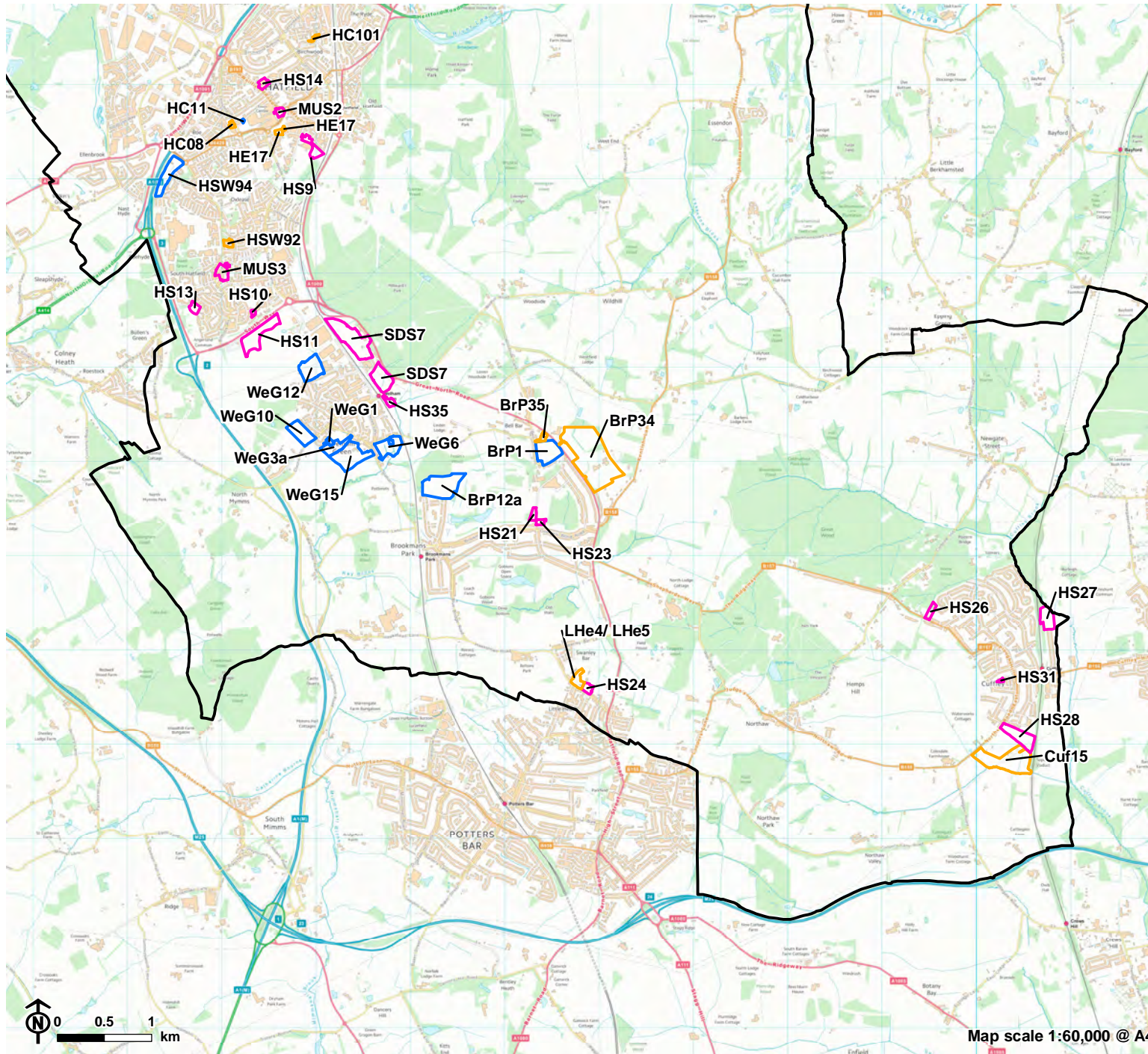


- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

Sites Included in Option 1	
Han40: Han40 and 40a	Pea102: Pea102
HC101: HC101	Pea103: Pea103
Hol23: Hol23	Pea104: Pea104
HS1: Pan01b	Pea105: Pea105
HS2: WGC1	Pea106: Pea106
HS3: Pea08	Pea97: Pea97
HS4: Hal03	SDS2: WGC5
HS5: Hol19	SDS3: Pea02b
HS6: Han91	SDS4: Pea02c
HS8: Pea24	SDS6: Hat15
HS14: HE23	StL1: StL1
HS15: WGr1	StL13: StL13
HS16: OMH8	StL15: StL15
HS17: OMH5	StL17: StL17
HS18: Wel11	WE100: WE100
HS19: Wel4	Wel1: Wel1
HS20: Wel3	Wel2: Wel2
HS32: GTLAA04	Wel6: Wel6
HS33: GTLAA08	Wel15: Wel15
	WGC4: WGC4
	WGr3: WGr3



Figure 5.4: Option 2 (South)



- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

Sites Included in Option 1	
Cuf15: Cuf15	HS24: LHe1
BrP1: BrP1	HS26: No02
BrP12a: BrP12a	HS27: Cuf1
BrP34: BrP34	HS28: Cuf6
BrP35: BrP35	HS31: No10
HC08: HC08	HS35: GTLAA01
HC11: HC11	HSW92: HSW92
HC101: HC101	HSW94: HSW94
HE17: HE17	LHe4/ LHe5: LHe4/ LHe5
HS9: HE80	MUS2: HC100b
HS10: HS31	MUS3: HW100
HS11: Hat11	SDS7: WeG4b
HS13: HS91	WeG1: WeG1
HS14: HE23	WeG3a: WeG3a
HS21: BrP13	WeG6: WeG6
HS23: BrP14	WeG10: WeG10
	WeG12: WeG12
	WeG15: WeG15

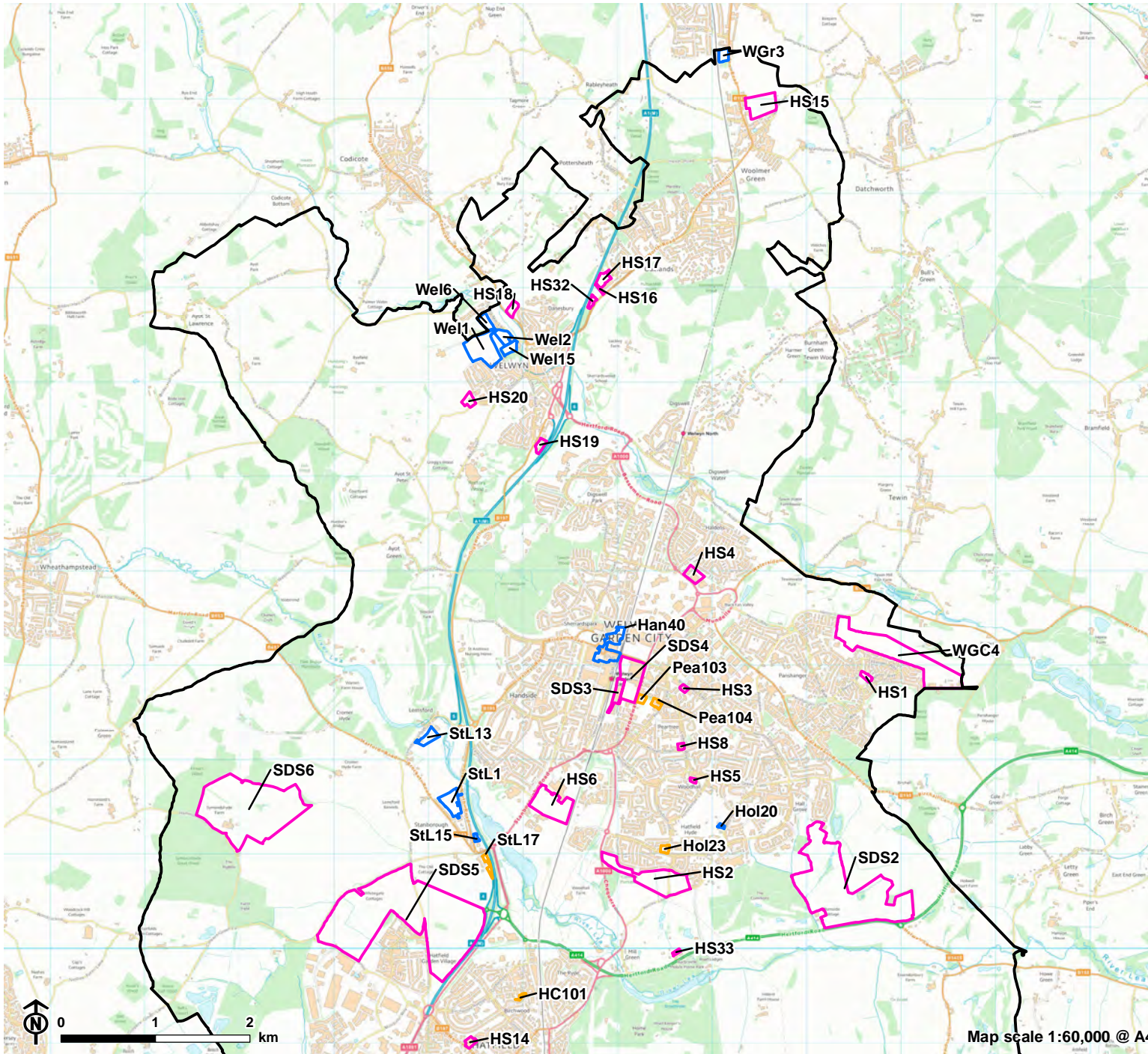


Figure 5.5: Option 3 (North)

- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

Sites Included in Option 1

Site Ref:	HELAA Ref
HC101: HC101	Han40: Han40 and 40a
HS1: Pan01b	Hol20: Hol20
HS2: WGC1	Hol23: Hol23
HS3: Pea08	Pea103: Pea103
HS4: Hal03	Pea104: Pea104
HS5: Hol19	SDS2: WGC5
HS6: Han91	SDS3: Pea02b
HS8: Pea24	SDS4: Pea02c
HS14: HE23	SDS5: Hat1
HS15: WGr1	SDS6: Hat15
HS16: OMH8	StL1: StL1
HS17: OMH5	StL13: StL13
HS18: Wel11	StL15: StL15
HS19: Wel4	StL17: StL17
HS20: Wel3	WGC4: WGC4
HS32: GTLAA04	Wel1: Wel1
HS33: GTLAA08	Wel2: Wel2
	Wel6: Wel6
	Wel15: Wel15
	WGr3: WGr3

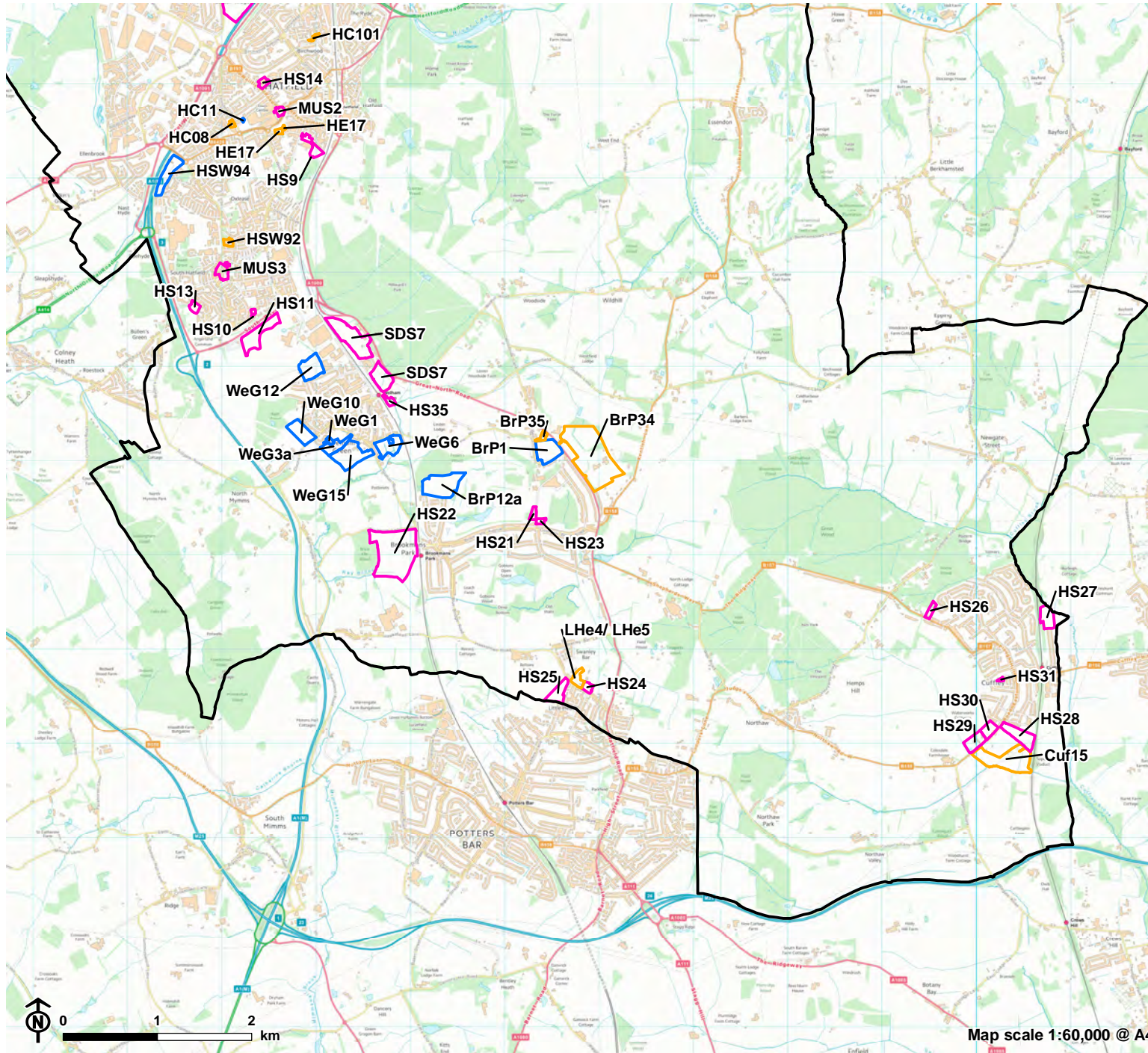


Figure 5.6: Option 3 (South)

- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

Sites Included in Option 1	
Site Ref:	HELAA Ref
BrP1:	BrP1
BrP12a:	BrP12a
BrP34:	BrP34
BrP35:	BrP35
Cuf15:	Cuf15
HC08:	HC08
HC11:	HC11
HC101:	HC101
HE17:	HE17
HS9:	HE80
HS10:	HS31
HS11:	Hat11
HS13:	HS91
HS14:	HE23
HS21:	BrP13
HS22:	BrP4
HS23:	BrP14
HS24:	LHe1
HS25:	BrP7
HS26:	No02
HS27:	Cuf1
HS28:	Cuf6
HS29:	Cuf7
HS30:	Cuf12
HS31:	No10
HS35:	GTLAA01
HSW92:	HSW92
HSW94:	HSW94
MUS2:	HC100b
MUS3:	HW100
SDS5:	Hat1
SDS7:	WeG4b
WeG1:	WeG1
WeG3a:	WeG3a
WeG10:	WeG10
WeG12:	WeG12
WeG15:	WeG15
WeG6:	WeG6

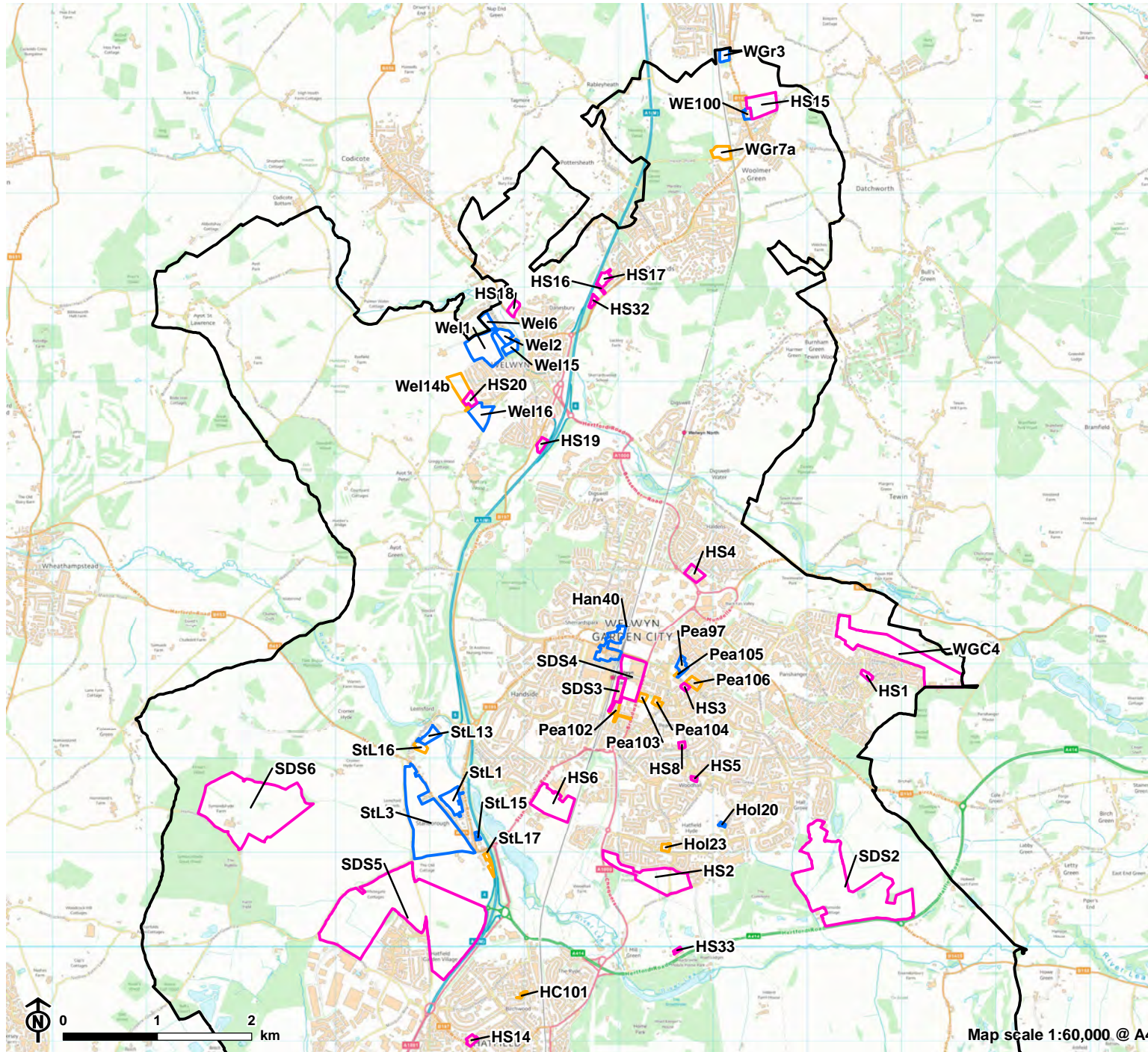


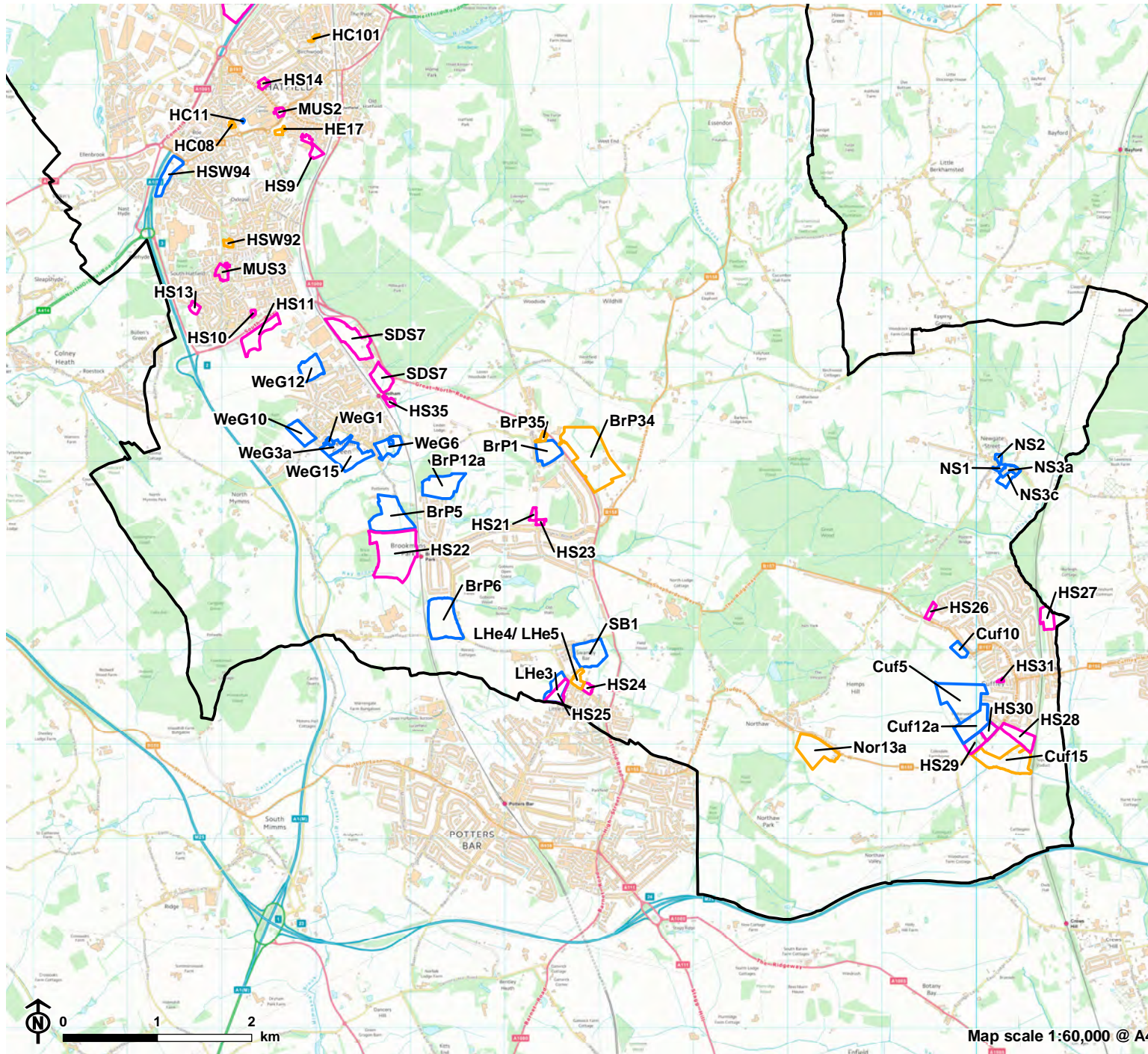
Figure 5.7: Option 4 (North)

- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

Site Ref: HELAA Ref	Pea104: Pea104
Sites included in Option 1	Pea105: Pea105
HC101: HC101	Pea106: Pea106
HS14: HE23	SDS2: WGC5
HS15: WGr1	SDS3: Pea02b
HS16: OMH8	SDS4: Pea02c
HS17: OMH5	SDS5: Hat1
HS18: Wel11	SDS6: Hat15
HS19: Wel4	StL1: StL1
HS1: Pan01b	StL13: StL13
HS2: WGC1	StL15: StL15
HS3: Pea08	StL17: StL17
HS4: Hal03	WE100: WE100
HS5: Hol19	WGC4: WGC4
HS6: Han91	WGr3: WGr3
HS8: Pea24	Wel15: Wel15
HS20: Wel3	Wel1: Wel1
HS32: GTLAA04	Wel2: Wel2
HS33: GTLAA08	Wel6: Wel6
Han40: Han40	Other Sites
Hol20: Hol20	StL3
Hol23: Hol23	StL16
Pea97: Pea97	WGr7a
Pea102: Pea102	Wel14b
Pea103: Pea103	Wel16



Figure 5.8: Option 4 (South)



- Welwyn Hatfield Borough boundary
- Proposed submission local plan site
- Re-submitted site
- New site

Site Ref: HELAA Ref	HS35: GTLAA01
Sites included in Option 1	HSW92: HSW92
BrP1: BrP1	HSW94: HSW94
BrP12a: BrP12a	LHe4/ LHe5: LHe4/ LHe5
BrP34: BrP34	MUS2: HC100b
BrP35: BrP35	MUS3: HW100
Cuf15: Cuf15	SDS5: Hat1
HC08: HC08	SDS7: WeG4b
HC11: HC11	WeG1: WeG1
HC101: HC101	WeG3a: WeG3a
HE17: HE17	WeG6: WeG6
HS10: HS31	WeG10: WeG10
HS11: Hat11	WeG12: WeG12
HS13: HS91	WeG15: WeG15
HS14: HE23	Other Sites
HS9: HE80	BrP5
HS21: BrP13	BrP6
HS22: BrP4	Cuf5
HS23: BrP14	Cuf10
HS24: LHe1	Cuf12a
HS25: BrP7	LHe3
HS26: No02	Nor13a
HS27: Cuf1	NS1
HS28: Cuf6	NS2
HS29: Cuf7	NS3a
HS30: Cuf12	NS3c
HS31: No10	SB1

Table 5.1: Strategic Growth Options (for Policy SP2: Targets for Growth)

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target	The housing need over the plan period is 16,000 dwellings, with a target to provide sufficient employment land to meet the population growth requirement. Options 1, 2 and 4 would release some employment sites for housing, resulting in a shortfall of 1.63ha employment land. Option 3 would protect existing employment sites, resulting in a shortfall of 0.8ha.	
Long-term Objective 1: Health Improvement						
1.1: Lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	++/-	+/-	++/-	++/--	<p>All options are likely to have positive effects in relation to reducing health inequalities through the increased provision of affordable housing, dwellings for older people, green infrastructure and supporting infrastructure, regenerating urban areas, and providing close to the population growth requirement for employment land provision, providing jobs and training opportunities. Option 4 would make the highest contribution towards affordable housing and supporting social infrastructure including more recreational opportunities provided by green infrastructure/open space as a direct result of the cumulative contribution from higher housing levels, with Option 1 also close to the housing requirement. Option 2 would result in lower delivery of supporting infrastructure given the reduction of c.450 homes on one urban extension strategic site, and the development of four fewer sites in larger villages when compared with Option 1. Option 3 is assumed to perform the best on employment provision having the lowest shortfall. It is assumed that there would generally be good access to public transport, and people would be encouraged to walk or use public transport to access jobs and services, with associated health benefits.</p> <p>Option 4 is anticipated to result in the greatest loss of greenfield land which could have an adverse effect on people's physical and mental wellbeing unless sufficient access is retained and/or offset by accessible green infrastructure close to residential areas.</p>	<p>SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>Policies SP11 Protection and Enhancement of Critical Environmental Assets and SP13 Infrastructure Delivery will reduce the potential for inadequate infrastructure provision to support new development.</p>
1.2: Lead to improved health for					The strategic options are not considered likely to affect those criteria	

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target	The housing need over the plan period is 16,000 dwellings, with a target to provide sufficient employment land to meet the population growth requirement. Options 1, 2 and 4 would release some employment sites for housing, resulting in a shortfall of 1.63ha employment land. Option 3 would protect existing employment sites, resulting in a shortfall of 0.8ha.	
all?					which are shown greyed out.	
Long term Objective 2: Safer Communities						
2.1 Reduce opportunities for crime and anti-social behaviour, and reduce fear of crime?						
2.2: Ensure there is no increase in flood risk to people or property, taking into account climate change?	-?	-?	-?	-?	All options are likely to lead to increased risk due to greater runoff from increased impermeable surfaces. Option 4 is anticipated to result in the greatest loss of greenfield land, and therefore would result in the greatest flood risk. All effects are uncertain, as it is currently unknown what mitigation measures would be implemented as part of individual development proposals, the extent of green infrastructure provision within the proposals to attenuate surface water run off or the exact design of proposals. [Assumption: The proposed quantities of development could be accommodated within the borough without the need to develop in higher flood risk areas, taking into account climate change. Flood risk associated with particular strategic development locations is assessed under the SA of the Settlement Strategy.]	SP10 Sustainable Design and Construction – requires sustainable urban drainage to reduce flood risk; SP11 Critical Environmental Assets requires development to avoid Flood Zones 2 and 3.
Long-term Objective 3: Good Citizenship						
3.1: Encourage involvement of the public in the planning process?						

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target		
Long-term Objective 4: Improving the Environment						
4.1: Significantly reduce greenhouse gas emissions from built development?	--	--	--	--	By delivering a significant amount of built development, all options will result in significantly greater energy use within the borough. To the extent that this energy comes from non-renewable sources, it will therefore result in increased greenhouse gas emissions.	SP10 Sustainable Design and Construction – requires development to maximise energy efficiency and incorporate renewable and/or low carbon technologies, in accordance with the energy hierarchy.
4.2: Significantly reduce greenhouse gas emissions from transport?	--	-	-	--	Concentrating development in and around towns and villages should minimise travel distances to jobs and services and encourage people to walk, cycle or use public transport, reducing the otherwise likely negative effects. Maintaining a closer balance between homes and jobs (Options 1 and 3) could help to reduce commuting. However, a greater level of housing without a similar level of employment growth (Option 4) would potentially lead to greater out commuting and concentrations of higher traffic levels near population clusters, and so greater traffic levels and emissions in and around towns and villages. Greater housing levels will also lead to greater traffic generation during construction which would have adverse implications for GHG emissions from transport.	SP1: Delivering Sustainable Development & SP3: Settlement Strategy and Green Belt Boundaries – Development will be directed to those areas with good transport networks and well served with jobs, services and facilities.
4.3: Avoid and reduce air pollution	--	-	-	--	By delivering a significant amount of built development, all Options are likely to result in significant increases in road and rail travel, with road transport in particular producing increased emissions to air of pollutants such as NOx and particulates. While all options would be	As per objective 4.2.

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target		
					The housing need over the plan period is 16,000 dwellings, with a target to provide sufficient employment land to meet the population growth requirement. Options 1, 2 and 4 would release some employment sites for housing, resulting in a shortfall of 1.63ha employment land. Option 3 would protect existing employment sites, resulting in a shortfall of 0.8ha.	
					delivered in and around towns and villages with access to public transport, it is, however, assumed that more housing and employment development on greenfield sites would lead to greater traffic levels in and around towns and villages, which would have adverse effects in terms of air quality, noise and congestion. See also objective 4.2 above.	
4.4: Protect and enhance open space and landscape character, retaining local distinctiveness?	+/--?	+/-?	+/-?	+/--?	<p>The development of higher levels of housing has the potential to lead to greater opportunities for enhancing open space provision across the council area. However, this could lead to increased pressure being placed on existing green infrastructure in and surrounding towns and villages, which would be applicable to all options, but more so for Option 4.</p> <p>All options are likely to have minor positive effects on retaining local distinctiveness by avoiding settlement coalescence on the assumption that all options would be delivered in and around town and villages (except for the new settlement proposal), however effects would be dependent on the distribution of individual proposals.</p> <p>All options would result in the loss of significant areas of greenfield land which could have significant negative effects due to the loss of previously undeveloped land, detracting from the existing settlement pattern and the qualities of more sensitive landscapes. This effect would be less for Option 2, and more for Option 4.</p>	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5: Conserve and enhance the Borough's character, sense of place and local distinctiveness,	+?/--?	+?/-?	+?/-?	+?/--?	Development in or surrounding towns and villages has potential to conserve and enhance local character and distinctiveness, but larger developments will require significant investment in masterplanning to achieve this. Higher levels of development may put pressure on	SP1: Delivering Sustainable Development- heritage assets should be

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target		
					The housing need over the plan period is 16,000 dwellings, with a target to provide sufficient employment land to meet the population growth requirement. Options 1, 2 and 4 would release some employment sites for housing, resulting in a shortfall of 1.63ha employment land. Option 3 would protect existing employment sites, resulting in a shortfall of 0.8ha.	
historic environment, heritage and cultural assets, and their settings?					particularly sensitive heritage assets within towns and villages leading to adverse effects on their settings. Higher levels of development could also lead to settlements losing their distinct character and becoming much larger settlements or urban extensions. This would be particularly relevant to Option 1 and Option 4 due to higher housing levels and/or higher potential loss of greenfield land. All effects are uncertain and would depend on the exact locations and design of individual development proposals.	protected and enhanced.
4.6: Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	+?/--?	+?/-?	+?/-?	+?/--?	The development of higher levels of housing and the loss of greenfield land (particularly Option 4) has the potential to lead to greater adverse impacts on biodiversity. However, the development of housing also has the potential for increased opportunities for biodiversity enhancement through the provision of green infrastructure and open space. All effects would be uncertain and dependent on the exact location of individual sites in relation to sensitive biodiversity areas, whether brownfield land would be used and design and mitigation employed.	SP 10: Sustainable design and construction- Existing habitat should be incorporated into the design with sound ecological principles. SP 11: Protection and enhancement of critical environmental assets
4.7: Reduce water consumption, and provide for reliable sources of water supply even in drought conditions	--	--	--	--	All options will result in significantly increased water consumption by both residential and employment uses.	SP10 Sustainable design and construction – water sensitive design principles will address water supply, consumption and quality. SP11 Protection and enhancement of critical

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target		
					The housing need over the plan period is 16,000 dwellings, with a target to provide sufficient employment land to meet the population growth requirement. Options 1, 2 and 4 would release some employment sites for housing, resulting in a shortfall of 1.63ha employment land. Option 3 would protect existing employment sites, resulting in a shortfall of 0.8ha.	
						Assets
4.8 Avoid water pollution	-?	-?	-?	-?	Impacts on water quality should be largely avoidable, by provision of adequate infrastructure alongside new development in the form of SUDS and necessary upgrades to sewage infrastructure (e.g. Maple Lodge WwTW and at Rye Meads WwTW and their networks), and good practice during construction. However, the risks of contamination are increased with a greater volume of development (Option 4). SUDS is not always technically feasible and major sewage infrastructure upgrades can take a number of years and could impact on the timing of housing delivery.	SP 10: Sustainable design and construction -water sensitive design principles should be integrated into development proposals to sustainably address water quality.
4.9: Minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced?						
4.10: Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land?	--?	-?	-?	--?	Concentrating development in and around towns and villages (all options) would help to maximise the opportunities to re-use previously developed land and alleviate pressures on prime agricultural land. However, the planned scale of development means that a significant proportion of it will have to take place on greenfield land. Options 1 and 4 have the greatest potential to lead to the loss of previously undeveloped and productive agricultural land given that they would allow for the greatest loss of greenfield land. Uncertainty relates to the extent of loss of high quality agricultural land.	Policy SP 11: Protection and enhancement of critical environmental assets -protect the best and most versatile agricultural land.

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target		
Long-term Objective 5: Decent Housing						
5.1: Provide the right amount, type and tenure of housing to meet identified local needs?	++	+	+	++	All options will deliver a significant amount of additional housing across the plan period 2016-2036, to greater or lesser extents. The housing requirement is for at least 16,000 new homes over this period, so Option 1 would almost deliver the required amount, with Option 4 exceeding it by over 1,800. Options 2 and 3, whilst not achieving the housing target, would still deliver a significant proportion of housing to meet local need, and would represent an improvement in provision from the current situation therefore having a minor positive effect. It is assumed that all options would provide a proportionate contribution of affordable homes and homes for older people, with Option 4 making the greatest contribution.	Not required but Policy SP1: Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
Long-term Objective 6: A Thriving Economy						
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	+?	+?	++?	+?	Each option will provide employment land/space towards meeting the needs of a growing population. Option 3 would seek to protect existing employment sites and not release these for housing, and it is assumed that the most suitable sites will be protected and therefore this will be beneficial; this option would result in a shortfall of 0.8ha. Options 1, 2 and 4 would result in some employment sites being released for housing, and a larger shortfall of 1.63ha.	Not required, but Policy SP1: Delivering Sustainable Development requires growth to be undertaken in a way which supports economic growth.
6.2: Encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in	+?	+?	++?	+?	Each option includes development (and therefore regeneration) within the urban areas of the main towns, and will provide similar amounts of employment land/space to meet the needs of a growing population. Option 3 would seek to retain more employment land within urban areas, closer to those most in need, and would result in	Not required, but Policy SP1: Delivering Sustainable Development requires growth to be undertaken in a way which supports

SA Objective	Likely Effects				Commentary	Mitigation recommendations (focussing on significant adverse effects)
	Option 1: 15,952 dwellings (close to target)	Option 2: 14,958 dwellings (c.1,000 short of target)	Option 3: 15,361 dwellings c.640 short of target	Option 4: 17,827 dwellings >1,800 over target		
					The housing need over the plan period is 16,000 dwellings, with a target to provide sufficient employment land to meet the population growth requirement. Options 1, 2 and 4 would release some employment sites for housing, resulting in a shortfall of 1.63ha employment land. Option 3 would protect existing employment sites, resulting in a shortfall of 0.8ha.	
need of rewarding employment.					a smaller shortfall against the population requirement.	economic growth.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	++	++	++	++	The large scale of housing and employment growth in and around the main towns has the potential to have significant positive effects on Welwyn Garden City and Hatfield town centres by delivering new customers within their catchments and supporting a revitalised retail offering, alongside complimentary town centre uses including housing and employment.	Not required, but Policy SP1: Delivering Sustainable Development requires growth to be undertaken in a way which supports economic growth.
6.4: Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character.	++/?	+/?	+/?	++/-	Providing for more homes in and around villages is expected to have a positive effect in sustaining rural communities, particularly under Options 3 and 4. Uncertainty relates to the protection of rural character which will depend on the location of development, but it is likely that more development (e.g. under Option 4) will result in a greater negative effect.	Not required, but Policy SP1: Delivering Sustainable Development requires growth to be undertaken in a way which supports economic growth.
6.5 Avoid sterilisation of mineral resources	?	?	?	?	The effects on mineral resource sterilisation would be dependent on the location of each individual proposal.	Unknown.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++	+	++	++	A greater scale of housing development would have benefits for apprenticeships, training opportunities etc., and a greater need (and scope) for investment in education to ensure sufficient school and training places are available for an increasing population. Development focused in or surrounding towns and villages would help to ensure existing and new residents have good access to a range of services and facilities, including education. Option 3 would provide more employment land and more homes than Option 2.	Not required, but Policy SP1: Delivering Sustainable Development requires growth to be undertaken in a way which supports economic growth.

Chapter 6

Summary and Conclusions

Overview

6.1 This document presents an Addendum to the Sustainability Appraisal of the Proposed Submission Local Plan (2016) following the requirement for the Council to re-consider the overall housing need for Welwyn Hatfield and to identify additional sites for housing. It includes a reassessment of allocated sites from the Proposed Submission Local Plan to account for updated evidence and changes to the proposed housing numbers on certain sites. It presents an assessment of strategic growth options, and additional site allocation options that were identified through a Call for Sites in 2019. Once finalised, it will then go on to assess the Council's proposed changes to the Local Plan and identify any necessary changes to the SA.

Additional Sites

6.2 With regards to the additional site options, most generally performed well with regards to SA objective 4.2 (greenhouse gas emissions) and 4.2 (air pollution), particularly with regards to proximity to public transport. Sites in Northaw and Newgate Street are all expected to have significant negative effects with regards to landscape. Sites in urban areas (particularly within Welwyn Garden City and Hatfield) are expected to have uncertain effects on landscape, but significant positive effects with regards to previously developed land, as most of these sites are brownfield. Additional sites across the borough are generally expected to have either minor or significant negative effects with regards to SA objectives 4.5 (character, sense of place), 4.6 (biodiversity and geodiversity), 4.8 (avoid water pollution) and 4.10 (agricultural land and previously developed land). Significant positive effects are generally expected with regards to SA objective 5.1 (housing) and SA objective 6.6 (learning and skills). There are no sites that perform particularly better or worse than others. All are likely to have mixed effects, but the objectives against which negative and positive effects are expected vary.

Reassessment of 2016 sites

6.3 Changes were recorded against a number of sites, although most of these were limited to one or two objectives. Most changes relate to the updated Landscape Sensitivity Study and the updated Green Belt Study. The Landscape Sensitivity Study (2019) presented an assessment of landscape sensitivity using a more up to date methodology

compared to the previous Landscape Sensitivity and Capacity Study (2012). The Landscape Sensitivity Study (2019) also considered the whole Borough, rather than just the broad locations for development considered in the 2012 study. The Green Belt Study was reviewed following representor comments. The 2019 Study included changes to the parcels considered and included a small number of new parcels and scenarios at the request of the Council. For sites in Welwyn Garden City, Oaklands and Mardley Heath, Welham Green and Cuffley, likely effects with regards to SA objective 4.4 (protect and enhance open space and landscape character, retaining local distinctiveness) have generally moved from being significant to minor negative. The reverse is true for Woolmer Green, whereas other areas are mixed.

6.4 Five effects have gone from being negligible to significant positive due to changes in the capacity of one site (SA objective 5.1: affordable housing), and corrections to the previous assessments (SA objectives 4.2 and 4.3: proximity to employment).

6.5 Updates to the SFRA only affected the assessment of a single site where 5% of the site is now identified as being in Flood Zone 3 (minor negative effect).

Strategic Growth Options

6.6 In relation to the strategic growth options, Option 4 – high harm to the Green Belt - (17,827 homes; employment land shortfall of 1.63ha) is likely to have both greater social and economic benefits in terms of housing provision, but proportionately greater negative effects in terms of the environmental impacts of development. Planning for significantly more homes than is required without an equivalent provision for employment growth would result in an imbalance between homes and jobs, and likely result in higher levels of commuting out of the area. Option 2 – avoid high harm to the Green Belt - (14,958 homes) would result in a significant shortfall of more than 1,000 against the need for 16,000 homes over the plan period. Option 3 – protect employment sites - (15,361 homes) would fall short of the housing need by around 640 homes. Option 1 – preferred option - (15,952 homes) would be close to meeting the housing target, and while protecting employment sites which meet the needs of businesses, would release other sites for housing in sustainable urban locations. Options 1 and 3 would provide a closer match between homes and jobs than Option 4 (more homes) and 2 (fewer homes). Options 1 and 3 would therefore be closer to meeting Welwyn Hatfield's need for housing, which would deliver associated social and economic benefits, but would also result in significant environmental effects due to the scale of development required. The mitigation provided in local plan policies, careful masterplanning, the delivery of necessary supporting infrastructure and good practice construction would help to

minimise the identified impacts. Policy SP2, Targets for Growth, is proposed to be updated to reflect Strategic Option 1.

6.7 For Policy SP3, Settlement Strategy and Green Belt Boundaries, overall, the proposed distribution under Strategic Option 1 would fit more closely with the existing pattern of development across the borough and the settlement hierarchy, with the addition of the proposed new settlement. Significant negative effects identified for SA objectives 4.4 and 4.6 would remain under the revised distribution and, given the overall larger volume of development, it may be more difficult to limit these through design. It is considered that the revised distribution would not result in any additional significant negative effects to those identified for the Proposed Submission Local Plan. It is considered that the revised distribution would result in one additional significant positive effect (with uncertainty), under SA objective 6.4, sustaining rural communities and their economies.

Cumulative Effects

6.8 The Local Plan (as proposed to be amended) allocates almost 4,000 additional new homes when compared with the Proposed Submission Local Plan (2016). This increases the total housing provision from around 12,000 to just under 16,000 homes over the plan period. This will meet the housing need almost in full. Whilst the scale of change will be greater with the additional allocated development, due to the large scale of development already set out in the Proposed Submission Local Plan, the cumulative effects identified in the 2016 SA are considered to remain valid.

Appendix A

Updated SA Framework and Assumptions

Housing

Welwyn Hatfield Options for Site Allocations SA: Assumptions for Housing Sites

SA Question: Will the policy...	Assumptions for SA of Housing Sites
Long-term Objective 1: Health Improvement	
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	Sites that are within straight line walking distance (720 m) ¹⁴ of three or more different types of the following service/facility/asset: <ul style="list-style-type: none"> • GP surgery; • food/convenience store; • post office; • pharmacy; • future neighbourhood centre within strategic allocations if required by policy¹⁵. ...and/or within 1,400 m ¹⁶ of two or more of the following types of service/facility/asset: <ul style="list-style-type: none"> • sports/recreation facility or an area of open space; • hospital; • education establishment (including nurseries, primary school, secondary school and colleges)¹⁷;

¹⁴ Adapted from target distances in Welwyn Hatfield Community Facilities Study, October 2012

¹⁵ assuming the neighbourhood centre is in the centre of the broad location

¹⁶ For the purpose of the appraisal, walking distance will be measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (depending on the house location within a larger site and the availability of a direct route). It is considered that a straight line walking distance of 720m typically equates to a walking distance of 1200m or 15 minutes' walk, and a straight line walking distance of 1400m typically equates to a walking distance of 2400m or 30 minutes' walk.

¹⁷ The University of Hertfordshire has not been included as it is assumed that sites are not being developed for student housing.

SA Question: Will the policy...	Assumptions for SA of Housing Sites
<p>...lead to improved health for all? (1.2)</p>	<ul style="list-style-type: none"> • Employment Site or Town Centre. <p>...are assumed to have a minor positive (+) effect on this aspect of the SA objective because of the potential to use these facilities. Allocations which are also located in an area within one of the 20% most deprived areas within the District ('access to services' domain of English Indices of Deprivation) are assessed as having a significant positive (++) effect on this aspect of the objective.</p> <p>Other allocations are assessed as having a negligible (0) effect.</p> <p>(Sources required: GIS mapping of GP surgeries, hospitals, sports/recreation facilities, open spaces, post offices, local shopping centres, primary schools, secondary schools, Employment Sites, Town Centres, Convenience Stores, English Indices of Deprivation)</p>
<p>Long-term Objective 2: Safer Communities</p>	
<p>...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)</p>	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the allocated sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. Generally, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. This SA objective does not, therefore, form part of the SA of options for Site Allocations.</p> <p>(Sources required: none)</p>
<p>...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)</p>	<p>Development on sites that are within areas of high fluvial flood risk may have negative effects on this SA objective:</p> <ul style="list-style-type: none"> • Sites having a significant proportion of land (>=25%) within flood zones 3a or 3b, have an 'extreme' flood hazard rating in the SFRA, and/or include flood storage areas are assumed to have a significant negative (--)effect. • Sites having as significant proportion of land (>=25%) within flood zone 2 or that are 5-25% within flood zone 3 are assumed to have a minor negative (-) effect. Sites that include a very small part of a flood storage area would also have a minor negative effect. • Sites with less than 5% of their land within flood zone 3, less than 25% of their land within flood zone 2 and do not include flood storage areas are assumed to have a negligible (0) effect. <p>The opportunity to incorporate SuDS to mitigate the risks of surface water flooding and surface water contamination is a design issue and does not form part of the SA of options for Site Allocations.</p> <p>(Sources required: EA flood zones; SFRA; flood storage areas)</p>
<p>Long-term objective 3: Good Citizenship</p>	

SA Question: Will the policy...	Assumptions for SA of Housing Sites
...encourage involvement of the public in the planning process? (3.1)	Not applicable to appraisal of options for site allocations.
Long-term objective 4: Improving the environment	
...significantly reduce greenhouse gas emissions from built development? (4.1)	<p>While any additional development is likely to increase <u>total</u> energy consumption in the District, it is likely to be built to a higher energy efficiency standard than existing housing stock as a result of increasingly stringent Building Regulations requirements and the Government’s 2016 zero carbon target for new dwellings, thereby helping to improve energy efficiency. It may also offer opportunities for incorporating local renewable energy generation.</p> <p>However, these issues will not be determined by the location of the development and will, instead, be determined through the detailed proposals for each site. Therefore, this aspect of the SA objective is not assessed in the SA of the options for Site Allocations.</p>
...significantly reduce greenhouse gas emissions from transport? (4.2)	<p>In terms of location, greenhouse gas emissions are most closely linked to emissions from vehicles. Vehicles are more likely to be used as distances to destinations increase or travel by alternative more sustainable modes become less attractive. As an indication of effects on this aspect of the SA objective, the following is assumed:</p> <p>Proximity to employment and services:</p> <ul style="list-style-type: none"> • Where an allocation is within straight line walking distance (1,400 m) of an Employment Site or Town Centre there is a significant positive (++) effect on this aspect of the SA objective due to minimising travel distances and car use related greenhouse gas emissions, and enabling easier access to employment opportunities. • Where an allocation is within 720 m of a food/convenience store, and/or a future neighbourhood centre within a strategic allocation if required by policy ¹⁸ a minor positive (+) effect is assumed. • Where a site is within walking distance of a site or centre but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to the next lowest score (e.g. ++ score becomes + or + becomes 0). <p>Proximity to transport services:</p> <ul style="list-style-type: none"> • Sites within walking distance of a rail station (1,400 m) or bus stop on a route providing a six day a week service (400 m) are assumed to have a significant positive (++) effect on this aspect of the SA objective.

¹⁸ assuming the neighbourhood centre is in the centre of the broad location

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<ul style="list-style-type: none"> Other housing sites will be assessed as having a negligible (0) effect on this aspect. <p>(Sources required: GIS mapping of Employment Sites, Town Centres and Convenience Stores; train stations; bus stops on routes providing a six day a week service)</p>
<p>...avoid and reduce air pollution? (4.3)</p>	<p>In terms of location, air pollution is most closely linked to emissions from vehicles. Vehicles are more likely to be used as distances to destinations increase or travel by alternative more sustainable modes become less attractive. As an indication of effects on this aspect of the SA objective, the following is assumed:</p> <p>Proximity to employment and services:</p> <ul style="list-style-type: none"> Where an allocation is within straight line walking distance (1,400 m) of an Employment Site or Town Centre there is a significant positive (++) effect on this aspect of the SA objective due to minimising travel distances, air pollution and enabling easier access to employment opportunities. Where an allocation is within 720 m of a food/convenience store, and/or a future neighbourhood centre within a strategic allocation if required by policy¹⁹ a minor positive (+) effect is assumed. Where a site is within walking distance of a site or centre but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to the next lowest score (e.g. ++ score becomes + or + becomes 0). <p>Proximity to transport services:</p> <ul style="list-style-type: none"> Sites within walking distance of a rail station (1,400 m) or bus stop on a route providing a six day a week service (400 m) are assumed to have a significant positive (++) effect on this aspect of the SA objective. Other housing sites will be assessed as having a negligible (0) effect on this aspect. <p>(Sources required: GIS mapping of Employment Sites, Town Centres and Convenience Stores; train stations; bus stops on routes providing a six day a week service)</p>

¹⁹ assuming the neighbourhood centre is in the centre of the broad location

SA Question: Will the policy...	Assumptions for SA of Housing Sites
<p>...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)</p>	<p>Open Space</p> <p>Where a significant proportion (>=25%) of an allocated site is within an existing area of open space²⁰ a significant adverse (--?) effect is assumed. Where a smaller part (5-25%) of an allocated site is within an existing open space a minor negative (-?) effect is assumed. In both cases uncertainty relates to the extent to which the development will contribute to alternative provision of open space that is lost to development. Sites that are <5% open space are assumed to have a negligible (0) effect.</p> <p>Landscape Character</p> <p>Potential effects on landscape features and character will be assessed through the sensitivity score given for each landscape area assessed in the <u>Landscape Sensitivity and Capacity Study, Oct 2012-Assessment (2019)</u>:</p> <ul style="list-style-type: none"> • Sites that are within areas that are assessed as being of low sensitivity are likely to have a negligible (0) effect on landscape character and features. • Sites that are within areas that are assessed as being of medium <u>moderate or low-moderate</u> sensitivity could have a minor negative (-?) effect on landscape character and features. • Sites that are within areas that are assessed as being of <u>moderate-high</u>, high or very high sensitivity could have a significant negative (--?) effect on landscape character and features. <p>All other sites will be assessed as having an uncertain (?) effect on landscape character and features. In all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and design of the new development.</p> <p>Previously Developed Land</p> <p>If the Council identifies the site as previously developed land a significant positive effect (++?) will be assumed but with uncertainty relating to the appropriateness of the design of the development. Sites identified as a mix of greenfield and previously developed land are assumed to have a minor positive effect (+?). All other sites not identified as previously developed land are assumed to have a negligible (0) effect.</p> <p>Retaining Local Distinctiveness</p> <p>With regards to assessing the coalescence of towns and villages the WHBC Green Belt <u>Review Stage 2 (in preparation August/September 2014) report</u> <u>Study Stage 3 (2019)</u> will be used. <u>Looking at A 'significant' score presented for the 'local Green Belt</u></p>

²⁰ Categories include natural green space, amenity green space, outdoor sports facilities, parks and gardens, green corridors and civic spaces

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<p>purpose' (to Maintain the Existing Settlement Pattern) in the Green Belt review, a 'significant' contribution will be assumed to equate to a significant negative (--) SA effect, and a 'partial' contribution score presented for the 'local Green Belt purpose' in the Green Belt review will be assumed to equate to a minor negative (-) SA effect. All other sites not within the Green Belt, or scoring 'limited/or no' effect contribution in the Green Belt review, are considered to have negligible effects (0). <u>Where there is a 'limited/or no' contribution score, we will also check the score for Purpose 2 (Prevent neighbouring towns from merging), and take whichever is the greater contribution. This is because the Green Belt Study records 'limited/no effect' for the local purpose, where Purpose 2 applies, to avoid duplication (because the local purpose is effectively an extension of Purpose 2).</u></p> <p>Three scores will be assigned to this objective to reflect the different types of effects outlined above.</p> <p>Other townscape, design and green infrastructure aspects of this SA objective are not relevant to SA of the location of housing site options.</p> <p>(Sources required: settlement boundaries; landscape sensitivity study, Green Belt study, open space boundaries)</p>
<p>...conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings? (4.5)</p>	<p>English Heritage bases its definition of the setting of a heritage asset on the previous national Planning Policy Statement 5, as <i>"the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral"</i>⁸²¹. Therefore, it is not possible to precisely determine effects on the setting of heritage assets during a desk-based strategic SA exercise such as this.</p> <p>As an indication of potential effects on heritage assets from housing development, the following is assumed:</p> <ul style="list-style-type: none"> • A significant negative effect (--?) may occur where the development location is adjacent to or includes a designated heritage asset (e.g. listed building, Scheduled Monument, Registered Park and Garden or Conservation Area). • Where development is between 250 m and 1 km from heritage assets, a minor negative (-?) effect may occur. • Where sites are more than 1 km from any heritage designations, or the development involves the conversion of an existing building, a negligible (0) effect on this objective is assumed. • Where sites contain Areas of Archaeological Significance an uncertain minor negative effect is assumed (-?). The effect on archaeological finds is considered permanent. <p>All potential negative effects are assumed to be uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic</p>

²¹ English Heritage. The Setting of Heritage Assets REVISION NOTE June 2012.

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<p>development replaces a derelict brownfield site which is currently having an adverse effect). Scores may therefore need to be moderated depending on local circumstances.</p> <p>Development locations that will bring 'at risk' heritage assets (e.g. listed buildings) back into productive use will be assumed to have a significant positive effect (++?) on the basis that the fabric of the asset will therefore be restored and maintained but with uncertainty relating to whether the restoration/maintenance will be sympathetic to the asset's historic significance.</p> <p>(Sources required: GIS mapping of listed buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas, 'at risk' heritage assets to be brought back into use)</p>
<p>...protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change? (4.6)</p>	<p>Similar to heritage assets, there is not a fixed distance at which biodiversity sites may be affected by new development, as the habitats and species for which biodiversity sites are designated are different, and different types of effects can be transmitted across different distances (e.g. air or water pollution may travel much further than noise or disturbance from physical presence of humans or dogs). Therefore, it is not possible to determine actual effects on the structure and function of habitats and populations of species during a desk-based strategic SA exercise such as this.</p> <p>As an indication of potential effects on biodiversity assets from housing site options, the following assumptions are made:</p> <ul style="list-style-type: none"> • Where allocated sites overlap with an internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or locally (Local Wildlife Site, Local Nature Reserve) designated wildlife site or area of Ancient Woodland, significant adverse(--) effects are assumed. • Where allocated sites are within 500m of the boundary of an internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or 250m of a locally (Local Wildlife Site, Local Nature Reserve) designated wildlife site or area of Ancient Woodland, uncertain significant adverse (--?) effects are assumed. • Where allocated sites are between 500m and 1,000m from the boundary of an internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or between 250m and 500m from a locally (Local Wildlife Site, Local Nature Reserve) designated wildlife site or area of Ancient Woodland, uncertain minor adverse (-?) effects are assumed. • Where allocated sites have a significant proportion of undesignated greenfield land (>=25%) an uncertain (?) effect is assumed due to the potential for impacts on undesignated biodiversity interest. <p>Where sites are within the remainder of the Plan area, the effect on this SA objective is assessed as negligible (0). The potential for previously developed land to support biodiversity is reflected under Objective 4.10.</p> <p>(Sources required: boundaries of designated wildlife sites)</p>

Appendix A
 Updated SA Framework and Assumptions
 Addendum to the Sustainability Appraisal of the Welwyn Hatfield
 Local Plan
 January 2020

SA Question: Will the policy...	Assumptions for SA of Housing Sites
<p>...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)</p>	<p>Development standards in relation to water efficiency are not related to site location therefore the SA of site allocations does not assess this; potential effects of water efficient design are instead dealt with in the SA of DM policies.</p> <p>(Sources required: None)</p>
<p>...avoid water pollution? (4.8)</p>	<p>The location of housing allocations may affect water quality due to spatial variations in the capacity of existing WwTWs and the foul and combined sewer network to accommodate additional demand from new development as well as variations in the sensitivity of groundwater and surface water receptors.</p> <p>The Water Cycle Study Scoping Report (2010) classifies each settlement in the Borough into categories relating to constraints to development. Required improvements to potable water and sewage treatment infrastructure don't constrain the amount of development going ahead but do affect timing of delivery (sites within settlements identified as requiring extensive infrastructure improvements to allow development will take longer to deliver). It is assumed that sites will not be developed until suitable infrastructure improvements have been implemented to ensure potable water supply and waste water are managed properly to avoid adverse effects on water quality and as such scores have not been assigned as a result of the Water Cycle Study.</p> <p>Groundwater Source Protection Zones represent where there is a risk of contamination of groundwater resources from certain activities. Housing construction within the inner or outer impact zones is assessed as having a minor adverse effect on the SA objective but with uncertainty (-?) relating to the construction activities (e.g. dewatering) and mitigation that would be employed. All other sites are considered to have negligible effects (0).</p> <p>Pollution risks to surface waters from construction of housing are assumed to be fully addressed by compliance with Environment Agency pollution prevention guidance and do not form part of the SA of options for Site Allocations.</p> <p>(Sources required: groundwater Source Protection Zones, EA groundwater Principles and practice (GP3) document).</p>
<p>...minimise the amount of waste generated and maximise the re- use, recycling or composting of waste that cannot be reduced? (4.9)</p>	<p>Waste generation is not related to site location therefore the SA of options for site allocations does not assess this; potential effects of resource use and minimising waste are instead dealt with in the SA of DM policies.</p> <p>(Sources required: None)</p>

SA Question: Will the policy...	Assumptions for SA of Housing Sites
<p>...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)</p>	<p>Where allocated sites are on high quality (grade 1, 2 or 3*) agricultural land there is assumed to be a negative effect on preserving soil quality:</p> <ul style="list-style-type: none"> • Sites with a significant proportion (>=25%) of grade 1 or 2 agricultural land are assumed to have a significant negative (-) effect. • Sites that are between 10% and 25% on grade 1 or 2 agricultural land are assumed to have a minor negative (-) effect. • Sites with a significant proportion (>=25%) of grade 3 agricultural land are assumed to have a minor negative (-) effect. <p>All other sites are considered to have a negligible effect (0) on high quality agricultural land. In addition:</p> <ul style="list-style-type: none"> • Sites with a significant proportion (>=25%) of brownfield land are assumed to have an uncertain minor positive effect (+?). The effect is considered to be uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance. The biodiversity value of brownfield land will be fully assessed and development would progress where adverse effects can be satisfactorily mitigated. • Sites with a significant proportion (>=25%) of greenfield land are assumed to have a minor negative (-)effect. • ...resulting in overall mixed effects when taken together with effects on agricultural land. <p>If the site is known to be contaminated and remediation would be a condition of housing development then assess as having a significant positive effects on this aspect of the objective (++); if contamination status is unknown assess effect as uncertain (?); if site is not thought to be contaminated assess effect as negligible (0).</p> <p>Note: Agricultural Land Classification maps do not distinguish between grade 3a, which is considered to be best and most versatile agricultural land, and grade 3b, which isn't.</p> <p>(Sources required: GIS mapping of agricultural land classifications, brownfield land)</p>
<p>Long-term Objective 5: Decent Housing</p>	
<p>...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)</p>	<p>Amount of housing</p> <p>To contribute towards a housing target of around (42,000)<u>15,200</u> homes, allocated sites that provide capacity for at least 5% of the housing target (in this instance at least 6007<u>60</u> homes) are assumed to have a significant positive effect (++) . Sites that provide capacity for up to 5% of the housing target (1-5% which equates to 420-599<u>152-759</u> homes) are assumed to have a minor positive effect (+). All other sites with a capacity of less than 1% of the housing target are assumed to have a negligible effect (0).</p> <p>For Gypsy and Traveller sites the figure for pitch need is 68 (net). Therefore any site that provides capacity for at least 5% of the pitch need (in this instance at least 4 pitches), are assumed to have a significant positive effect (++) . Sites that provide capacity for up to 5% of the housing target (1-5% which equates to 1-3 homes) are assumed to have a minor positive effect (+). All other sites with a capacity of</p>

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<p>less than 1% of the housing target are assumed to have a negligible effect (0).</p> <p>Affordable housing</p> <p>Policy SP 7 requires that, subject to viability,</p> <ul style="list-style-type: none"> • development within Hatfield proposing 11 or more dwellings or land with an area of 0.5 ha or more should provide 25% affordable dwellings. • development within Welwyn Garden City proposing 11 or more dwellings or land with an area of 0.5 ha or more should provide 30% affordable dwellings • development within Excluded Villages proposing 11 or more dwellings or land with an area of 0.5 ha or more should provide 35% affordable dwellings <p>Sites of this size are assessed as having a significant positive (++) effect on this aspect of the SA objective. Sites below these thresholds and Gypsy and Traveller sites are not required to make affordable provision due to viability evidence. They will therefore be assessed as having a negligible (0) effect.</p> <p>Dwellings for older people</p> <p>Emerging Core Strategy <u>Local Plan</u> policy GSP 7 requires that, subject to viability and design restrictions, development proposing 5 or more dwellings should include 20% of market dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) meeting Lifetime Homes standards. Sites identified with potential to provide 5 dwellings or more will therefore be assessed as having a significant positive (++) effect on this aspect of the SA objective. Sites below this threshold and Gypsy and Traveller sites are not required to make Lifetime Homes provision meet this standard. They will therefore be assessed as having a negligible effect (0).</p>
<p>...ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy? (6.1)</p>	<p>For any site located within an Employment Site the loss of employment land could result in a negative effect for this objective. This would be a significant negative effect (--) if all of the employment land is lost or a minor negative effect (-) if less than 50% of the employment land is lost.</p> <p>All other sites would be negligible (0).</p>

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SA Question: Will the policy...	Assumptions for SA of Housing Sites
...encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment? (6.2)	Not applicable to housing sites.
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	<p>Housing sites within straight walking distance (1,400 m) of Welwyn Garden City or Hatfield town centres are assumed to provide support for their vitality, and will result in a minor positive (+) effect. Sites within the town centres will result in a significant positive effect (++).</p> <p>All other sites are likely to have a negligible effect (0). (Sources required: town centre boundaries).</p>
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	Not applicable to housing sites.
...avoid the sterilisation of mineral resources? (6.5)	<p>Some areas of Hertfordshire have been identified as Preferred Areas for mineral extraction in the Hertfordshire Minerals Local Plan, 2007. This does not mean that development could not occur in these locations, but that the County Council would need to be consulted to determine whether prior extraction of the mineral resource was required before development. Since the outcome of this consultation will be unknown at the time the site is allocated, an uncertain effect is identified on this SA objective.</p> <p>Sites that overlap a Preferred Area are assumed to have an uncertain minor negative effect (-?). (Sources required: Minerals Preferred Areas)</p>

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SA Question: Will the policy...	Assumptions for SA of Housing Sites
<p>...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)</p>	<p>The effects of housing development on this objective will depend on the availability of school and college places to serve the new residents.</p> <p>Where sites are within straight line walking distance (1,400 m) of existing education establishments (nurseries, schools or colleges⁹²²), a potential significant positive (++) effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.</p> <p>Where a site is within walking distance (1,400 m) of existing education establishments (nurseries, schools or colleges⁹) but there are potential barriers to access for all ages and abilities (e.g. topography, major road), or a strategic allocation where a new school is required, a minor positive uncertain (+?) rather than a significant positive score is given.</p> <p>All other sites are assumed to have a negligible effect (0).</p> <p>(Sources required: GIS mapping of education facilities; OS base map)</p>

²² The University of Hertfordshire has not been included as it is assumed that sites are not being developed for student housing

Employment

Welwyn Hatfield Options for Site Allocations SA: Assumptions for Employment Sites

SA Question: Will the policy...	Assumptions for SA of Employment Sites
Long-term Objective 1: Health Improvement	
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	<p>Where a site is within straight line walking distance (1,400 m) of a residential area there is a minor positive (+) effect on this aspect of the SA objective due to it enabling walking access to employment opportunities. Where a site is within walking distance of a residential area but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to a minor positive <u>negligible</u> (0).</p> <p>Sites within walking distance of a rail station (1,400 m) or bus stop (400 m) are assumed to have a minor positive (+) effect on this aspect of the SA objective as they encourage walking to work which can improve the health of employees.</p>
...lead to improved health for all? (1.2)	<p>Sites which are also located within straight line walking distance (1,400 m) of an area within one of the 20% most deprived areas within the District ('access to services' domain of English Indices of Deprivation) are assessed as having a significant positive (++) effect on this aspect of the objective. Sites which are located within straight line walking distance (1,400 m) of one of the 20-40% most deprived areas within the District (English Indices of Deprivation) are assessed as having a positive (+) effect.</p> <p>Other employment sites will be assessed as having a negligible (0) effect on this aspect. (Sources required: GIS mapping of train stations and bus stops; English Indices of Deprivation)</p>
Long-term Objective 2: Safer Communities	
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	<p>The effects of new development on safety, crime and fear of crime will depend on design proposals for the allocated sites and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. Generally, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for each site. This SA objective does not, therefore, form part of the SA of options for Site Allocations.</p> <p>(Sources required: none)</p>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<p>...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)</p>	<p>Development on sites that are within areas of high fluvial flood risk may have negative effects on this SA objective:</p> <ul style="list-style-type: none"> • Sites having a significant proportion of land (>=25%) within flood zones 3a or 3b, have an 'extreme' flood hazard rating in the SFRA, and/or include flood storage areas are assumed to have a significant negative (--)effect. • Sites having as significant proportion of land (>=25%) within flood zone 2 or that are 5-25% within flood zone 3 are assumed to have a minor negative (-) effect. Sites that include a very small part of a flood storage area would also have a minor negative effect. • Sites with less than 5% of their land within flood zone 3, less than 25% of their land within flood zone 2 and do not include flood storage areas are assumed to have a negligible (0) effect. <p>The opportunity to incorporate SuDS to mitigate the risks of surface water flooding and surface water contamination is a design issue and does not form part of the SA of options for Site Allocations.</p> <p>(Sources required: EA flood zones; SFRA; flood storage areas)</p>
<p>Long-term objective 3: Good Citizenship</p>	
<p>...encourage involvement of the public in the planning process? (3.1)</p>	<p>Not applicable to appraisal of options for site allocations.</p>
<p>Long-term objective 4: Improving the environment</p>	
<p>...significantly reduce greenhouse gas emissions from built development? (4.1)</p>	<p>While any additional development is likely to increase <u>total</u> energy consumption in the District, it is likely to be built to a higher energy efficiency standard than existing housing stock as a result of increasingly stringent Building Regulations requirements and the Government's 2016 zero carbon target for new dwellings, thereby helping to improve energy efficiency. It may also offer opportunities for incorporating local renewable energy generation.</p> <p>However, these issues will not be determined by the location of the development and will, instead, be determined though the detailed proposals for each site. Therefore, this aspect of the SA objective is not assessed in the SA of options for Site Allocations.</p>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<p>...significantly reduce greenhouse gas emissions from transport? (4.2)</p>	<p>In terms of location, greenhouse gas emissions are most closely linked to emissions from vehicles. Vehicles are more likely to be used as distances to destinations increase or travel by alternative more sustainable modes become less attractive. As an indication of effects on this aspect of the SA objective, the following is assumed:</p> <p>Proximity to housing:</p> <ul style="list-style-type: none"> • Where an allocation is within straight line walking distance (1,400 m) of a residential area there is a significant positive (++) effect on this aspect of the SA objective due to minimising travel distances and car use related greenhouse gas emissions, and enabling easier access to employment opportunities. • Where a site is within walking distance of a residential area but there are potential barriers to access for all ages and abilities (e.g. topography, major road), the score is downgraded to the next lowest score (e.g. ++ score becomes + or + becomes 0). <p>Proximity to transport services:</p> <ul style="list-style-type: none"> • Sites within walking distance of a rail station (1,400 m) or bus stop on a route providing a six day a week service (400 m) are assumed to have a significant positive (++) effect on this aspect of the SA objective as they encourage travel to work by public transport. • Other employment sites will be assessed as having a negligible (0) effect on this aspect. <p>(Sources required: GIS mapping of train stations and bus stops on routes providing a six day a week service)</p>
<p>...avoid and reduce air pollution? (4.3)</p>	<p>In terms of location, air pollution is most closely linked to emissions from vehicles. Vehicles are more likely to be used as distances to destinations increase or travel by alternative more sustainable modes become less attractive. As an indication of effects on this aspect of the SA objective, the following is assumed:</p> <p>Proximity to transport services:</p> <ul style="list-style-type: none"> • Sites within walking distance of a rail station (1,400 m) or bus stop on a route providing a six day a week service (400 m) are assumed to have a significant positive (++) effect on this aspect of the SA objective as they encourage travel to work by public transport. <p>Other employment sites will be assessed as having a negligible (0) effect on this aspect.</p> <p>(Sources required: GIS mapping of train stations; bus stops on routes providing a six day a week service)</p>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<p>...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)</p>	<p>Open Space</p> <p>Where a significant proportion ($\geq 25\%$) of an allocated site is within an existing area of open space²³ a significant adverse (--?) effect is assumed. Where a smaller part (5-25%) of an allocated site is within an existing open space a minor negative (-?) effect is assumed. In both cases uncertainty relates to the extent to which the development will contribute to alternative provision of open space that is lost to development. Sites that are $< 5\%$ open space are assumed to have a negligible (0) effect.</p> <p>Landscape Character</p> <p>Potential effects on landscape features and character will be assessed through the sensitivity score given for each landscape area assessed in the Landscape Sensitivity and Capacity Study, Oct 2012 Assessment (2019):</p> <ul style="list-style-type: none"> • Sites that are within areas that are assessed as being of low sensitivity are likely to have a negligible (0) effect on landscape character and features. • Sites that are within areas that are assessed as being of medium moderate or low-moderate sensitivity could have a minor negative (-?) effect on landscape character and features. • Sites that are within areas that are assessed as being of moderate-high, high or very high sensitivity could have a significant negative (--?) effect on landscape character and features. <p>All other sites will be assessed as having an uncertain (?) effect on landscape character and features. In all cases, potential negative effects will be uncertain as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and design of the new development.</p> <p>Previously Developed Land</p> <p>If the Council identifies the site as previously developed land a significant positive effect (++?) will be assumed but with uncertainty relating to the appropriateness of the design of the development. Sites identified as a mix of greenfield and previously developed land are assumed to have a minor positive effect (+?). All other sites not identified as previously developed land are assumed to have a negligible (0) effect.</p> <p>Retaining Local Distinctiveness</p> <p>With regards to assessing the coalescence of towns and villages the WHBC Green Belt Review Stage 2 (in preparation August/September 2014) report Study Stage 3 (2019) will be used. Looking at A 'significant' score presented for the 'local Green Belt purpose' (to Maintain the Existing Settlement Pattern) in the Green Belt review, a 'significant' contribution will be assumed to equate to a significant negative (--) SA effect, and a 'partial' contribution score presented for the 'local Green Belt purpose' in the Green Belt review will be assumed to equate to a</p>

²³ Categories include natural green space, amenity green space, outdoor sports facilities, parks and gardens, green corridors and civic spaces (WHBC Greenspace dataset).

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SA Question: Will the policy...	Assumptions for SA of Employment Sites
	<p>minor negative (-) SA effect. All other sites not within the Green Belt, or scoring 'limited/or no' effect contribution in the Green Belt review, are considered to have negligible effects (0). Where there is a 'limited/or no' contribution score, we will also check the score for Purpose 2 (Prevent neighbouring towns from merging), and take whichever is the greater contribution. This is because the Green Belt Study records 'limited/no effect' for the local purpose, where Purpose 2 applies, to avoid duplication (because the local purpose is effectively an extension of Purpose 2).</p> <p>(Sources required: settlement boundaries; landscape sensitivity study, Green Belt study, open space boundaries)</p>
<p>...conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings? (4.5)</p>	<p>English Heritage bases its definition of the setting of a heritage asset on the previous national Planning Policy Statement 5, as <i>"the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral"</i>²⁴. Therefore, it is not possible to precisely determine effects on the setting of heritage assets during a desk-based strategic SA exercise such as this.</p> <p>As an indication of potential effects on heritage assets from housing development, the following is assumed:</p> <ul style="list-style-type: none"> • A significant negative effect (--?) may occur where the development location is adjacent to or includes a designated heritage asset (e.g. listed building, Scheduled Monument, Registered Park and Garden or Conservation Area). • Where development is between 250 m and 1 km from heritage assets, a minor negative (-?) effect may occur. • Where sites are more than 1 km from any heritage designations, a negligible (0) effect on this objective is assumed. • Where sites contain Areas of Archaeological Significance an uncertain minor negative effect is assumed (-?). The effect on archaeological finds is considered permanent. <p>All potential negative effects are assumed to be uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect). Scores may therefore need to be moderated depending on local circumstances.</p> <p>Development locations that will bring 'at risk' heritage assets (e.g. listed buildings) back into productive use will be assumed to have a significant positive effect (++?) on the basis that the fabric of the asset will therefore be restored and maintained but with uncertainty relating to whether the restoration/maintenance will be sympathetic to the asset's historic significance.</p> <p>(Sources required: GIS mapping of listed buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas,</p>

²⁴ English Heritage. The Setting of Heritage Assets REVISION NOTE June 2012.

SA Question: Will the policy...	Assumptions for SA of Employment Sites
	<p>'at risk' heritage assets to be brought back into use)</p>
<p>...protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change? (4.6)</p>	<p>Similar to heritage assets, there is not a fixed distance at which biodiversity sites may be affected by new development, as the habitats and species for which biodiversity sites are designated are different, and different types of effects can be transmitted across different distances (e.g. air or water pollution may travel much further than noise or disturbance from physical presence of humans or dogs). Therefore, it is not possible to determine actual effects on the structure and function of habitats and populations of species during a desk-based strategic SA exercise such as this.</p> <p>As an indication of potential effects on biodiversity assets from options for employment site allocations, the following assumptions are made:</p> <ul style="list-style-type: none"> • Where allocated sites overlap with an internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or locally (Local Wildlife Site, Local Nature Reserve) designated wildlife site or area of Ancient Woodland, significant adverse (--) effects are assumed. • Where allocated sites are within 500m of the boundary of an internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or 250m of a locally (Local Wildlife Site, Local Nature Reserve) designated wildlife site or area of Ancient Woodland, uncertain significant adverse (-?) effects are assumed. • Where allocated sites are between 500m and 1,000m from the boundary of an internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or between 250m and 500m from a locally (Local Wildlife Site, Local Nature Reserve) designated wildlife site or area of Ancient Woodland, uncertain minor adverse (-?) effects are assumed. • Where allocated sites have a significant proportion of undesignated greenfield land (>=25%) an uncertain (?) effect is assumed due to the potential for impacts on undesignated biodiversity interest. <p>Where sites are within the remainder of the Plan area, the effect on this SA objective is assessed as negligible (0). The potential for previously developed land to support biodiversity is reflected under Objective 4.10.</p> <p>(Sources required: boundaries of designated wildlife sites)</p>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<p>...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)</p>	<p>Development standards in relation to water efficiency are not related to site location therefore the SA of options for site allocations does not assess this; potential effects of water efficient design are instead dealt with in the SA of DM policies.</p> <p>(Sources required: None)</p>
<p>...avoid water pollution? (4.8)</p>	<p>The location of employment site allocations may affect water quality due to spatial variations in the capacity of existing WwTWS and the foul and combined sewer network to accommodate additional demand from new development as well as variations in the sensitivity of groundwater and surface water receptors.</p> <p>The Water Cycle Study Scoping Report (2010) classifies each settlement in the Borough into categories relating to constraints to development. Required improvements to potable water and sewage treatment infrastructure don't constrain the amount of development going ahead but do affect timing of delivery (sites within settlements identified as requiring extensive infrastructure improvements to allow development will take longer to deliver). It is assumed that sites will not be developed until suitable infrastructure improvements have been implemented to ensure potable water supply and waste water are managed properly to avoid adverse effects on water quality and as such scores have not been assigned as a result of the Water Cycle Study.</p> <p>Groundwater Source Protection Zones represent where there is a risk of contamination of groundwater resources from certain activities. Construction within the inner or outer impact zones is assessed as having a minor adverse effect on the SA objective but with uncertainty (-?) relating to the construction activities (e.g. dewatering) and mitigation that would be employed. All other sites are considered to have negligible effects (0).</p> <p>Pollution risks to surface waters from construction of commercial buildings are assumed to be fully addressed by compliance with Environment Agency pollution prevention guidance and do not form part of the SA of options for Site Allocations.</p> <p>(Sources required: groundwater Source Protection Zones, EA groundwater Principles and practice (GP3) document)</p>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<p>...minimise the amount of waste generated and maximise the re- use, recycling or composting of waste that cannot be reduced? (4.9)</p>	<p>Waste generation is not related to site location therefore the SA of options for site allocations does not assess this; potential effects of resource use and minimising waste are instead dealt with in the SA of DM policies.</p> <p>(Sources required: None)</p>
<p>...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)</p>	<p>Where allocated sites are on high quality (grade 1, 2 or 3*) agricultural land there is assumed to be a negative effect on preserving soil quality:</p> <ul style="list-style-type: none"> • Sites with a significant proportion (>=25%) of grade 1 or 2 agricultural land are assumed to have a significant negative (--) effect. • Sites that are between 10% and 25% on grade 1 or 2 agricultural land are assumed to have a minor negative (-) effect. • Sites with a significant proportion (>=25%) of grade 3 agricultural land are assumed to have a minor negative (-) effect. <p>All other sites are considered to have a negligible effect (0) on high quality agricultural land. In addition:</p> <ul style="list-style-type: none"> • Sites with a significant proportion (>=25%) of brownfield land are assumed to have an uncertain minor positive effect (+?). The effect is considered to be uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance. The biodiversity value of brownfield land will be fully assessed and development would progress where adverse effects can be satisfactorily mitigated. • Sites with a significant proportion (>=25%) of greenfield land are assumed to have a minor negative (-)effect. • ...resulting in overall mixed effects when taken together with effects on agricultural land. <p>If the site is known to be contaminated and remediation would be a condition of commercial development then assess as having a significant positive effects on this aspect of the objective (++); if contamination status is unknown assess effect as uncertain (?); if site is not thought to be contaminated assess effect as negligible (0).</p> <p>Note: Agricultural Land Classification maps do not distinguish between grade 3a, which is considered to be best and most versatile agricultural land, and grade 3b, which isn't.</p> <p>(Sources required: GIS mapping of agricultural land classifications, brownfield land)</p>
<p>Long-term Objective 5: Decent Housing</p>	

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<p>...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)</p>	<p>This objective is not appraised for employment sites. Mixed use sites (which are predominantly for housing) are appraised against the framework for housing site.</p>
<p>Long-term objective 6: A thriving economy</p>	
<p>...ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy? (6.1)</p>	<p>Large sites delivering 5% of employment need (i.e. 6,900 sq m, or 0.69 ha) are expected to have a significant positive effect on this objective (++) as it is assumed they would be flexible enough to be able to meet the needs of local businesses. Smaller sites delivering less than 5% of employment need (i.e. 6,900 sq m, or 0.69 ha) would have a minor positive effect (+?).</p> <p>In the case of retail floorspace, sites delivering 5,000 sqm² retail floor space in Welwyn Garden City or 500 sqm² retail floor space in Hatfield, in accordance with the Welwyn Hatfield Retail Needs Study Update (2012) are expected to have a significant positive effect on this objective (++?). All other allocations which include retail floorspace are considered negligible.</p> <p>Effects would be uncertain as the exact nature of development on sites is not yet known.</p>
<p>...encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment? (6.2)</p>	<p>Allocations which are within straight line walking distance (1,400 m) of an area within one of the 20% most deprived areas within the District (English Indices of Deprivation) are assessed as having a significant positive (++) effect on this aspect of the objective as they will encourage economic investment in areas most in need.</p> <p>Allocations which are within straight line walking distance (1,400 m) of an area within one of the 20-40% most deprived areas within the District (English Indices of Deprivation) are assessed as having a positive (+) effect. All other sites are assessed as having a negligible effect.</p>
<p>...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)</p>	<p>Employment sites within straight walking distance (1,400 m) of Welwyn Garden City or Hatfield town centres are assumed to encourage economic development in and provide support for their vitality, and will result in a minor positive (+) effect.</p> <p>All other sites are likely to have a negligible effect (0). (Sources required: town centre boundaries).</p>

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<p>...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)</p>	<p>Employment allocations located in or adjacent to Small Excluded and Large Excluded Villages are assessed as having a minor positive (+) effect on sustaining rural communities and their economies but this effect would be uncertain (+?) as it depends on the type and scale of the business and whether or not it is designed to protect rural character.</p> <p>All other sites are likely to have a negligible effect (0).</p>
<p>...avoid the sterilisation of mineral resources? (6.5)</p>	<p>Some areas of Hertfordshire have been identified as Preferred Areas for mineral extraction in the Hertfordshire Minerals Local Plan, 2007. This does not mean that development could not occur in these locations, but that the County Council would need to be consulted to determine whether prior extraction of the mineral resource was required before development. Since the outcome of this consultation will be unknown at the time the site is allocated, an uncertain effect is identified on this SA objective.</p> <p>Sites that overlap a Preferred Area are assumed to have an uncertain minor negative effect (-?).</p> <p>(Sources required: Minerals Preferred Areas)</p>
<p>...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)</p>	<p>The effects of employment development on this objective cannot be assessed in the appraisal of site employment allocations unless types of employment and opportunities for training and skills development are known.</p>

Appendix B

**Appraisal Matrices for
Additional Site Options**

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Tolmers Park Farm NS3b	63
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Rear of 19-23 The Avenue – OMH9	69
Land North of New Road StL1	72
Land adjacent to the holding StL3	75
Land to the East of the Great North Road StL15	78
Land adj. Great North Road GTLAA10 / StL17	81
Land South of Swanley Bar Lane SB1	84
Land South of Swanley Bar Lane SB1a	87
Land South of Swanley Bar Lane SB1b	90
Land at Kimpton Road Wel6	93
Land north of College Land, Linces Farm, Wel14b	96
South of School Lane- Wel16	99
Former Norton Building, Bridge Road East Pea97	102
Biopark, Broadwater Road Pea102	105
29 Broadwater Road – Pea103	108
Welwyn Garden City YMCA, 90 Peartree Lane Pea104	111
61 Bridge Road East Pea105	114
73-83 Bridge Road East Pea106	117
B&Q Swallowfields, Pea107	120
Welwyn Garden City: Town Centre North Han40a	123
Welwyn Garden City Neighbourhood Parade, Hollybush Lane Hol23	126
Land South of Welham Manor and West of Station Road WeG3a	129
Land South of Dixons Hill Road, WeG17	132
Land north of Heath Road WGr7	134
Land north of Heath Road WGr7a	137
51-53 London Road WE100	140

Land west of Brookmans Park BrP5

Site – Land west of Brookmans Park	BrP 5	Potential Capacity	165	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Potterells Medical Centre, Brookmans Park Dental Practice, Bradmore Green Pharmacy, Michaels Butchers, Regent Fruit and Veg Store, Bradmore Green Newsagents, Bakery, Bradmore Green Co-op and Bradmore Green Fishmonger. - Within 1,400m: Brookmans Park Golf Club (although not accessible to all), Gobions Park, Gobions Play Area, Hatfield Park, North Mymms Park, Welham Green football pitch and tennis courts, Welham Green Bowls Club, Brookmans Park Primary School, The Royal Veterinary College and Chancellor's Secondary School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of Traveller's Lane Employment Site (EA8) and within 720m of Michaels Butchers, Regent Fruit and Veg Store, Bradmore Green Newsagents, Bradmore Green Co-op and Bradmore Green Fishmonger store (via footpath or road over the railway track). A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Brookmans Park Railway Station and Welham Green Railway Station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance (1,400m) of Traveller's Lane Employment Site (EA8) and within 720m of Michaels Butchers, Regent Fruit and Veg Store, Bradmore Green Newsagents, Bradmore Green Co-op and Bradmore Green Fishmonger store. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Brookmans Park Railway Station and Welham Green Railway Station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character,	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure,

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
retaining local distinctiveness?			required as a result of their proposals.
	--?	Landscape character: The site is in an area classified as having a moderate-high sensitivity to development; therefore a significant negative effect is expected although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and the design of the new development.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on previously undeveloped land; therefore a negligible positive effect is expected.	Not required.
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) and therefore a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is adjacent to a Grade II Listed Building (The Potterells) and is between 250m-1000m of Gobions Registered Park and Garden, 17 Grade II Listed Buildings and one Grade II* Listed Building; therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is between within 250m of Potterells Wood LWS, and 500m from Water End Swallow Holes SSSI; therefore a significant negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an inner source protection zone, therefore a minor negative effect is expected, although this is uncertain and dependent on the type of construction activity and mitigation that will be employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural land and is considered to be a greenfield site; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for up to 165 homes which is between 1 and 5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 165 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 165 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and	Not Required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Site. A negligible effect is therefore expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Brookmans Park Transmitting Station BrP34

Site – Brookmans Park Transmitting Station	BrP3 4	Potential Capacity	300	Policy	SADM31: Bell Bar and Brookmans Park General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: None of the facilities listed in the assumptions are nearby, but the site is adjacent to a nursery (Dutch Marketplace) and within 720m of a petrol station, which offer some convenience/food shopping opportunities. - Within 1,400m: Brookmans Park Golf Club, Gobions Play Area, Northaw Great Wood Country Park, Chancellors Secondary School and Queenswood Independent School. The site also contains and proposes additional employment use. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within a Flood Zone 2 or 3 area and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre nor is it within 720m of a food/convenience store. However, the site would provide mixed use development including retention of existing employment and additional employment uses, which could reduce the travel distance of local residents thereby reducing greenhouse gas emissions. A significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of a bus stop on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within 1,400m of an Employment Area or a Town Centre, however the site would provide mixed use development including employment which could reduce the travel distance of local residents thereby reducing greenhouse gas emissions. A significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of a bus stop on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a low-moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings,

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			local distinctiveness, wider townscape and landscape.
	+	Previously Developed Land: This site was identified as a mix of greenfield and previously developed land (comprising Brookmans Park Transmitting Station), and so a minor positive uncertain effect is expected.	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose) and a limited to no contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2) and therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is not directly adjacent to any heritage assets. Between 250m and 1km of the site, there are six Grade II Listed Buildings, a Conservation Area and Gobions Registered Park and Garden. It is also noted that the transmitting station/tower on the site may be of historic interest as the first of a BBC Home Counties network of transmitting stations. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of George's Wood and Grasslands South of Mymfield LWS. Therefore, a significant negative uncertain effect is assumed for this site. The uncertainty is also assigned expected that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and is predominantly greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 300 homes which is between 1% and 5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 300 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 300 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location	+	This site is not located within an existing Employment Area but proposes 6,550m ² of employment space. This is	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?		less than 5% of employment need (6,900 m ²) and therefore would have a minor positive effect on this objective.	
6.2 Encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment	0	This site is not located within walking distance (1,400m) of one of the 20% most deprived areas within the Borough, neither is it within this distance from one of the 20-40% most deprived areas. A negligible effect is therefore expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.4 Sustain rural communities and their economies, small businesses, rural diversification, while protecting rural character	+?	The site proposes mixed use development (including employment) and is adjacent to the small excluded settlement of Bell Bar. Therefore, a minor positive effect is expected due to the site's potential to sustain the rural community's economy, although this is uncertain as it depends on the type and scale of the employment use proposed, and whether or not it is designed to protect rural character.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land at Northaw Road East, Cuf12a

Site – Land at Northaw Road East	Cuf1 2a	Potential Capacity	139	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Cuffley Village Surgery, Post Office, pharmacy, Co-op, Simmons Bakery Newsagents and Tesco. - Within 1,400m: King George V Playing Fields, Cuffley JMI Primary School, Cuffley Four Corners Nursery, Cuffley Nursery School, and Sopers Road Employment Site. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	Less than 5% of the site lies within Flood Zones 2 and 3 and do not include flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within 1,400m of Sopers Road Employment Site, therefore a significant positive effect is expected. It should be noted that this Employment Area is located to the east of the train line and will be accessible to future housing occupants via Station Road.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on a route providing a six day a week service and is within 1,400m of Cuffley Train station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of Sopers Road Employment Site, therefore a significant positive effect is expected. It should be noted that this Employment Area is located to the east of the train line and will be accessible to future housing occupants via Station Road.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on a route providing a six day a week service and is within 1,400m of Cuffley Train station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is assessed as having a moderate-high landscape sensitivity and therefore development could have a significant negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of Captain William Leefe Robinson VC memorial obelisk Grade II Listed Building. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from Cattlegate Wood LWS, The Dell (Cuffley) and Cuffley Station Embankment. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also recognised, given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 139 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 139 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 139 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

SE of KGV Playing Fields Cuf15

Site - SE of KGV Playing Fields	Cuf15	Potential Capacity	176	Policy	SADM 33: Housing allocations in Cuffley General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: The Dental Centre, Village Dental Practice, Salepick Ltd Pharmacy, Cuffley Village Surgery, Simmons Bakery, and the Co-op. - Within 1,400m: King George V Playing Fields, Cuffley JMI Primary School, Cuffley Four Corners Nursery, Cuffley Nursery School, The Driveway/Hill Rise amenity green space and Sopers Road Employment Site. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	-	8% of this site's area is within Flood Zone 3; therefore a minor negative effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within 1,400m of Sopers Road Employment Site, therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of four bus stops on a route providing a six day a week service and is within 1,400m of Cuffley Train station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of Sopers Road Employment Site, therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of four bus stops on a route providing a six day a week service and is within 1,400m of Cuffley Train station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore development could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose	SP9: Place making and high quality design- Proposals should relate well to their surroundings,

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		2), and therefore this site is assumed to have a minor negative effect against this specific issue.	local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of Cattlegate Farmhouse Grade II Listed Building and an area of archaeological significance. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from Cattlegate Wood LWS. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also recognised, given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 176 homes which is between 1 and 5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 176 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 176 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) .	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Link Drive HE17

Site – Link Drive	HE1 7	Potential Capacity	84	Policy	Policy SADM26: New dwellings in Hatfield General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
<p>1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?</p> <p>1.2 ...lead to improved health for all?</p>	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: ASDA, Iceland, Smarty Newsagent, Lloyds Pharmacy, Springfield Pharmacy, Boots Pharmacy, Wrafton House Surgery, Lister House GP, Town Centre Post Office and Hatfield Post Office. - Within 1,400m: Queensway Park amenity green space, Hatfield Swimming Centre, Birchwood recreational fields, Hatfield recreational ground and playing fields, Roe Green playing fields, Old Hatfield playing field, Hatfield House Park, Onslow St. Audrey's Secondary School, Bishop's Hatfield Girl's School, Oakview Primary School, Roe Hill Nursery, Oxlease Nursery, Countess Anne Primary School and Nursery, St. Philip Howard Primary School, Rainbow Day Nursery, Birchwood Nursery, Birchwood Avenue Primary School, University of Hertfordshire, Beaconsfield and Great North Road Employment Sites (EA4), Fiddlebridge Lane Employment Site (EA5), Hatfield Business Park Employment Site (EA6) and Bishops Square Employment Site (EA7). The site is also within Hatfield Town Centre. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p>
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	<p>The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.</p>	<p>SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.</p>
Long-term Objective 4: Improving the Environment			

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of four Employment Sites (Beaconsfield and Great North Road (EA4), Fiddlebridge Lane (EA5), Hatfield Business Park (EA6) and Bishops Square (EA7) and is within Hatfield Town Centre. A significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of thirteen bus stop on routes providing a six day a week service and within 1,400m of Hatfield train station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of four Employment Sites and is within Hatfield Town Centre. A significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of thirteen bus stop on routes providing a six day a week service and within 1,400m of Hatfield train station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This is an urban site on previously developed land and therefore would have a significant positive effect although this is uncertain and will be dependent on the appropriateness of the design of the future development.	Not required
	0	Retaining local distinctiveness: The site is not within the Green Belt and therefore is assumed to have a negligible effect on retaining local distinctiveness.	Not required but SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of a number of Grade I, II and II* Listed Buildings particularly within Hatfield, Hatfield Conservation Area and Hatfield House Registered Park and Garden; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Howe Dell School LWS and Stream Woods LWS and LNR; therefore, an uncertain minor negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is partly within an outer source protection zone, therefore a minor negative is expected, although this is uncertain and dependent on the construction activities and mitigation employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	The site is on brownfield land and as such a minor positive effect is expected although this is uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Not required.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 84 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 84 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 84 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden	++	This site is within Hatfield Town Centre which will support the town's vitality and vibrancy; therefore a significant positive effect is expected.	Not required.

SA Objective	Likely Effects	Commentary		Mitigation recommendations (focussing on significant adverse effects)
City and Hatfield town retail centres?				
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.		Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.		Not required.

Lemsford Road HC08

Site – Lemsford Road	HC08	Potential Capacity	32	Policy	SP 20: Hatfield Town Centre Strategy Policy SADM26: New dwellings in Hatfield General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: ASDA Pharmacy, Boots Pharmacy, Springfield Pharmacy, Lloyds Pharmacy, Burvill House GP Surgery, Lister House GP Surgery, Wrafton House GP Surgery, Queensway Health Clinic, Hatfield Dental Centre, Aesthetics Dental Centre, ASDA, Iceland, Smarty Newsagent, ALDI, Amar Newsagents, Sella Supermarket and Hatfield Post Office. - Within 1,400m: Albans Road West amenity green space, Queensway park amenity green space, Hatfield Swimming Centre, Birchwood Playing Fields, Hatfield recreational ground and playing fields, Hertfordshire Sports Village, Roe Green playing fields, Old Hatfield playing field, Hatfield Park, Onslow St. Audrey's Secondary School, Bishop's Hatfield Girl's School, Howe Dell Primary School, Oakview Primary School, Roe Hill Nursery, Oxlease Nursery, Countess Anne Primary School and Nursery, St. Philip Howard Primary School, Rainbow Day Nursery, Birchwood Nursery, Birchwood Avenue Primary School, University of Hertfordshire, Beaconsfield and Great North Road Employment Sites (EA4), Fiddlebridge Lane Employment Site (EA5), Hatfield Business Park Employment Site (EA6) and Bishops Square Employment Site (EA7). The site is also within Hatfield Town Centre. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>Not required but SP 20: Hatfield Town Centre Strategy seeks to enhance the quality of the environment and public realm, support existing and new communities and promote a safe and secure environment.</p>
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within a Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of four Employment Sites (Beaconsfield and Great North Road (EA4), Fiddlebridge Lane (EA5), Hatfield Business Park (EA6) and Bishops Square (EA7) and is within Hatfield Town Centre. A significant positive effect is expected.	Not required but SP 20: Hatfield Town Centre Strategy encourages a balanced mix and diversity of uses in the town centre including retail, leisure, community uses, offices and housing.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Hatfield train station. A significant positive effect is therefore expected.	Not required but SP 20: Hatfield Town Centre Strategy seeks to improve access for pedestrians and cyclists within and to the town centre and enhance public transport within the town centre.
	++	Proximity to employment and services: This site is within 1,400m of four Employment Sites and is within Hatfield	Not required but SP 20: Hatfield Town Centre Strategy encourages

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.3 Avoid and reduce air pollution		Town Centre. A significant positive effect is therefore expected.	a balanced mix and diversity of uses in the town centre including retail, leisure, community uses, offices and housing.
	++	Proximity to transport services: This site is within 400m of bus stops on a route routes providing a six day a week service and within 1,400m of Hatfield train station; therefore a significant positive effect is expected.	Not required but SP 20: Hatfield Town Centre Strategy seeks to improve access for pedestrians and cyclists within and to the town centre and enhance public transport within the town centre.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SP 20: Hatfield Town Centre Strategy seeks to enhance the quality of the environment and public realm.
	++?	Previously Developed Land: This is an urban site on previously developed land and therefore would have a significant positive effect although this is uncertain and will be dependent on the appropriateness of the design of the future development.	Not required
	0	Retaining local distinctiveness: The site is not within the Green Belt and therefore is assumed to have a negligible effect on retaining local distinctiveness.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Not required but SP 20: Hatfield Town Centre Strategy seeks to enhance the quality of the environment and public realm.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of nine Grade II Listed Buildings and one Grade II* Listed Building; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views. SP 20: Hatfield Town Centre Strategy seeks to enhance the quality of the environment and public realm.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	0	The site is not within 1,000m of an international or national nature conservation site or within 500m of a local nature conservation site. A negligible effect is therefore expected.	Not required but SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. Not required but SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an outer source protection zone, therefore a minor negative is expected, although this is uncertain and dependent on the construction activities and mitigation employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			water supply, consumption and quality. SP 20: Hatfield Town Centre Strategy seeks to promote a safe and secure environment.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	The site is on brownfield land and as such a minor positive effect is expected although this is uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Not required.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 32 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities. SP 20: Hatfield Town Centre Strategy seeks to encourage a balanced mix and diversity of uses in the town centre including retail, leisure, community uses, offices and housing.
	++	Affordable housing: The site provides the capacity for up to 32 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required, but SP 20: Hatfield Town Centre Strategy seeks to support existing and new communities.
	++	Dwellings for older people: The site provides the capacity for up to 32 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required, but SP 20: Hatfield Town Centre Strategy seeks to support existing and new communities.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required but SP 20: Hatfield Town Centre Strategy seeks to encourage a balanced mix and diversity of uses in the town centre including retail, leisure, community uses, offices and housing. It also seeks to secure new shopping opportunities and make provision for the town centre markets.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	++	This site is within Hatfield Town Centre which will support the town's vitality and vibrancy; therefore a significant positive effect is expected.	Not required, but SP 20: Hatfield Town Centre Strategy seeks to enhance the quality of the environment and public realm and promote a safe and secure environment.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Meridian House HC11

Site – Meridian House	HC1 1	Potential Capacity	11	Policy	Policy SADM26: New dwellings in Hatfield General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	++	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: ASDA Pharmacy, Boots Pharmacy, Springfield Pharmacy, Lloyds Pharmacy, Burvill House GP Surgery, Lister House GP Surgery, Wrafton House GP Surgery, Queensway Health Clinic, Hatfield Dental Centre, ASDA, Iceland, Smarty Newsagent, ALDI, Amar Newsagents, Sella Supermarket and Hatfield Post Office. - Within 1,400m: Albans Road West amenity green space, Queensway park amenity green space, Hatfield Swimming Centre, Hatfield recreational ground and playing fields, Hertfordshire Sports Village, Birchwood playing fields, Roe Green playing fields, Old Hatfield playing field, Hatfield Park, Onslow St. Audrey's Secondary School, Bishop's Hatfield Girl's School, Howe Dell Primary School, Oakview Primary School, Roe Hill Nursery, Oxlease Nursery, Countess Anne Primary School and Nursery, St. Philip Howard Primary School, Rainbow Day Nursery, Birchwood Nursery, Birchwood Avenue Primary School, University of Hertfordshire, Beaconsfield and Great North Road Employment Sites (EA4), Fiddlebridge Lane Employment Site (EA5), Hatfield Business Park Employment Site (EA6) and Bishops Square Employment Site (EA7). The site is also within Hatfield Town Centre and is within walking distance (1,400m) from the Galleria shopping centre. <p>The site is within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a significant positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of four Employment Sites (Beaconsfield and Great North Road (EA4), Fiddlebridge Lane (EA5), Hatfield Business Park (EA6) and Bishops Square (EA7) and is within Hatfield Town Centre. A significant positive effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of twelve bus stops on routes providing a six day a week service and within 1,400m of Hatfield train station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of four Employment Sites and is within Hatfield Town Centre. A significant positive effect is therefore expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Proximity to transport services: This site is within 400m of twelve bus stops on routes providing a six day a week service and within 1,400m of Hatfield train station; therefore a significant positive effect is expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This is an urban site on previously developed land and therefore would have a significant positive effect although this is uncertain and will be dependent on the appropriateness of the design of the future development.	Not required.
	0	Retaining local distinctiveness: The site is not within the Green Belt and therefore is assumed to have a negligible effect on retaining local distinctiveness.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of nine Grade II Listed Buildings and one Grade II* Listed Building; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	0	The site is not within 1,000m of an international or national nature conservation site or within 500m of a local nature conservation site. A negligible effect is therefore expected.	Not required but SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. Not required but SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an outer source protection zone, therefore a minor negative is expected, although this is uncertain and dependent on the construction activities and mitigation employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The site is on brownfield land and as such a minor positive effect is expected although this is uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Not required.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 11 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 11 homes and therefore it is assumed the site would	Not Required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	
	++	Dwellings for older people: The site provides the capacity for up to 11 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	++	This site is within Hatfield Town Centre which will support the town's vitality and vibrancy; therefore a significant positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Minster House, Hatfield HSW92

Site – Minster House, Hatfield	HS W9 2	Potential Capacity	49	Policy	Policy SADM26: New dwellings in Hatfield General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Esso Fuel and shop, Hodson Chemist, Hilltop Dental Surgery, Wrafton House GP, Martin's Newsagents, One Stop Convenience Store. - Within 1,400m: Minister Close/Bishops Rise amenity green space, Skips grove amenity green space, Hazel grove amenity green space, Playing Fields, Newstead Recreation Ground, Hatfield House Park, The University of Hertfordshire, Roe Hill Nursery, Oxlease Nursery, De-Havilland Primary School and Nursery, Southfield Primary School, Oak View Primary School, St. Philip Howard Primary School, Hatfield Day Nursery, Onslow St. Audrey's Secondary School, Bishop Hatfield Girls' School, Bishop Square Employment Site (EA7), Fiddlebridge Lane Employment Site (EA5), Travellers Lane Employment Site (EA8) and Hatfield Town Centre. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within 1,400m of Bishop Square Employment Site (EA7), Fiddlebridge Lane Employment Site (EA5), Travellers Lane Employment Site (EA8) and Hatfield Town Centre. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of Bishop Square Employment Site (EA7), Fiddlebridge Lane Employment Site (EA5), Travellers Lane Employment Site (EA8) and Hatfield Town Centre. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery -Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site is on previously developed land; therefore a significant positive effect is expected although this will be uncertain and dependent on the design of the site.	Not required.
	0	Retaining local distinctiveness: This site is in an urban area therefore it does not contribute towards maintaining the existing settlement pattern (Local Purpose) or help prevent neighbouring towns from merging (Green Belt Purpose 2). A negligible effect is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m-1000m of Hatfield House Registered Park and Garden, and three Grade II Listed Buildings; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m-500m of Hazel Grove LWS; therefore a minor negative uncertain effect is therefore expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an inner source protection zone; therefore a minor negative effect is expected although this is uncertain as the extent of the effect will depend on the construction methods used and mitigation measures implemented.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	The site is on urban brownfield land. Therefore, the effect is considered to be minor positive but uncertain until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 49 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 49 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 49 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business	0	This site is not located within an Employment Site; therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of a Hatfield Town Centre; therefore a minor positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

College Lane North HSW94

Site – College Lane North	HSW 94	Potential Capacity	115	Policy	Policy SADM26: New dwellings in Hatfield General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: The Health Centre GP, Co-op, Aldi, Amar News, Sella Supermarket and Cinema, restaurants and shops. - Within 1,400m: Chantry Lane Dell amenity green space, Hatfield Bowls Club, Hatfield Swim Centre, Playing Fields, Jim McDonald Centre, Recreation ground, Roe Hill nursery school, Roe Hill playing fields, De Havilland Primary School, Howe Dell School, Bishop Hatfield Girls' School, Onslow St Audrey's, Hatfield Town Centre, Oak View Primary and Nursey School, Bishops Square Employment Site, Hatfield Business Park Employment Site and Fiddlebridge Lane Employment Site. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within 1,400m of Bishop Square Employment Site (EA7), Fiddlebridge Lane Employment Site (EA5), Hatfield Business Park Employment Site (EA6) and Hatfield Town Centre. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of Bishop Square Employment Site (EA7), Fiddlebridge Lane Employment Site (EA5), Hatfield Business Park Employment Site (EA6) and Hatfield Town Centre. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on	SP9: Place making and high quality design states that proposals

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: The area considered suitable, available, achievable for development of housing is on greenfield land; therefore a negligible effect is expected.	Not required.
	0	Retaining local distinctiveness: This site is in an urban area therefore it does not contribute towards maintaining the existing settlement pattern (Local Purpose) or help prevent neighbouring towns from merging (Green Belt Purpose 2). A negligible effect is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m-1000m of nine Grade II Listed Buildings and two Grade II* Listed Building, however, built form and the A1M with its vegetated embankments lie between the site and the various assets; therefore, a negligible effect is expected.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	?	The site is not within 250m-500m of designated wildlife sites, however the site is primarily undesignated greenfield land, so an uncertain effect is assumed due to the potential impacts on undesignated biodiversity.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an outer source protection zone; therefore a minor negative effect is expected although this is uncertain as the extent of the effect will depend on the construction methods used and mitigation measures implemented.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-?	The site is on urban greenfield land. Therefore, the effect is considered to be minor negative due to the potential impacts on undesignated biodiversity.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 115 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 115 homes and therefore it is assumed the site would accommodate 25% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 49 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites	0	This site is not located within an Employment Site; therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of a Hatfield Town Centre; therefore a minor positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Angerland Common (South) Hat20

Site – Angerland Common (South)	Hat 20	Potential Capacity	Employment	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	0	The site is within straight line walking distance (1,400m) of a residential area and therefore enables walking access to employment opportunities; however there are potential barriers to access as the site is adjacent to the A1 road and South Way. Additionally, access would be further hindered as part of the path would be via a car park and there is no footpath along part of South Way. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a negligible effect is expected.	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to housing: This site is within 1,400m of the residential areas of South Hatfield and Welham Green. However there are potential barriers to access as the site is adjacent to the A1 road and South Way. Additionally, access would be further hindered as part of the path would be via a car park and there is no footpath along part of South Way. A minor positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is not within 1,400m of a rail station, but it is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to transport services: This site is not within 1,400m of a rail station, but it is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: The site is not included in the Landscape Sensitivity Assessment. Effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is greenfield land; therefore a negligible effect is expected.	Not required.
	-	Retaining local distinctiveness: This site is expected to have a partial contribution towards maintaining the existing settlement pattern (Local Purpose) and helping to prevent neighbouring towns from merging (Green Belt Purpose 2). Therefore, a minor negative effect is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic	0	This site is between 250m-1000m of one Grade II Listed Building; however, vegetation and built form are between the site and heritage assets therefore, a negligible effect is expected.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character,

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
environment, heritage and cultural assets, and their settings?			appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Tollgate Wood LWS; therefore a significant negative uncertain effect is therefore expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within a source protection zone; therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	--	The majority of the site is within Grade 2 agricultural land and is entirely greenfield land. Therefore, the effect is considered to be significant negative.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	++?	This site delivers 5% of employment need and therefore is expected to have a significant positive effect with uncertainty as it is assumed they would be flexible enough to be able to meet the needs of local businesses.	Not required.
6.2 Encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment?	0	As this site is not in straight line walking distance (1,400m) of an area within one of the 20% deprived areas with the District it is expected to have a negligible effect.	
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) to a town centre; therefore a negligible effect is expected.	Not required.
6.4 sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	0	This site is not adjacent to a Small or Large Excluded Village; therefore a negligible effect is expected.	
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.

Land South of Hawkshead Road LHe3¹

Site – Land South of Hawkshead Road	LHe 3	Potential Capacity	47	Policy	General Development Management Policies
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v	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road Playing Field, Gobions Park, Gobions Play Area, Hatfield Park, North Mymms Park, Old Owens Sports Ground, Little Heath Playing Field, Queenswood Independent School, Lochinver House School and Mount Grace Schools and Little Heath Primary School and Nursery. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre in Welwyn Hatfield and is not within 720m of a food/convenience store. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Potters Bar Railway Station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre within Welwyn Hatfield and is not within 720m of a food/convenience store. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Potters Bar Railway Station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is in an area classified as having a moderate-high sensitivity to development; therefore a significant negative effect is expected although this is uncertain as the exact impacts on the	SP9: Place making and high quality design states that proposals should relate well to their

¹ Please note that LHe3 cannot come forward without site BrP7.

		landscape will depend on factors relating to the specific siting, layout and the design of the new development.	surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on greenfield land; therefore a negligible positive effect is expected.	Not required.
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m-1000m of Gobions Registered Park and Garden, five Grade II Listed Buildings and one Grade II* Listed Building; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	?	The site is not within 1000m of a national nature conservation site or within 500m of a local nature conservation site; however the site is made up of entirely greenfield land which could result in the loss of undesignated biodiversity interests therefore an uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural land and is a greenfield site; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 47 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 47 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 47 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a	0	This site is not located within an Employment Site. A negligible effect is therefore expected.	Not required.

mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Studlands, Hawkshead Road LHe4²

Site – Studlands, Hawkshead Road	LHe 4	Potential Capacity	12	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Little Heath Playing Fields, Coopers Road Playing Field, Brookmans Park, Gobions Wood – play area, Lochinver House School and Mount Grace Schools, Little Heath Primary and Nursery School and Queenswood Independent School. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		It should be noted that the education facilities are located on the eastern side of the A1000 (Hertford Road), but would be accessible by future residents walking or cycling. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within a Flood Zone 2 or 3 area and does not contain a flood storage area. A negligible effect is therefore expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre within Welwyn Hatfield nor is it within 720m of a food/convenience store, however it is within walking distance of Potters Bar Town Centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within 1,400m of an Employment Area or a Town Centre within Welwyn Hatfield. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character,	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.

² LHe4 could only come forward if allocated with LHe5, as LHe4 would require access through LHe5

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
retaining local distinctiveness?	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2) and therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of five Grade II Listed Buildings, one Grade II* Listed Building and Gobions Registered Park and Garden. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from Leggatts Park Drive LWS. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also assigned expected that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 12 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 12 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 12 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Videne, Hawkshead Road, LHe4/5³

Site – Videne, Hawkshead Road, P80a	LHe 4/5	Potential Capacity	36	Policy	SADM32: Little Heath ⁴ General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road Playing Field, Gobions Wood – play area, Lochinver House School and Mount Grace Schools, Little Heath Primary and Nursery School and Queenswood Independent School. <p>It should be noted that the education facilities are located on the eastern side of the A1000 (Hertford Road), but would be accessible by future residents walking or cycling.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within Flood Zones 2 or 3 and does not contain a flood storage area. A negligible effect is therefore expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre within Welwyn Hatfield nor is it within 720m of a food/convenience store, however WHBC note that it is within walking distance of Potters Bar Town Centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within 1,400m of an Employment Area or a Town Centre within Welwyn Hatfield. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings,

³ LHe4 could only come forward if allocated with LHe5, as LHe4 would require access through LHe5

⁴ Whilst Policy SADM32 lists LHe4 and LHe5 separately, it is the combined are that is being taken forward, therefore this assessment is most relevant to the policy.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			local distinctiveness, wider townscape and landscape.
	++	Previously Developed Land: This site is identified as a mixed previously developed land and greenfield site, therefore would have a minor positive uncertain effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2) and therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is approximately 50m of a Grade II Listed Building (Osborne House) and between 250m and 1km of six Grade II Listed Buildings and one Grade II* Listed Building and Gobions Registered Park and Garden. Therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from Leggatts Park Drive LWS. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also assigned given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is mostly within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected. There is an area of previously developed land associated with a house, but this consists of less than 25% of the site.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 36 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 36 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 36 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Videne, Hawkshead Road LHe5

Site – Videne, Hawkshead Road	LHe 5	Potential Capacity	51	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road Playing Field, Brookmans Park, Gobions Wood – play area, Lochinver House School and Mount Grace Schools, Little Heath Primary and Nursery School and Queenswood Independent School. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		It should be noted that the education facilities are located on the eastern side of the A1000 (Hertford Road), but would be accessible by future residents walking or cycling.	
		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
		Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within a Flood Zone 2 or 3 area and does not contain a flood storage area. A negligible effect is therefore expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre within Welwyn Hatfield nor is it within 720m of a food/convenience store, however WHBC note that it is within walking distance of Potters Bar Town Centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within 1,400m of an Employment Area or a Town Centre within Welwyn Hatfield. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+?	Previously Developed Land: This site is identified as a mixed previously developed land and greenfield site, therefore would have a minor positive uncertain effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2) and therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 50m of a Grade II Listed Building (Osborne House) and between 250m and 1km of seven Grade II Listed Buildings, one Grade II* Listed Building and Gobions Registered Park and Garden. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from Leggatts Park Drive LWS. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also assigned expected that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is mostly within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected. There is an area of previously developed land associated with a house, but this consists of less than 25% of the site.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 51 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 51 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 51 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land at Roebuck Farm StL13

Site – Land at Roebuck Farm	StL1 3	Potential Capacity	27	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Birchwood Playing Fields, Lemsford Springs Nature Reserve, Stanborough Country Park, Gosling Sports Park, Brocket Hall Park, Stanborough Park Secondary School, Lakeside Special Needs School, Annabel's Nursery, Barn-Close Nursery, Brocket Nursery, Parkway Nursery, St. John's Primary School and Applecroft Primary School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (1,400m) of Burrowfields Employment Site. However, this requires crossing both a motorway (A1(M)) and a train line at separate points in the journey. Whilst there are crossing points for these barriers, the route requires crossing roundabouts with traffic going onto/coming off of the A1, is not direct and may be unattractive to those travelling to work, particularly by foot or bike. A minor positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 1,400m of Burrowfields Employment Site. However, this requires crossing both a motorway (A1(M)) and a train line at separate points in the journey. Whilst there are crossing points for these barriers, the route requires crossing roundabouts with traffic going onto/coming off of the A1, is not direct and may be unattractive to those travelling to work, particularly by foot or bike. A minor positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a low-moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings,

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) and a limited or no contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of fifteen Grade II Listed Buildings, two Grade II* Listed Buildings, one Grade I Listed Building, Welwyn Garden City Conservation Area and Brocket Hall Registered Park and Garden. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Lemsford Mead, Lemsford Springs and Brocket Park LWSs; therefore, an uncertain significant negative effect is assumed for this site. The uncertainty is also assigned given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is not within Grades 1-3 agricultural land but is on mostly greenfield land which represents a less sustainable use of land compared to brownfield use. A minor negative effect is therefore expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 27 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 27 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 27 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land adjacent to Lemsford School – StL16

Site –Land adjacent to Lemsford School	StL16	Potential Capacity	14	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Brocket Hall Park, Lemsford Corner Amenity green space, Lemsford Nature Reserve, Recreation Ground, Stanborough School, Stanborough Park, Applecroft School and nursery and St. John's School. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	Not required, but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of any town centre or employment site, therefore a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service, but is not within 1,400m of a rail station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within walking distance of any town centre or employment site, therefore a negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service, but is not within 1,400m of a rail station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as being within a low to moderate landscape sensitivity area and therefore is assumed to have a minor negative effect on landscape character with uncertainty.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as entirely greenfield therefore would have a negligible effect.	Not required.
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) as well as having a limited or no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape - Conserve and enhance the borough's natural and historic landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is within 250m of Brocket Hall Registered Park and Garden, six Grade II Listed Buildings (Church of St John the Evangelist, the Old Cottage, the Mill House, Lemsford Mill, Three Outbuildings to North, north-west of Lemsford Mill and Mill Cottage) and on Grade II* building, Gates, lodges and screen wall at Southeast entrance to Brocket Hall. The site is also between 250m and 1km of the Welwyn Garden City Conservation Area and many more Grade II Listed Buildings. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is adjacent to Lemsford Mead LWS and is within 250m of Lemsford Springs LWS and within 500m of Brocket Park North LWS. Therefore, significant negative effects are assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is entirely within Grade 3 agricultural land. In addition, the site is an entirely greenfield and therefore the effect is considered to have a minor negative effect.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 14 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 14 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 14 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield	0	This site is not within walking distance (1,400m) of a town centre and therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land at Park Farm Nor13

Site – Land at Park Farm	Nor 13	Potential Capacity	10	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Playing fields, two tennis courts, Northaw JMI School, and Old Owens Sports Ground. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within 1,400m of an Employment Site or Town Centre, as such a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Site or Town Centre, as such a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is assessed as having a moderate – high landscape sensitivity and therefore could have a significant negative effect on landscape character, although this is uncertain and will depend on factors relating to the specific siting, layout and design of the new development.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on greenfield land; therefore a negligible effect is given.	Not required.
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's	--?	This site is adjacent to Northaw Conservation Area, a number of Grade II Listed Buildings, and one Grade II* Listed Building; therefore, a significant negative effect is	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?		expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is adjacent to Northaw Brook Pastures LWS and within 250m of Park Road Pastures LWS, Hook Wood LWS and Grassland by Hook Copse LWS; therefore a significant negative effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	This site is not within a source protection zone; therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is within Grade 3 agricultural land and is entirely within greenfield land; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 10 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Affordable housing: The site provides the capacity for up to 10 homes and therefore is expected to have a negligible effect.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 10 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Site; therefore a negligible effect is expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a Town Centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of education establishments; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land at Park Farm Nor13a

Site – Land at Park Farm	Nor 13a	Potential Capacity	10	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Playing fields, two tennis courts, Northaw JMI School, and Old Owens Sports Ground. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within 1,400m of an Employment Site or Town Centre, as such a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Site or Town Centre, as such a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is assessed as having a moderate – high landscape sensitivity and therefore could have a significant negative effect on landscape character, although this is uncertain and will depend on factors relating to the specific siting, layout and design of the new development.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on greenfield land; therefore a negligible effect is given.	Not required.
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's	--?	This site is adjacent to Northaw Conservation Area, a number of Grade II Listed Buildings, and one Grade II* Listed Building; therefore, a significant negative effect is	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?		expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is adjacent to Northaw Brook Pastures LWS and within 250m of Park Road Pastures LWS, Hook Wood LWS and Grassland by Hook Copse LWS; therefore a significant negative effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within a source protection zone; therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is within Grade 3 agricultural land and is almost entirely within greenfield land; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 10 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Affordable housing: The site provides the capacity for up to 10 homes and therefore is expected to have a negligible effect.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 10 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Site; therefore a negligible effect is expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a Town Centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of education establishments; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land adjoining Tolmers Park – NS1

Site – Land adjoining Tolmers Park	NS1	Potential Capacity	12	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Tolmers Post Office. - Within 1,400m: Ponsbourne St. Mary's JMI School and Newgate Street Recreation Ground. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	Not required, but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of any town centre or employment site, therefore a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service, but is not within 1,400m of a rail station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within walking distance of any town centre or employment site, therefore a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service, but is not within 1,400m of a rail station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is assessed as being within a high landscape sensitivity area and therefore is assumed to have a significant negative effect on landscape character with uncertainty as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and design of the new development.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as entirely greenfield therefore would have a negligible effect.	Not required.
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) as well as having a limited or no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape - Conserve and enhance the borough's natural and historic landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is within 250m of five Grade II Listed Buildings (Tolmers Park Hospital, Front Wall to Church of St Mary Ponsbourne, the Coach and Horses Public House, Church of St Mary Ponsbourne and Catsford Cottage). Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Old Manor Cottage Area, Newgate Street LWS, between 250m and 500m of Tolmers Park LWS and is within 500m and 1,000m from Northaw Great Wood SSSI and Wood N. of Postern Gate LWS. Therefore, significant negative effects with uncertainty are assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is entirely within Grade 3 agricultural land and is entirely within greenfield and therefore the effect is considered to have a minor negative effect.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 12 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 12 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 12 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) .	Not required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of a town centre and therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	0	The site is not within straight line walking distance (1,400 m) of local education facilities, therefore a negligible effect may occur.	Not required.

Tolmers Park Farm NS3a

Site – Tolmers Park Farm	NS3 a	Potential Capacity	29	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Tolmers Post Office. - Within 1,400m: Newgate Street recreational ground and Ponsbourne St Mary's Primary School. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within a Flood Zone 2 or 3 area and does not include flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within 720m of a food/convenience store or a future neighbourhood centre within a strategic site, nor is it within 1,400m of an Employment Site or town centre. A negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service; therefore a significant positive effect is expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 720m of a food/convenience store or a future neighbourhood centre within a strategic site, nor is it within 1,400m of an Employment Site or town centre. A negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service; therefore a significant positive effect is expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The majority of the site is assessed as having a high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0?	Previously Developed Land: Whilst this site contains some buildings, these are agricultural buildings and therefore in line with the NPPF definition of previously developed land, this site consists of greenfield land; therefore a negligible uncertain effect is expected.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose) and limited to no contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of six Grade II Listed Buildings. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is partially within the Old Manor Cottage Local Wildlife Site (LWS) therefore a significant negative effect is expected. The site is also within 250m of Tolmers Park and within 500m of Wormley-Hoddesdonpark Wood South SSSI and NNR, which contributes to the negative effect.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-?	The site is completely within greenfield, Grade 3 agricultural land, and as such a minor negative effect is expected. However, this is uncertain as there are a number of existing agricultural buildings on the site.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 29 homes which less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 29 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 29 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Tolmers Park Farm NS3b

Site – Tolmers Park Farm	NS3b	Potential Capacity	50	Policy	General Development Management Policies?
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Tolmers Post Office. - Within 1,400m: Newgate Street recreational ground and Ponsbourne St Mary's Primary School. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within a Flood Zone 2 or 3 area and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within 720m of a food/convenience store or a future neighbourhood centre within a strategic site, nor is it within 1,400m of an Employment Site or town centre. A negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 720m of a food/convenience store or a future neighbourhood centre within a strategic site, nor is it within 1,400m of an Employment Site or town centre. A negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The majority of the site is assessed as having a high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0?	Previously Developed Land: Whilst this site contains some buildings, these are agricultural buildings and therefore in line with the NPPF definition of previously developed land, this site consists of greenfield land; therefore a negligible uncertain effect is expected.	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) and limited to no contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of six Grade II Listed Buildings. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is partially within the Old Manor Cottage Local Wildlife Site (LWS) therefore a significant negative effect is expected. The site is also within 250m of Tolmers Park and within 500m of Wormley-Hoddesdonpark Wood South SSSI and NNR, which contributes to the negative effect.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-?	The site is completely within greenfield, Grade 3 agricultural land, and as such a minor negative effect is expected. However, this is uncertain as there are a number of existing agricultural buildings on the site.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 50 homes which less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 50 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 50 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Tolmers Park Farm NS3c

Site – Tolmers Park Farm	NS3c	Potential Capacity	69	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Tolmers Post Office. - Within 1,400m: Newgate Street recreational ground and Ponsbourne St Mary's Primary School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	This site is not within a Flood Zone 2 or 3 area and does not contain a flood storage area. A negligible effect is therefore expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within 720m of a food/convenience store or a future neighbourhood centre within a strategic site, nor is it within 1,400m of an Employment Site or town centre. A negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 720m of a food/convenience store or a future neighbourhood centre within a strategic site, nor is it within 1,400m of an Employment Site or town centre. A negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The majority of the site is assessed as having a high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0?	Previously Developed Land: Whilst this site contains some buildings, these are agricultural buildings and therefore in line with the NPPF definition of previously developed land, this site consists of greenfield land; therefore a negligible uncertain effect is expected..	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) and limited to no contribution to	Not required but SP9: Place making and high quality design states that Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		preventing neighbourhood towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a negligible effect against this specific issue.	distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of six Grade II Listed Buildings. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is partially within the Old Manor Cottage Local Wildlife Site (LWS) therefore a significant negative effect is expected. The site is also within 250m of Tolmers Park and within 500m of Wormley-Hoddesdonpark Wood South SSSI and NNR, which contributes to the negative effect.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-?	The site is completely within Grade 3 agricultural land and greenfield land, as such a minor negative effect is expected. However, this is uncertain as there are a number of existing agricultural buildings on the site.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 69 homes which less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 69 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 69 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Rear of 19-23 The Avenue – OMH9

Site – rear of 19-23 The Avenue	OMH 9	Potential Capacity	12	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Mardley General Stores, Post Office and Gareth's Butchers. - Within 1,400m: Oaklands School, Acorn Pre-school, Woods off Roman Road Amenity green space, Oaklands JMI School and Blakes Way Amenity green space. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	Not required, but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of any town centre or employment site, therefore a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service, but is not within 1,400m of a rail station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within walking distance of any town centre or employment site, therefore a negligible effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service, but is not within 1,400m of a rail station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	0	Landscape character: The site is assessed as being within a low landscape sensitivity area and therefore is assumed to have a negligible effect on landscape character.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is not on previously developed land and therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is greater than the limited or no contribution score given in relation to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of the Danesbury (Hospital) Front Block and Old House both of which are Grade II Listed Buildings. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site is adjacent to the Grassland E. of Danesbury Hospital LWS and within 250m of Danesbury Park LWS and LNR. Therefore, a significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is almost entirely within Grade 3 agricultural greenfield land; therefore the effect is considered to be minor negative..	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 12 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 12 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 12 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of a town centre and therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	+?	The site is within straight line walking distance (1,400 m) of local education facilities, but there are potential barriers to access for all ages and abilities, therefore an uncertain minor positive effect may occur.	Not required.

Land North of New Road StL1

Site – Land North of New Road	StL1	Potential Capacity	90	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: a future neighbourhood centre at North West Hatfield strategic site allocation. - Within 1,400m: Birchwood Playing Fields, Lemsford Recreational Ground, Stanborough Country Park, Gosling Sports Park, Brocket Park, Stanborough Park Secondary School, Lakeside Special Needs School, Annabel's Nursery, Barn-Close Nursery, Parkway Nursery, St. John's Primary School, Applecroft Primary School and Burrowfields Employment Site. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre, but is it within 720m of North West Hatfield strategic site. A minor positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of three bus stops routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is not within 1,400m of an Employment Site or Town Centre, but it is within 720m of North West Hatfield strategic site. A minor positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of three bus stops routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a low-moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design -Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	0	The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern and (Local Purpose) and a limited to no contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site lies within an area of archaeological significance and is between 250m and 1km of fourteen Grade II Listed Buildings, one Grade II* Listed Building, Welwyn Garden City Conservation Area and Bocket Hall Registered Park and Garden. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is adjacent to Lemsford Mead and within 250m of Lemsford Springs LWSs; therefore, an uncertain significant negative effect is assumed for this site. The uncertainty is also assigned given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 90 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 90 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Dwellings for older people: The site provides the capacity for 90 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land adjacent to the holding StL3

Site – Land adjacent to the holding	StL3	Potential Capacity	396	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: a future neighbourhood centre at North West Hatfield strategic site allocation. - Within 1,400m: Birchwood Playing Fields, Lemsford Recreational Ground, Stanborough Country Park, Stanborough Green, Gosling Sports Park, Brocket Park, Stanborough Park Secondary School, Lakeside Special Needs School, Annabel's Nursery, Barn-Close Nursery, Parkway Nursery, St. John's Primary School, Applecroft Primary School, Welwyn RFC/Handside Sports Ground and Burrowfields Employment Site. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?			
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of Burrowfields Employment Site. A significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of three bus stops routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance (1,400m) of Burrowfields Employment Site. A significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of three bus stops routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a low-moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern and (Local Purpose) and a partial contribution to preventing neighbourhood towns	Not required but SP9: Place making and high quality design states that proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site lies within an area of archaeological significance and is within 250m of Grade II and II* Listed Buildings and between 250m and 1km of fourteen Grade II Listed Buildings, one Grade II* Listed Building, Welwyn Garden City Conservation Area and Brocket Hall Registered Park and Garden. Therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Lemsford Mead and Lemsford Springs LWSs; therefore, an uncertain significant negative effect is assumed for this site. The uncertainty is also assigned given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	--	The site is a mix of Grade 2 and Grade 3 agricultural land and is composed of greenfield land. As the site is classified mostly as Grade 2 agricultural land a significant negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 396 homes which is up to 5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 396 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 396 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of education establishments; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land to the East of the Great North Road StL15

Site – Land to the East of the Great North Road	StL1 5	Potential Capacity	8	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: North West Hatfield future neighbourhood centre . - Within 1,400m: Birchwood Playing Fields, Handside Sports Ground, Lemsford Recreational Ground, Stanborough Country Park, Gosling Sports Park, Hertfordshire Constabulary's Sports Ground, Coopers Road Playing Field, Stanborough Park Secondary School, Lakeside Special Needs School, Annabel's Nursery, St. John's Primary School, Applecroft Primary School and Burrowfields Employment Site. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (1,400m) of Burrowfields Employment Site. However, this requires crossing both a motorway (A1(M)) and a train line at separate points in the journey. Whilst there are crossing points for these barriers, the route is not direct and may be unattractive to those travelling to work, particularly by foot or bike. The site is also within 720m of North West Hatfield future neighbourhood centre. A minor positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 1,400m of Burrowfields Employment Site. However, this requires crossing both a motorway (A1(M)) and a train line at separate points in the journey. Whilst there are crossing points for these barriers, the route is not direct and may be unattractive to those travelling to work, particularly by foot or bike. The site is also within 720m of North West Hatfield future neighbourhood centre. A minor significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-?	Landscape character: The site is assessed as having a low-moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	?	Retaining local distinctiveness: As the WHBC Green Belt Study Stage 3 (2019) has not included this site, an uncertain effect is expected as it is not currently known what contribution the site makes to maintaining the existing settlement pattern (Local Purpose) or preventing neighbourhood towns from merging (Green Belt Purpose 2).	SP9: Place making and high quality design states that Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of fourteen Grade II Listed Buildings, one Grade II* Listed Building, Brocket Hall Registered Park and Garden, two areas of archaeological significance and Welwyn Garden City Conservation Area. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to preserve archaeological assets, to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from the Meadow West of Stanborough Yachting Lake LWS. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also assigned given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 8 homes which is much less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Affordable housing: The site provides the capacity for 8 homes and is only 0.32ha, therefore it is not required to make affordable housing provision in accordance with Policy SP7. A negligible effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 8 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) .	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land adj. Great North Road GTLAA10 / StL17

Site – Land adj. Great North Road	GTL AA1 0 / StL 17	Potential Capacity	5 (Gypsy and Traveller pitches)	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Tesco Pharmacy, Tesco Extra and Petrol Station and North West Hatfield strategic neighbourhood centre. - Within 1,400m: Birchwood Playing Fields, recreational ground, Stanborough Country Park, Gosling Sports Centre, Lakeside Primary School, Stanborough Secondary School, Annabel Montessori Nursery, St. John's Primary School, Green Lanes Primary School, The Ryde Primary School, Birchwood Primary School, Burrowfields Employment Site (EA2) and Great North Road Employment Site (EA3). <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p>
1.2 ...lead to improved health for all?			
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (1,400m) of Employment Sites EA2 (Burrowfields) and EA3 (Great North Road) Employment Sites and within 720m of a Tesco Extra and Tesco petrol station. However, this requires crossing the motorway (A1(M)) and, for Burrowfields, a train line at separate points in the journey. Whilst there is a nearby crossing point for Burrowfields, there is not for the others and the route is not direct and may be unattractive to those travelling to work, particularly by foot or bike. The site is within 720m of North West Hatfield strategic neighbourhood centre, which will also include employment uses. As a minor positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of seven bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within walking distance (1,400m) of Employment Sites EA2 (Burrowfields) and EA3 (Great North Road) Employment Sites and within 720m of a Tesco petrol station. However, this requires crossing the motorway (A1(M)) and, for Burrowfields, a train line at separate points in the journey. Whilst there is a nearby crossing point for Burrowfields, there is not for the others and the route is not direct and may be unattractive to those travelling to work, particularly by foot or bike. The site is within 720m of and North West Hatfield strategic neighbourhood centre,	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		which will also include employment uses. A minor positive effect is therefore expected.	
	++	Proximity to transport services: This site is within 400m of seven bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is in an area classified as having a low-moderate sensitivity to development; therefore a minor negative effect with uncertainty is expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on greenfield land; therefore a negligible effect is expected.	Not required.
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose) and a limited to no contribution to preventing neighbouring towns from merging (Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m-1000m of three Grade II Listed Buildings and Welwyn Garden City Conservation Area; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Stanborough Boating Lake LWS, Stanborough Reed March LWS and LNR and Woodhall Farm Meadows LWS; therefore a minor negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is partly within an outer source protection zone, therefore a minor negative effect is expected; although this is uncertain and dependent on the construction activities and mitigation that will be employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural land and is considered to be a greenfield site; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet	++	Amount of housing: The site provides capacity for up to 5 travellers pitches which is more than 5% of the overall need (68 pitches); therefore a significant positive effect is expected.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
identified local needs?	0	Affordable housing: Gypsy and travellers sites are not required to make affordable housing provision; therefore a negligible effect is expected.	Not Required.
	0	Dwellings for older people: Gypsy and travellers sites are not required to make provision for Lifetime Homes; therefore a negligible effect is expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Site. A negligible effect is therefore expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	+	The site is within straight line walking distance (1,400 m) of local education establishments . However, this requires crossing the motorway (A1(M)) and although there is a road/path, the route is not direct and may be unattractive to those travelling to work, particularly by foot or bike. Therefore an uncertain minor positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land South of Swanley Bar Lane SB1

Site – Land south of Swanley Bar Lane	SB1	Potential Capacity	159	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road Playing Field, Gobions Park, Gobions Play Area, Potters Bar Golf Club (although not accessible to all), Hertfordshire Way, Morven Park, Old Owen's Sports Facility, Queenswood Independent School, Little Heath Primary School and Nursery and Chancellor's Secondary School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre in Welwyn Hatfield and not within 720m of a food/convenience store or a future neighbourhood centre. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre in Welwyn Hatfield and not within 720m of a food/convenience store or a future neighbourhood centre. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is in an area classified as having a moderate sensitivity to development; therefore a minor negative effect is expected although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and the design of the new development.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site is on previously undeveloped land; therefore a negligible effect is expected.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern and (Local Purpose) and a partial contribution to preventing neighbouring towns from merging; therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is adjacent to Gobions Registered Park and Garden and within 250m to 1,000m of Grade II* Listed Building, The Folly Arch; therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is less than 250m of Leggatts Park Drive LWS and between 250m and 500m of Gobions Wood LWS, therefore a significant negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural land and is considered to be a greenfield site; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for up to 159 homes which is between 1-5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 159 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 159 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a	0	This site is not located within an Employment Site. A negligible effect is therefore expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land South of Swanley Bar Lane SB1a

Site – Land south of Swanley Bar Lane	SB1a	Potential Capacity	64	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road Playing Field, Gobions Park, Gobions Play Area, Potters Bar Golf Club (although not accessible to all), Hertfordshire Way, Morven Park, Old Owen's Sports Facility, Queenswood Independent School, Little Heath Primary School and Nursery and Chancellor's Secondary School. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre in Welwyn Hatfield and not within 720m of a food/convenience store or a future neighbourhood centre. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre in Welwyn Hatfield and not within 720m of a food/convenience store or a future neighbourhood centre. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is in an area classified as having a moderate sensitivity to development; therefore a minor negative effect is expected although this is uncertain as the exact impacts on the landscape will depend on	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		factors relating to the specific siting, layout and the design of the new development.	
	0	Previously Developed Land: This site is on previously undeveloped land; therefore a negligible effect is expected.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern and (Local Purpose) and a partial contribution to preventing neighbouring towns from merging; therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is adjacent to Gobions Registered Park and Garden and within 250m to 1,000m of Grade II* Listed Building, The Folly Arch; therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Gobions Wood LWS and Leggatts Park Drive LWS; therefore a minor negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural land and is considered to be a greenfield site; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 64 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 64 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 64 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs	0	This site is not located within an Employment Site. A negligible effect is therefore expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land South of Swanley Bar Lane SB1b

Site – Land south of Swanley Bar Lane	SB1 b	Potential Capacity	25	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road Playing Field, Gobions Park, Gobions Play Area, Potters Bar Golf Club (although not accessible to all), Morven Park, Old Owen's Sports Facility, Queenswood Independent School, Little Heath Primary School and Nursery and Chancellor's Secondary School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre within Welwyn Hatfield and not within 720m of a food/convenience store or a future neighbourhood centre. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within walking distance (1,400m) of an Employment Site or Town Centre within Welwyn Hatfield and not within 720m of a food/convenience store or a future neighbourhood centre. It is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is in an area classified as having a moderate sensitivity to development; therefore a minor negative effect is expected although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and the design of the new development.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site is on previously undeveloped land; therefore a negligible effect is expected.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is adjacent to Gobions Registered Park and Garden and within 250m to 1,000m of Grade II* Listed Building, The Folly Arch; therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Gobions Wood LWS and Leggatts Park Drive LWS; therefore a minor negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural land and is considered to be a greenfield site; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 25 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 25 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 25 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a	0	This site is not located within an Employment Site. A negligible effect is therefore expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land at Kimpton Road Wel6

Site – Land at Kimpton Road	Wel 6	Potential Capacity	14	Policy	SADM 29: Housing allocations in Welwyn General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Bridge Cottage Pharmacy and Surgery, Katies Bakery, Simmons Bakery, Tesco Express, General Store and Lloyds pharmacy. - Within 1,400m: Queen Victoria Memorial Hospital, Welwyn Playing Field, Tenterfield Nursery School, Sherrardswood School and play fields, football, tennis and bowling and cricket pitch, St. Mary's CE Primary School, Monks Walk School, School Lane amenity green space, Guessens, Codicote Road Amenity green space, Broomfield Road Amenity green space and Ayot Place Park. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of Tesco Express. A minor positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of Tesco Express. A minor positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character, although	SP9: Place making and high quality design states that proposals should relate well to their

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		this is uncertain and will depend on factors relating to the specific siting, layout and design of the new development.	surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on greenfield land; therefore a negligible effect is given.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a limited to no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is less than 250m from a Grade II Listed Building and area of archaeological significance and between 250m-1000m of Welwyn Conservation Area, a number of Grade II Listed Buildings, Dicket Mead Roman Villa Scheduled Monument and Lockleys Roman Villa; therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is less than 250m of Singlers Marsh/Fullign Mill Meadow LWS and LNR and Danesbury Park LWS and LNR; therefore a significant negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an inner source protection zone; therefore a minor negative effect is expected although this is uncertain as the extent of the effect will depend on the construction methods used and mitigation measures implemented.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is on greenfield land; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 14 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 14 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 14 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of	0	This site is not located within an Employment Site; therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a Town Centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of education establishments; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Land north of College Land, Linces Farm, Wel14b

Site – Land north of College Land, Linces Farm	Wel14b	Potential Capacity	20	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Bridge Cottage Pharmacy and Surgery, Katies Bakery, Simmons Bakery, Tesco Express, General Store and Lloyds pharmacy. - Within 1,400m: Queen Victoria Memorial Hospital, Welwyn Playing Field, Tenterfield Nursery School, Sherrardswood School and play fields, Welwyn St. Mary's JMI School Playing Fields, football, tennis and bowling and cricket pitch, St. Mary's CE Primary School, Monks Walk School, School Lane amenity green space, Guessens, Codicote Road Amenity green space, Woods off Roam Road Amenity green space and Ayot Place Park. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?			
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	Not required but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience stores which can help to minimise travel distances and car use related greenhouse gases.	Not required.
	++	Proximity to transport services: This site is within 400m of two bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of food/convenience stores and therefore a minor positive effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of two bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character, although this is uncertain and will depend on factors relating to the specific siting, layout and design of the new development.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site is on greenfield land; therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a limited to no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km from two Grade II Listed Buildings and Welwyn Conservation Area; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is less than 500m of Rectory Wood (Ayot St Peter) LWS; therefore a minor negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The majority of the site is within an inner source protection zone; therefore a minor negative effect is expected although this is uncertain as the extent of the effect will depend on the construction methods used and mitigation measures implemented.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is on greenfield land and the majority of the site lies within Grade 3 agricultural land; therefore a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 20 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 20 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 20 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a	0	This site is not located within an Employment Site; therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within 1,400m of a town centre; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents and there are potential barriers to access for all ages and abilities as residents would have to cross the A1 and A1000 to access various schools.	Not required.

South of School Lane- Wel16

Site – South of School Land	Wel 16	Potential Capacity	65	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Bridge Cottage Pharmacy and Surgery, Katies Bakery, Simmons Bakery, Tesco Express, General Store and Lloyds pharmacy. - Within 1,400m: Queen Victoria Memorial Hospital, Welwyn Playing Field, Tenterfield Nursery School, Sherrardswood School and play fields, football, tennis and bowling and cricket pitch, St. Mary's CE Primary School, Monks Walk School, Knightsfield School, School Lane amenity green space, Guessens, Codicote Road Amenity green space, Broomfield Road Amenity green space and Ayot Place Park. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	Not required, but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of a food/convenience store which can help to minimise travel distances and car use related greenhouse gases.	Not required.
	++	Proximity to transport services: This site is within 400m of a bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of a food/convenience store which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of a bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as being within a moderate landscape sensitivity area and therefore is assumed to have a minor negative effect on landscape character with uncertainty.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as entirely greenfield therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial	SP9: Place making and high quality design - Proposals should

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		contribution to maintaining the existing settlement pattern (Local Purpose), which is greater than the limited or no contribution score given in relation to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is within 250m of the Lodge, Grade II Listed Building and is between 250m and 1km of the Welwyn Conservation Area which contains many Grade II Listed Buildings. Therefore a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is within 500m of Rectory Wood LWS. Therefore, minor negative effects with uncertainty are assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within the outer source protection zones, therefore a minor adverse effect on the SA objective but with uncertainty is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is almost entirely within Grade 3 agricultural land. In addition, the site lies entirely within greenfield and therefore the effect is considered to have a minor negative effect.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 65 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 65 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 65 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of a town centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Former Norton Building, Bridge Road East Pea97

Site – Former Norton Building, Bridge Road East	Pea 97	Potential Capacity	122	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Peartree Pharmacy, Boots Pharmacy, Johns and Kelynack Pharmacy, Waitrose, One Stop Convenience Store and Post Office. - Within 1,400m: King George V Playing Fields, Terwin Water Park, Welwyn Garden City Town Centre, Welwyn Garden City Employment Site (EA1), Burrowfields Employment Site (EA2), Panshanger Primary School and Nursery, Sir Frederic Osborn Secondary School, Swallow Dell Primary School, Ludwick Nursery, Our Ladies Primary School, Peartree Primary School, Parkway Nursery, Rowan Tree Nursery, Oaklands College, Templewood Primary School, Sherrards Nursery and Jigsaw Nursery. <p>It should be noted that some community facilities are located to the west of the train line, but will be accessible to future housing residents via Bridge Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within the Welwyn Garden City Employment Site (EA1), within 1,400 of Burrowfields Employment Site (EA2) and Welwyn Garden City Town Centre, which is to the west of the train line, but will be accessible to future housing residents via Bridge Road. It is also within walking 720m of Waitrose and a One Stop Convenience Store. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within the Welwyn Garden City Employment Site (EA1), within 1,400 of Burrowfields Employment Site (EA2) and Welwyn Garden City Town Centre. It is also within walking 720m of Waitrose and a One Stop Convenience Store. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		and within 1,400m of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site is on previously developed land; therefore a significant positive effect is expected although this will be uncertain and dependent on the design of the site.	Not required.
	0	Retaining local distinctiveness: This site is in an urban area therefore it does not contribute towards maintaining the existing settlement pattern (Local Purpose) or help prevent neighbouring towns from merging (Green Belt Purpose 2). A negligible effect is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m-1000m of Welwyn Garden City Conservation Area and five Grade II Listed Buildings. However, the site is within an existing built up area in Peartree, which provides screening to both Welwyn Garden City Conservation Areas and the Listed Buildings to the west. In addition, further screening to this Conservation Area is also provided by the railway line and supporting infrastructure (e.g. trees and fencing).	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m-500m of Black Fan LWS and Watch Mead Disused Railway LWS; a minor negative uncertain effect is therefore expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	++?	The site is on urban brownfield land. Therefore, the effect is considered to be minor positive but uncertain until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 122 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 122 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Dwellings for older people: The site provides the capacity for up to 122 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	-	This site is located within Welwyn Garden City Industrial Employment Site (EA1), although only comprises a small proportion of the total Employment Site area, therefore would have a minor negative effect on this objective.	SADM 10 Employment Development – proposals that would result in a loss of land from Class B uses to another use, whether in a designated employment area or not, will only be permitted where the proposed use is compatible with neighbouring land uses and would not prejudice the continued use of neighbouring land for employment.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of a Welwyn Garden City Town Centre; therefore a minor positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Biopark, Broadwater Road Pea102

Site – Biopark, Broadwater Road	Pea 102	Potential Capacity	179	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Peartree Pharmacy and Surey, Boots Pharmacy, Sainsburys Pharmacy, Johns and Kelynack Pharmacy, Waitrose, Sainsburys, Church Road Dental Practice, One Stop Convenience Store and Post Office. - Within 1,400m: Chequers Woodhall Park, King George V Playing Fields, Welwyn Garden City Town Centre, Welwyn Garden City Employment Site (EA1), Burrowfields Employment Site (EA2), Welwyn RFC/Handside Sports Ground, Swallow Dell Primary School, Ludwick Nursery, Holwell JMI School, Our Ladies Primary School, Peartree Primary School, Parkway Nursery, Oaklands College, Applecroft JMI School, Gosling Sports Park, Stanborough School, and Creswick JMI School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within the Welwyn Garden City Employment Site (EA1), within 1,400 of Burrowfields Employment Site (EA2) and Welwyn Garden City Town Centre. It is also within walking 720m of Sainsburys, Waitrose and a One Stop Convenience Store. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within the Welwyn Garden City Employment Site (EA1), within 1,400 of Burrowfields Employment Site (EA2) and Welwyn Garden City Town Centre. It is also within walking 720m of Sainsburys, Waitrose and a One Stop Convenience Store. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue,	Not required, but SP 13: Infrastructure Delivery-

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
space and landscape character, retaining local distinctiveness?		this site is assumed to have a negligible effect on open space.	Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site is on previously developed land; therefore a significant positive effect is expected although this will be uncertain and dependent on the design of the site.	Not required.
	0	Retaining local distinctiveness: This site is in an urban area therefore it does not contribute towards maintaining the existing settlement pattern (Local Purpose) or help prevent neighbouring towns from merging (Green Belt Purpose 2). A negligible effect is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 250m of a Grade II Listed Building, an area of archaeological significance and the Welwyn Garden City Conservation Area and between 250m-1,000m of four Grade II Listed Buildings; therefore, a significant negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is adjacent to Twentieth Mile Bridge Allotments LWS; a significant negative uncertain effect is therefore expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	++?	The site is on urban brownfield land. Therefore, the effect is considered to be minor positive but uncertain until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for up to 179 homes which is between 1-5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 179 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 179 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and	Not Required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	-	This site is located within Welwyn Garden City Industrial Employment Site (EA1), although only comprises a small proportion of the total Employment Site area, therefore would have a minor negative effect on this objective.	SADM 10 Employment Development – proposals that would result in a loss of land from Class B uses to another use, whether in a designated employment area or not, will only be permitted where the proposed use is compatible with neighbouring land uses and would not prejudice the continued use of neighbouring land for employment.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of a Welwyn Garden City Town Centre; therefore a minor positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of education establishments; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

29 Broadwater Road – Pea103

Site – 29 Broadwater Road	Pea103	Potential Capacity	128	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Howard Centre: Shops and Restaurants, Iceland, Sainsburys, Church Road Dental Practice, Waitrose and associated Pharmacy, Parkway Heath Care Family Planning Clinic and Peartree Pharmacy. - Within 1,400m: Peartree Primary School, Swallow Dell Primary School, Sir Frederic Osborn Secondary School, Oaklands College Lemsford Lane Campus, Applecroft Primary School, Creswick Primary School, Merge outdoor sports facility, Welwyn Garden City town centre, Welwyn Garden City Industrial Area, Burrowfields employment site and King George V Playing Field. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	Not required, but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of Welwyn Garden City town centre (via footpaths and roads over the train line), Welwyn Garden City Industrial Area and Burrowfields allocated Employment Sites, therefore a significant positive effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of numerous bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City Train station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of Welwyn Garden City town centre, Welwyn Garden City Industrial Area and Burrowfields allocated Employment Site, therefore a significant positive effect is expected.	Not required.
	++	Proximity to transport services: This site is within 400m of numerous bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City Train station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character,	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure,

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
retaining local distinctiveness?			required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site was identified as previously developed land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required.
	0	Retaining local distinctiveness: The site is not within the Green Belt and therefore is assumed to have a negligible effect on retaining local distinctiveness.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of the Welwyn Garden City Conservation Area and The Nabisco Shredded Wheat Factory (granted permission for mixed use development) and Office Block to Roche Products Factory both of which are Grade II Listed Buildings. Therefore a minor negative effect is expected, although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m from Twentieth Mile Bridge Allotments LWS. Therefore an uncertain minor negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	++?	The site is located entirely within urban land, according to the agricultural land classification. In addition, the site is entirely previously developed land and therefore development is expected to have a minor positive effect with uncertainty.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 128 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 128 homes and therefore it is assumed the site would accommodate 30% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 128 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	-	This site is located within the Welwyn Garden City Industrial Area Employment Area, and therefore would have a minor negative effect on this objective as less than 50% of the employment land would be lost.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within walking distance (1,400m) of Welwyn Garden City town centre and therefore a minor positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Welwyn Garden City YMCA, 90 Peartree Lane Pea104

Site – Welwyn Garden City YMCA, 90 Peartree Lane	Pea104	Potential Capacity	29 dwellings and 100 bed hostel (Net gain of 15 dwellings and net loss of 25 hostel bedspaces)	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> • Within 720m : Peartree Group Practice, a number of pharmacies, Somerfield, Simmons Bakers, Little Orchards (Fruit and Veg) shop, Scoop and Save, newsagents, a post office, • Within 1,400m: King George V Playing Field, Gosling Sports Park, amenity green spaces, Stanborough Country Park, Sir Frederic Osborn Secondary School, Watchlytes JMI and nursery School, and a number of other primary and JMI schools, Oaklands College Lemsford Lane Campus and the Welwyn Garden City Industrial Area and Burrowfields Employment Sites. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is adjacent to the Welwyn Garden City Industrial Area Employment Site and within walking distance (1,400m) Burrowfields Employment Site and and Welwyn Garden City centre therefore a significant positive effect is expected.	Not required.
	++	Proximity to transport services: The site is within 400m of a number of bus stops on a route providing a six day a week service with a and within 1,400m of Welwyn Garden City train station, therefore a significant positive effect is expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is adjacent to the Welwyn Garden City Industrial Area Employment Site and within walking distance (1,400m) Burrowfields Employment Site and and Welwyn Garden City centre therefore a significant positive effect is expected.	Not required.
	++	Proximity to transport services: The site is within 400m of a number of bus stops on a route providing a six day a week service with a and within 1,400m of Welwyn	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
		Garden City train station, therefore a significant positive effect is expected.	
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	None required.
	?	Landscape character: The site is in an unclassified area in terms of landscape sensitivity and therefore is thought to have an uncertain effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
	++?	Previously Developed Land: This site is not identified as a greenfield site and therefore would have a significant positive effect with uncertainty.	None required.
	0	Retaining local distinctiveness: The site is not located in an area of Green Belt and therefore would have a negligible effect.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	The site is within 1km of the Welwyn Garden City Conservation Area, four unnamed Areas of Archaeological Significance and the Grade II listed Office Block buildings to Roche Products Factory and the Nabico Shredded Wheat Factory, therefore an uncertain minor negative effect is expected.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is located within 500m of the Twentieth Mile Bridge Allotments Local Wildlife Site therefore an uncertain minor adverse effect is expected.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones; therefore a negligible effect is given.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of	+	The site is on urban brownfield land. Therefore, the effect is considered to be minor positive but uncertain until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
previously developed land			
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0/-	Amount of housing: The site provides capacity for 15 net additional homes equating to less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect. However, this is mixed with a negative effect as development would lead to loss of 25 hostel bedspaces, which would reduce the ability of those in need to access accommodation.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 15 net additional homes and therefore it is assumed the site would accommodate 30% affordable dwellings. A significant positive effect is given.	Not required.
	++	Dwellings for older people: The site provides the capacity for 15 net additional homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore given.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within walking distance (1,400m) of Welwyn Garden City centre and therefore will result in a minor positive effect.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

61 Bridge Road East Pea105

Site – 61 Bridge Road East	Pea105	Potential Capacity	21	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Peartree Pharmacy, Peartree Surgery, Boots Pharmacy, Howard Centre: Shops and restaurants Waitrose, and the One Stop Convenience Store. - Within 1,400m: Essendon Gardens amenity green space, King George V Playing Field, Sir Frederic Osborn Secondary School, Panshanger Primary School, Hardings Nursery, Watchiytes Primary School and nursery, Peartree Primary School, Ludwick Nursery, Oak Tree Special Needs School, Swallow Dell Primary School, Oaklands College, Rowan Tree Nursery, Templewood Primary School, Jigsaw Nursery, Woodhall Nursery, Our Lady Primary School, Parkway Nursery, Welwyn Garden City Town Centre and Burrowfields Employment Site (EA2). <p>It should be noted that some community facilities are located to the west of the train line, but will be accessible to future housing residents via Bridge Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	<p>Proximity to employment and services: This site is within walking distance (1,400m) of Burrowfields Employment Site (EA2) and Welwyn Garden City Town Centre. It should be noted that the Town Centre is located to the west of the train line but will be accessible to future housing residents via Bridge Road.</p> <p>A significant positive effect is expected.</p>	Not required.
	++	<p>Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service and within 1,400m of Welwyn Garden City Train Station. A significant positive effect is therefore expected as this is likely to encourage the use of sustainable transport.</p>	Not required.
4.3 Avoid and reduce air pollution	++	<p>Proximity to employment and services: This site is within 1,400m Burrowfields Employment Site (EA2) and Welwyn Garden City Town Centre. A significant positive effect is therefore expected.</p>	Not required.
	++	<p>Proximity to transport services: This site is within 400m of eight bus stops on routes providing a six day a week</p>	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		service and within 1,400m of Welwyn Garden City Train Station. A significant positive effect is therefore expected.	
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This is an urban site on previously developed land and therefore would have a significant positive effect although this is uncertain and will be dependent on the appropriateness of the design of the future development.	Not required.
	0	Retaining local distinctiveness: The site is not within the Green Belt and therefore is assumed to have a negligible effect on retaining local distinctiveness.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m and 1km of four Grade II Listed Buildings and Welwyn Garden City Conservation Area. However, the site is within an existing built up area in Peartree, which provides screening to both Welwyn Garden City Conservation Areas and the Listed Buildings. In addition, further screening to this Conservation Area is also provided by the railway line and supporting infrastructure (e.g. trees and fencing).	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Watch Mead Disused Railway LWS; therefore a minor negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The site is on brownfield land and as such a minor positive effect is expected although this is uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Not required.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 21 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 21 homes and therefore it is assumed the site would accommodate 30% affordable dwellings. A significant positive effect is therefore expected.	Not Required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Dwellings for older people: The site provides the capacity for up to 21 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	-	This site is located within Welwyn Garden City Industrial Employment Site (EA1), although only comprises a small proportion of the total Employment Site area, therefore would have a minor negative effect on this objective.	SADM 10 Employment Development – proposals that would result in a loss of land from Class B uses to another use, whether in a designated employment area or not, will only be permitted where the proposed use is compatible with neighbouring land uses and would not prejudice the continued use of neighbouring land for employment.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of Welwyn Garden City Town Centre which will support the town's vitality and vibrancy; therefore a minor positive effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

73-83 Bridge Road East Pea106

Site – 73-83 Bridge Road East	Pea 106	Potential Capacity	235 homes with potential for 1,650sqm B1a/B1 floorspace	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Peartree Pharmacy and Surgery, Boots Pharmacy , Morrisons Supermarket, One Stop Convenience Store and Post Office. - Within 1,400m: Panshanger Golf Complex, King George V Playing Fields, Sir Frederic Osborne Secondary School, Panshanger Primary School, Watchiytes Primary and Nursery, Hardings Nursery, Swallow Dell Primary School, Oak Tree Nursery, Ludwick Nursery, Our Lady Primary School, Woodhall Pre-School and Nursery, Peartree Primary School, Parkway Nursery, Rowan Tree Nursery, and Oaklands College and Jigsaw Day Nursery. The site is also within Employment Site EA1 (Welwyn Garden City Industrial Area) and is within 1,400m of Employment Site EA2 (Burrowfields). It is also within 1,400m of Welwyn Garden City Town Centre. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of Employment Sites EA1 (Welwyn Garden City Industrial Area) and EA2 (Burrowfields) as well as Morrisons Supermarket, One Stop Convenience Store and Post Office. It is also within 1,400m of Welwyn Garden City Town Centre. Proximity of the site to existing employment and residential areas (including the provision of both being made at the site itself) will minimise travel distances for both workers and residents. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service, and is also within 1,400 of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance (1,400m) of Employment Sites EA1 (Welwyn Garden City Industrial Area) and EA2 (Burrowfields) as well as Morrisons Supermarket, One Stop Convenience Store and Post Office. It is also within 1,400m of Welwyn Garden City Town Centre. Proximity of the site to existing employment and residential areas (including the provision of both being made at the site	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		itself) will minimise travel distances for both workers and residents. A significant positive effect is therefore expected.	
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service, and is also within 1,400 of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site is on previously developed land; therefore a significant positive effect is expected, although this is uncertain and dependent on the appropriateness of the design of the development.	Not required.
	0	Retaining local distinctiveness: The site is in an urban area and will have no contribution to maintaining the existing settlement pattern (Local Purpose) or preventing neighbouring towns from merging (Green Belt Purpose 2). A negligible effect against this specific issue is expected.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m-1km of four Grade II Listed Buildings and Welwyn Garden City Conservation Area. However, the site is within an existing built up area in Peartree, which provides screening to both Welwyn Garden City Conservation Areas and the Listed Buildings to the west. In addition, further screening to this Conservation Area is also provided by the railway line and supporting infrastructure (e.g. trees and fencing).	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Watch Mead Disused Railway LWS; therefore a significant negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of	++?	The site is on previously developed urban land; therefore a minor positive effect is expected although this is uncertain until more information is available about the potential for the land to support habitats and species of biodiversity importance.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
previously developed land			
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for up to 235 homes which is between 1-5% of the overall need in the Borough (15,200); therefore a minor positive effect is expected.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 235 homes and therefore it is assumed the site would accommodate 30% affordable dwellings. A significant positive effect is therefore expected.	Not Required.
	++	Dwellings for older people: The site provides the capacity for up to 235 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	-?	This site is providing up to 1,650sqm of employment space which is less than 5% of the employment need for the Borough. However, the site is within an existing employment area and development would result in a net loss of 3,381sqm employment space, therefore a minor negative effect is expected. This is uncertain as the type of employment space to be provided at the site may be more suitable/in demand than the type of employment space lost.	Not required.
6.2 Encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment?	+	The site is not within an area classified as being within 20% of the most deprived areas nationally. However, it is within an area classified as 20-30% most deprived as such a minor positive effect is expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of Welwyn Garden City Town Centre and will therefore provide support for maintaining its vitality (both through easy access by residents and investment in the site by local businesses) and a minor positive effect is expected.	Not required.
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character	0	This site is not in a rural area; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

B&Q Swallowfields, Pea107

Site – B&Q Swallowfields	Pea 107	Potential Capacity	97	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Peartree Pharmacy and Surgery, Boots Pharmacy, Morrisons Supermarket, One Stop Convenience Store and Post Office. - Within 1,400m: Panshanger Golf Complex, King George V Playing Fields, Sir Frederic Osborne Secondary School, Panshanger Primary School, Watchiytes Primary and Nursery, Hardings Nursery, Springmead Primary School, Swallow Dell Primary School, Oak Tree Nursery, Ludwick Nursery, Jigsaw Day Nursery, Our Lady Primary School, Woodhall Primary, Peartree Primary School, and Oaklands College. The site is also within Employment Site EA1 (Welwyn Garden City Industrial Area) and is within 1,400m of Employment Site EA2 (Burrowfields). It is also within 1,400m of Welwyn Garden City Town Centre. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site lies within Employment Site EA1 (Welwyn Garden City Industrial Area) and is within walking distance (1,400m) of EA2 (Burrowfields) as well as Morrisons Supermarket, One Stop Convenience Store and Post Office. It is also within 1,400m of Welwyn Garden City Town Centre. Proximity of the site to existing employment and residential areas (including the provision of both being made at the site itself) will minimise travel distances for both workers and residents. A significant positive effect is therefore expected.	Not required.
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service, and is also within 1,400 of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site lies within Employment Site EA1 (Welwyn Garden City Industrial Area) and is within walking distance (1,400m) of EA2 (Burrowfields) as well as Morrisons Supermarket, One Stop Convenience Store and Post Office. It is also within 1,400m of Welwyn Garden City Town Centre. Proximity of the site to existing employment and residential areas (including the provision of both being made at the site itself) will minimise travel distances for both workers and residents. A significant positive effect is therefore expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service, and is also within 1,400 of Welwyn Garden City Railway Station. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+++?	Previously Developed Land: This site is on previously developed land; therefore a significant positive effect is expected, although this is uncertain and dependent on the appropriateness of the design of the development.	Not required.
	0	Retaining local distinctiveness: The site is in an urban area and will have no contribution to maintaining the existing settlement pattern. (Local Purpose) or preventing neighbouring towns from merging (Green Belt Purpose 2). A negligible effect against this specific issue is expected.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m-1,000m of four Grade II Listed Buildings and Welwyn Garden City Conservation Area. However, the site is within an existing built up area in Peartree, which provides screening to both Welwyn Garden City Conservation Areas and the Listed Buildings to the west. In addition, further screening to this Conservation Area is also provided by the railway line and supporting infrastructure (e.g. trees and fencing). Therefore, a negligible effect is expected.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Watch Mead Disused Railway LWS; therefore a significant negative uncertain effect is expected.	SP 11: Protection and enhancement of critical environmental assets seeks protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape states that proposals should conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The site is on previously developed urban land; therefore a minor positive effect is expected although this is uncertain until more information is available about the potential for the land to support habitats and species of biodiversity importance.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for up to 97 homes which is less than 1% of the overall need in the Borough (15,200); therefore a negligible effect is expected.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for up to 97 homes and therefore it is assumed the site would	Not Required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		accommodate 30% affordable dwellings. A significant positive effect is therefore expected.	
	++	Dwellings for older people: The site provides the capacity for up to 97 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	-	This site is located within Welwyn Garden City Industrial Employment Site (EA1), although only comprises a small proportion of the total Employment Site area, therefore would have a minor negative effect on this objective.	Not required.
6.2 Encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment?	+	The site is not within an area classified as being within 20% of the most deprived areas nationally. However, it is within an area classified as 20-30% most deprived as such a minor positive effect is expected.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	+	This site is within 1,400m of Welwyn Garden City Town Centre and will therefore provide support for maintaining its vitality (both through easy access by residents and investment in the site by local businesses) and a minor positive effect is expected.	Not required.
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character	0	This site is not in a rural area; therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of education establishments; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new facilities to serve the new residents.	Not required.

Welwyn Garden City: Town Centre North Han40a

Site – Welwyn Garden City Town Centre North	Han40a	Potential Capacity	250 dwellings; this is in addition to 100 dwellings proposed to be allocated in Local Plan	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Waitrose and Boots Pharmacies, Hall Grove Group Practice, The Garden City Practice, local pharmacies, Sainsburys, Iceland, One Stop, local newsagents and post office, and the Howard Centre: Shops and Restaurants. <p>Within 1,400m: Welwyn RFC (Handside Sports Ground), Gosling Sports Park, allotment sites, Sherrardspark Wood, a number of amenity green space such as The Campus, Parkway and Howardsgate amongst others, Applecroft Nursery School, and a number of other preschool/nursery school facilities, Oaklands College Lemsford Lane Campus site, Peartree Primary School and the Welwyn Garden City Industrial Area employment site.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
Overall a minor positive effect is expected as new residents would have access to a range of existing services.			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of the Welwyn Garden City Industrial Area allocated Employment Site and Welwyn Garden City centre therefore a significant positive effect is expected.	Not required.
	++	Proximity to transport services: The site is within 400m of a number of bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City train station, therefore a significant positive effect is expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of the Welwyn Garden City Industrial Area allocated Employment Site and Welwyn Garden City centre therefore a significant positive effect is expected.	Not required.
	++	Proximity to transport services: The site is within 400m of a number of bus stops on a route providing a six day a week service and within 1,400m of Welwyn Garden City	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
		train station, therefore a significant positive effect is expected.	
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: The site is in an unclassified area in terms of landscape sensitivity and therefore the effect on landscape character is uncertain.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape - Conserve and enhance the borough's natural and historic landscape.
	++?	Previously Developed Land: This site is not identified as a greenfield site and therefore would have a significant positive effect with uncertainty.	Not required.
	0	Retaining local distinctiveness: The site is not located in an area of Green Belt and therefore would have a negligible effect.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape - Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	The majority of the site is within the Welwyn Garden City Conservation Area therefore an uncertain significant negative effect is expected.	SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is located within 250m of the Dismantled Railway East and Sherrardspark Wood Local Wildlife Site; therefore an uncertain significant adverse effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones; therefore a negligible effect is given.	Not required.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	The site is on urban brownfield land. Therefore, the effect is considered to be minor positive but uncertain until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Not required.
Long-term Objective 5: Decent Housing			

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 250 homes which provides between 1 and 5% of the Borough's housing target (15,200) and therefore is assumed to have a minor positive effect.	Not required.
	++	Affordable housing: The site provides the capacity for 250 homes and therefore it is assumed the site would accommodate 30% affordable dwellings. A significant positive effect is expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 250 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore given.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	++	This site is within walking distance (1,400m) of Welwyn Garden City centre and therefore will result in a significant positive effect.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Welwyn Garden City Neighbourhood Parade, Hollybush Lane Hol23

Site – Welwyn Garden City Neighbourhood Parade, Hollybush Lane	Hol23	Potential Capacity	16 dwellings and re-provision of retail	Policy	SADM21: Housing allocations in Welwyn Garden City General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Spring House Medical Centre; Andersons Family Bakers, newsagents, Londis Supermarket and a post office. Within 1,400m: Hall Grove Surgery, QEII Hospital Gosling Sports Centre; King George V Playing Field, Stanborough Country Park, Hatfield Cricket Club, Creswick Primary and Nursery and Great North Road and Burrowfields Employment Sites, 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The Burrowfields Employment Site is located to the west of the A1000 and the Great North Road Employment site is located to the south of the A414 and west of the railway line, therefore it may be less accessible to new residents travelling on foot / cycle.	
		The site is not within an area classified as being within 20% of the most deprived areas nationally.	
		Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (1,400m) of the Burrowfields and Great North Road Employment Sites. The Burrowfields Employment Site is located to the west of the A1000 and the Great North Road Employment site is located to the south of the A414 and wets of the railway line, therefore it may be less accessible to new residents travelling on foot / cycle. Therefore a minor positive effect is expected	Not required.
	++	Proximity to transport services: The site is within 400m of a number of bus stops on a route providing a six day a week service therefore a significant positive effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
4.3 Avoid and reduce air pollution	+	<p>Proximity to employment and services: This site is within walking distance (1,400m of the Burrowfields and Great North Road Employment Sites.</p> <p>The Burrowfields Employment Site is located to the west of the A1000 and the Great North Road Employment site is located to the south of the A414 and wets of the railway line, therefore it may be less accessible to new residents travelling on foot / cycle.</p> <p>Therefore a minor positive effect is expected</p>	Not required.
	++	<p>Proximity to transport services: The site is within 400m of a number of bus stops on a route providing a six day a week service therefore a significant positive effect is expected.</p>	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	-	<p>Open Space: 5-25% of the site is located within existing open space and therefore this site is assumed to have a minor negative effect on open space.</p>	None required.
	?	<p>Landscape character: The site is in an unclassified area in terms of landscape sensitivity and therefore is thought to have an uncertain effect on landscape character.</p>	<p>SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.</p> <p>SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.</p>
	++?	<p>Previously Developed Land: This site is not identified as a greenfield site and therefore would have a significant positive effect with uncertainty.</p>	None required.
	0	<p>Retaining local distinctiveness: The site is not located in an area of Green Belt and therefore would have a negligible effect.</p>	<p>SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.</p> <p>SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.</p>
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	<p>The site is within 1km of the Beehive WGC Conservation Area, the Woodhall Farm and an unnamed Area of Archaeological Significance and the Grade II listed Beehive Public House, therefore an uncertain minor negative effect is expected.</p>	<p>SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.</p> <p>SADM 15: Heritage- proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.</p>
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	<p>The site is located within 500m of the Creswick Plantation Local Wildlife Site therefore an uncertain minor adverse effect is expected.</p>	<p>SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.</p>
4.8 Avoid water pollution	-?	<p>The southern part of this site is within the outer source protection zones; therefore a minor negative uncertain effect is expected.</p>	<p>Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development</p>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
			proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	++?	The site is on urban brownfield land. Therefore, the effect is considered to be minor positive but uncertain until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 16 homes equating to less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 16 homes and therefore it is assumed the site would accommodate 30% affordable dwellings. A significant positive effect is given.	Not required.
	++	Dwellings for older people: The site provides the capacity for 16 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). A significant positive effect is therefore given.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land South of Welham Manor and West of Station Road WeG3a

Site – Land South of Welham Manor and West of Station Road	WeG 3a	Potential Capacity	68	Policy	SADM 30: Housing allocations in Welham Green General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Kean Pharmacy, five convenience stores, Simmons Bakery and Welham Green Dental Surgery. - Within 1,400m: Welham Green Bowling Club, allotments, several areas of amenity greenspace, St. Thomas More church and grounds, St Mary Primary School, Southfield Special Needs School, Willowbrook Nursery, Brookmans Park Primary School and Travellers Lane Employment Site. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of Travellers Lane Employment Site and within 720m of five food/convenience stores. A significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of ten bus stops on routes providing a six day a week service and Welham Green train station is within 1,400m. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m Travellers Lane Employment Site and is within 720m of five food/convenience stores. A significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of ten bus stops on routes providing a six day a week service and Welham Green train station is within 1,400m. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	+	Previously Developed Land: This site was identified as a mix of previously developed land greenfield , therefore would have a minor positive uncertain effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern and (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of fourteen Grade II Listed Buildings and Hatfield House Registered Park and Garden. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is within 500m from Water End Swallow Holes SSSI. The site is also between 250m and 500m of Bush Wood LWS. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is also assigned expected that the site is on more than 25% of greenfield land which could result in the loss of undesigned biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an inner source protection zone, therefore a minor negative effect is expected although this is uncertain and dependent on the construction activities and mitigation that would be employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of this site is within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 68 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 68 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 68 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore a significant positive uncertain effect is expected because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land South of Dixons Hill Road, WeG17

Site – Land south of Dixons Hill Road	WeG 17	Potential Capacity	N/A	Policy	SADM 30: Housing allocations in Welham Green General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within 1,400m of Welham Green and South Hatfield which will provide opportunities for pupils and employees to walk to school which has benefits for health. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected.	Not required.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	Not required.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	The site is within 1,400m of Welham Green and South Hatfield which will provide opportunities for pupils and employees to walk to school which has benefits for reducing greenhouse gas emissions from transports.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on a route providing a six day a week service and is within 1,400m of Welham Green Station. A significant positive effect is therefore expected as proximity to public transport may encourage travel to school by pupils and employees via public transport.	Not required.
4.3 Avoid and reduce air pollution	++	The site is within 1,400m of Welham Green and South Hatfield which will provide opportunities for pupils and employees to walk to school which has benefits for reducing greenhouse gas emissions from transports.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on a route providing a six day a week service and is within 1,400m of Welham Green Station. A significant positive effect is therefore expected as proximity to public transport may encourage travel to school by pupils and employees via public transport.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: The site is assessed as having a moderate landscape sensitivity and therefore development could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site is identified as a greenfield site and therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	There are no heritage assets directly adjacent to the site, however there are 14 Grade II Listed Buildings within 1km. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is within 500m from Water End Swallow Holes SSSI. Therefore, an uncertain minor negative effect is assumed for this site. The uncertainty is due to the fact that the site is on more than 25% of greenfield land, which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	-?	The site is within an outer source protection zone, however a minor negative uncertain effect is given as effects would depend on the construction works undertaken and the mitigation employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++	The site is within 1,400m of Welham Green and South Hatfield which will provide access to education.	Not required.

Land north of Heath Road WGr7

Site – Land north of Heath Road	WGr 7	Potential Capacity	117	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> - Within 720m: Convenience Store and Marshalls Fuel and Shop. - Within 1,400m: Woolmer Green Recreation Ground, St. Michael's Primary School, Oaklands Primary School and two Employment Sites (one of which is designated as a reasonable alternative housing site – WE100) to the north and north-east. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (1,400m) of two Employment Sites (albeit one of these is identified as reasonable alternative housing site - WE100 within this round of SA). Whilst there is a road under the train line, there is no pedestrian provision, therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of eleven bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 1,400m of two Employment Sites (albeit one of these is identified as reasonable alternative housing site - WE100 – within this round of SA). Whilst there is a road under the train line, there is no pedestrian provision, therefore a minor significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of eleven bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The majority of the site is assessed as having a moderate-high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern and (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of eight Grade II Listed Buildings; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--	The site contains part of the Mardley Heath LWS and LNR; therefore, a significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is completely within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 117 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 117 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 117 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Land north of Heath Road WGr7a

Site – Land north of Heath Road	WGr 7a	Potential Capacity	69	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Convenience Store and Marshalls Fuel and Shop. - Within 1,400m: Woolmer Green Recreation Ground, Michael's Primary School, and two Employment Sites (one of which is designated as a reasonable alternative housing site – WE100) to the north and north-east. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (1,400m) of two Employment Sites (albeit one of these is designated as a reasonable alternative housing site – WE100 - in this round of SA). Whilst there is a road over the train line, there is no pedestrian provision, therefore a minor significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 1,400m of two Employment Sites (albeit one of these is designated as reasonable alternative housing site - WE100 – in this round of SA). Whilst there is a road over the train line, there is no pedestrian provision, therefore a minor significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of six bus stops on routes providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is assessed as having a moderate-high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of nine Grade II Listed Buildings; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is directly adjacent to Mardley Heath LWS and LNR; therefore, an uncertain significant negative effect is assumed for this site. The uncertainty is also assigned given that the site is on more than 25% of greenfield land which could result in the loss of undesignated biodiversity interests.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is mostly within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 69 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 69 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 69 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

51-53 London Road WE100

Site – 51-53 London Road	WE100	Potential Capacity	34	Policy	SADM27: Woolmer Green General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facilities including: <ul style="list-style-type: none"> - Within 720m: Convenience Store and Marshalls Fuel and Shop. - Within 1,400m: Woolmer Green Recreation Ground, St. Michael's Primary School, Oaklands Primary School and one Employment Site to the north. 	Not required, but SP 1: Sustainable Development promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within Flood Zones 2 or 3 and does not contain flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of one Employment Site. A significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of nine bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of one Employment Site. A significant positive effect is therefore expected.	Not required
	++	Proximity to transport services: This site is within 400m of nine bus stops on a route providing a six day a week service. A significant positive effect is therefore expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	?	Landscape character: Although the site is in an urban area, effects on landscape character will depend on factors relating to the specific siting, layout and design of the new development. An uncertain effect is therefore expected.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This is an urban site on previously developed land and therefore would have a significant positive effect although this is uncertain and will be dependent on the appropriateness of the design of the future development.	Not required
	0	Retaining local distinctiveness: The site is not within the Green Belt and therefore is assumed to have a negligible effect on retaining local distinctiveness.	Not required but SP9: Place making and high quality design - Proposals should relate well to their

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of eight Grade II Listed Buildings; therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 15: Heritage – proposals should sustain and enhance heritage assets and respect the character, appearance and setting of the asset in terms of design, scale, materials and impact on key views.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Mardley Heath LWS and LNR; therefore, an uncertain minor negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The site is on brownfield land and as such a minor positive effect is expected although this is uncertain at this stage until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.	Not required.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 34 homes which is less than 1% of the Borough's housing target (15,200) and therefore is assumed to have a negligible effect.	SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 34 homes and therefore it is assumed the site would accommodate 35% affordable dwellings. A significant positive effect is therefore expected.	Not required.
	++	Dwellings for older people: The site provides the capacity for 34 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent) . A significant positive effect is therefore expected.	Not Required.
Long-term Objective 6: A Thriving Economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	--	This site is located completely within an existing Employment Site and therefore would have a significant negative effect on this objective should this opportunity for employment development be lost.	SADM 10 Employment Development – proposals that would result in a loss of land from Class B uses to another use, whether in a designated employment area or not, will only be permitted where the proposed use is compatible with neighbouring land uses and would not prejudice the continued use of neighbouring land for employment.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centres and therefore a negligible effect is expected.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities; therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required.

Appendix C

**Appraisal Matrices for Revised
Site Assessments**

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Creswick HS2 /WGC1

Site - Creswick	HS2 / WGC1	Potential Capacity	300 dwellings	Policy	SADM 21: Housing allocations in Welwyn Garden City
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Spring House Medical Centre, local newsagents and post office, Andersons Family Bakers, Londis Supermarket. • Within 1,400m: Playgrounds, Chequers Woodhall Park, Howlands Green Fingers, Howicks Green and Howlands/Ascots Lane Junction Amenity Green Space, Hatfield Cricket Club, Commonswood Nursery, Commonswood JMI School, Hall Grove Community Pre-School at Ludwick Community Centre, Creswick Primary and Nursery School, Creswick Children's Centre, Our Lady RC Primary School, Woodhall Pre-school and Nursery, The Ryde School, Commonswood Nursery, Commonswood JMI School, QEII Hospital and Great North Road and Burrowfields Employment Sites. <p>The Burrowfields Employment Site is located to the west of the train line and while there is access via the A1000 and Mount Pleasant Lane, it may be less accessible to new residents travelling on foot / cycle. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM 21- proposal would need to consider easements to the public rights of way</p>
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	<p>The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.</p>	<p>Not required but SADM 21- promote sustainable urban drainage to address possibility of surface water flooding.</p> <p>SADM 14: Flood Risk and Surface Water Management- incorporate suitable source control measures at the building and plot-level.</p> <p>Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.</p>
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	<p>Proximity to employment and services: This site is within walking distance of two Employment Areas and therefore a significant positive effect is expected. It should be noted that the Burrowfields Employment Site is located to the west of the train line and while there is access via the A1000 and Mount Pleasant Lane, it may be less accessible to new residents travelling on foot / cycle.</p>	Not required.
	++	<p>Proximity to transport services: This site is within 400m of seven bus stops in Howlands, one bus stop at The QEII Hospital, one bus stop at Chequers park and one bus stop on Hollybush Lane. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.</p>	Not required, but SADM 21- proposal would need to consider easements to the public rights of way.
4.3 Avoid and reduce air pollution	++	<p>Proximity to employment and services: As this site is within 1,400m of an Employment Area and therefore a significant positive effect is expected. It should be noted that the Burrowfields Employment Site is located to the west of the train line and while there is access via the A1000 and Mount Pleasant Lane, it may be less accessible to new residents travelling on foot / cycle.</p>	Not required
	++	<p>Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service, a significant positive effect is expected.</p>	Not required, but SADM 21- proposal would need to consider easements to the public rights of way.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required
	-?	Landscape character: Most of this site was assessed as having low- moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required, but SADM 21- identifies the need to clear electricity lines and pylons.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose), but a partial score was given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respect for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250 m and 1km of The Beehive Conservation Area and the Listed Beehive Public House. However, the site is located on the edge of an existing built up community at Hatfield Hyde, which should provide screening to this site. The site is also between 250 m and 1 km from Hatfield House Registered Park and Garden, although again this will be screened by a 670m wide field between Ascot and Hatfield Road, which includes shrubbery, a golf course and sewage works. Woodhall Farm Cottage South of Farmhouse, the Cottage (west of Chequers A1000) and Bush Hall Hotel are between 250 m and 1 km of the site. These are separated from the site by Creswick Plantation and the A1000 (Chequers) which is lined with trees and Shrubbery, which should screen these Listed Buildings from the proposed site. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	Not required but SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets. Proposals of between 100 to 499 dwellings will be required to demonstrate how consideration of the historic character and significance has been taken into account.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Creswick Plantation and The Commons Local Wildlife Sites are within 250m of the site. Therefore an uncertain significant negative effect is assumed for this site. The site is also entirely greenfield land.	SADM 21- Ecological impacts would need to be mitigated and include a buffer zone around the wildlife site. SP 10: Sustainable design and construction- Existing habitat should be incorporated into the design with sound ecological principles. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. Development should secure positive improvements to and conservation of ecological assets. SADM 16: Ecology and Landscape- Protect and enhance biodiversity, and the integrity of ecological networks.
4.8 Avoid water pollution	-?	The site is located within an outer impact zone. Therefore it is assessed as having a minor effect on this SA objective but with uncertainty with regards to construction activities and proposed mitigation.	SADM 21 identifies Wastewater infrastructure upgrades for this site. SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of	-	Between 10-25% of the site is designated as grade 2 agricultural land according to the agricultural land classification. The site is also entirely greenfield and therefore a minor negative effect is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
previously developed land			
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 300 homes which is between 1-5% of the Borough's housing target and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 300 homes and therefore it is assumed the site would accommodate 30% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 300 homes and therefore it is assumed the site would include 20% of dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	SADM 22- proposal would need to consider easements to the public rights of way.

NE of Welwyn Garden City WGC4(a)

Site – NE of Welwyn Garden City	WGC4(a)	Potential Capacity	75 dwellings	Policy	General Development Management Policies
SA Objective	Likely Effects	Commentary		Mitigation recommendations (focussing on significant adverse effects)	
Long-term Objective 1: Health Improvement					
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Boots Local Pharmacy, Moors Walk Surgery, Lidl and Tesco supermarkets, Simmons Bakers and Martins Newsagents / post office. - Within 1,400m: Welwyn Garden City Industrial Area, Moneyhole Lane Playing Fields, Welwyn Garden City Football and Social Club, playgrounds including Little Hardings, The Widford Sites and Amwell Common. Other facilities include Hardings Pre-School and Watchlytes JMI School and Nursery, Springmead and Panshanger Primary Schools and Sir Frederic Osborn Secondary School. <p>As this would be a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for residents of the site and immediate vicinity. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>		<p>SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p>	
Long term Objective 2: Safer Communities					
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.		<p>Not required but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p>	
Long-term Objective 4: Improving the Environment					
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of an employment site and therefore a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for this objective.		Not required	
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service, including two located on Lysander Way, two on Shackleton Way and two on Bericot Way. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.		Not required	
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an employment site at Welwyn Garden City Industrial Area and therefore a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for this objective.		Not required	
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.		Not required	
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	--?	Open Space: The site is located within Panshanger Aerodrome (a former air sports facility). Although the Aerodrome closed in 2014, this facility and its open character are important to the community and would be permanently lost as a result of development of this site and therefore this site is assumed to have a significant negative effect on open space and the sport/recreational service this provides.		<p>SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.</p> <p>SP 9: Place making and high quality design- provide an appropriate amount of public open space</p>	
	-?	Landscape character: This site was assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.		<p>SP9: Place making and high quality design- Proposals should relate well to their</p>	

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			surroundings, local distinctiveness, wider townscape and landscape.
	+	Previously Developed Land: This site was identified as partly Previously Developed Land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose), but a partial score was given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Conserve and enhance the borough's natural and historic landscape and sit comfortably within the wider landscape setting.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 250m of a number of heritage assets, including Panshanger Registered Park and Garden, and the Listed Buildings; Barn south west of Warrengate Farm House and Warrengate Farm House. In addition, the barn north east of bridge over River Mimram, stable building south west of Tewinbury Farm House, Tewinbury Farm House, Barn and Former Wheel House, west south west of Tewinbury Farm House, Beit and Grimston Memorial in East Hertfordshire District are all within 250m to 1km of this site, and it is likely there will be interspersibility between these assets and the proposed site. Tewin Registered Park and Garden is separated from the site by a number of residential roads (Herns Lane and Hertford and Churchfield Roads) and a golf course, which are likely to provide screening, which will result in a negligible effect on the Registered Park. Therefore, overall, this site has the potential for an uncertain significant negative effects.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced including the setting of the Registered Park and Garden and listed buildings. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Tewinbury Site of Special Scientific Interest in East Hertfordshire District is within 500m of the site. In addition, Birchall Wood Ancient Woodland is within 250m of the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 10: Sustainable design and construction- Existing habitat should be incorporated into the design with sound ecological principles. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. Development should secure positive improvements to and conservation of ecological assets. SADM 16: Ecology and Landscape- Protect and enhance biodiversity, and the integrity of ecological networks.
4.8 Avoid water pollution	-?	This site is within the outer impact zone and therefore is assessed as having a minor adverse effect on this SA objective, but with uncertainty.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive	+	The site is classified as non-agricultural land, but is partly previously developed land and therefore an uncertain minor positive is assumed.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
agricultural land and maximise the sustainable use of previously developed land			
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 75 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 75 homes and therefore it is assumed the site would accommodate 30% affordable dwellings.	Not Required
	++	Dwellings for older people: The site provides the capacity for 75 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not Required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	?	This site is not located within an Employment Area and therefore would have a negligible effect on this objective. However, there were c. 43 jobs related to airfield prior to its closure in 2014, some of which may be replaced in a future development (e.g. cafe/ community use) but it is unlikely that the specific types of airfield jobs will be replaced within the Borough. However this is unknown at this time, therefore an uncertain score has been recorded.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centre and therefore it is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not Required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not Required

SE of Welwyn Garden City (Birchall Garden Suburb) SDS2/ WGC5

Site - South east of Welwyn Garden City-	SDS2/ WGC5	Potential Capacity	1,300 dwellings	Policy	SADM 21: Housing allocations in Welwyn Garden City SP 19- South east of Welwyn Garden City (SDS2)
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Hall Grove Surgery and Pharmacy and the Co-op. - Within 1,400m: Welwyn Garden City Industrial Area, The Beehive Dental Practice, Spring House Medical Centre, QEII Hospital, Hollybush Surgery, Woodhall Library, Newsagents, Londis Supermarket, Ludwick Arms and The Beehive Public Houses, Hall Grove Community Playgroup, King George V Playing Field, Howlands House Howlands and Cole Green Fingers, Howicks Green and Howlands/Ascots Lane Junction Amenity Green Spaces, Hall Grove Community Pre-School at Ludwick Community Centre, Commonswood Nursery, Commonswood JMI School, Swallow Dell Primary School, Watchlytes JMI and Nursery School and Sir Frederic Osborn Secondary School <p>As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for residents of the site and immediate vicinity.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SP 19- includes provision for:</p> <ul style="list-style-type: none"> • Neighbourhood centre in the East Herts, smaller centre in Welwyn Hatfield and a new employment area. <p>Other community facilities will include healthcare, education (early years, primary and secondary, with associated community facilities).</p>
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	<p>Less than 5% of the site is within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.</p>	<p>SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SP19- Sustainable drainage and provision for flood mitigation</p>
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	<p>Proximity to employment and services:</p> <p>This site is within walking distance of Welwyn Garden City Industrial Area employment site and therefore a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for this objective</p>	Not required.
	++	<p>Proximity to transport services:</p> <p>This site is within 400m of six bus stops on a route providing a six day a week service, including two on Hertford Road and four on Howlands. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.</p>	<p>SP 19- includes provision for:</p> <ul style="list-style-type: none"> • Improvement of pedestrian links, cycle paths, passenger transport and community transport <p>Improved access arrangements, including mitigation against the effects of the A414 in Hertford, the B195 and the A1(M).</p>
4.3 Avoid and reduce air pollution	++	<p>Proximity to employment and services:</p> <p>This site is within walking distance of an employment sites and therefore a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for this objective.</p>	Not required
	++	<p>Proximity to transport services:</p> <p>As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.</p>	<p>Not required but SP 19- includes provision for:</p> <ul style="list-style-type: none"> • Improvement of pedestrian links, cycle paths, passenger transport and community transport <p>Improved access arrangements, including mitigation against the effects</p>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			of the A414 in Hertford, the B195 and the A1(M).
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% is located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required, but SP19 promotes upgraded routes for walkers and cyclists, along the Lea Valley Path and Cole Green Way.
	-?	Landscape character: The majority of this site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SP19 -new formal and informal open space should include a strategic green infrastructure corridor from St Albans through to Hertford. SP19 -incorporate guidance from the joint Masterplan.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose), but a partial score was given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Conserve and enhance the borough's natural and historic landscape and sit comfortably within the wider landscape setting.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	The site is adjacent to Holwellhyde Farmhouse Listed Building therefore a potential for a significant negative effect on the setting of this asset has been identified. This site is also between 250m and 1km of the Beehive Conservation Area, which includes Listed Buildings. Although the Conservation Area and the Listed Buildings within it, are in an existing settlement at Hatfield Hyde and therefore likely to be screened from the proposed development site. Similarly the other Listed Building nearby at Holwell Court will also be screened from the site by the A414 Hatfield Road, fields, trees and shrubbery and therefore the likely effect upon these specific assets will be negligible.	SP19 -protection and enhancement of heritage assets. Not required but SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced. SP 15: The Historic Environment of Welwyn Garden City - Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is adjacent to the Commons Local Wildlife Site and Local Nature Reserve designated sites. Therefore, an uncertain significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets..
4.8 Avoid water pollution	-?	The majority of the site (approximately 80%) is within the outer impact zone with a small proportion in the inner impact zone and the remainder outside of any catchment area and therefore could have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site (approximately 90%) is within non-agricultural land with the remainder located within urban land according to the agricultural land classification, but as this site is greenfield land it is assumed to have a minor negative effect for this objective.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	++	Amount of housing: The site provides capacity for 1,300 homes which is greater than 5% of the Borough's housing target and therefore is assumed to have a significant positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities. SP19 - A wide mix of housing types, sizes and tenures including 11 Gypsy and Traveller pitches
	++	Affordable housing: The site provides the capacity for 1,300 homes and therefore it is assumed the site would accommodate 30% affordable dwellings.	Not required
	++	Dwellings for older people:	Not required but SP 19 - includes housing for older people.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		The site provides the capacity for 1,300 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required but SP 19 - incorporates a new employment area and the allocated AS008 for waste management facilities in the Hertfordshire Waste Site Allocations Document, (July 2014) Also refers to integrated communications infrastructure to support the local economy.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore a negligible effect is expected.	Not required, but improvement of pedestrian links, cycle paths, passenger transport and community transport
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required but SP 19- includes provision for other community facilities including education (early years, primary and secondary, with associated community facilities).

North West Hatfield SDS5 / Hat 1 & Hat 13

Site - North West of Hatfield	SDS5 / Hat1 & Hat13	Potential Capacity	1,750 dwellings and 15 pitches and 13,900sqm of employment space	Policy	SP 22: North West Hatfield (SDS5) SADM 26: New dwellings in Hatfield SP 5: Quantity and location of retail development SP 7: Type and Mix of Housing Policy SP 14: New Schools
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within a straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Newsagents. - Within 1,400m: Mulberry Mead playground, Recreation Ground, Green Lanes JMI School, Rainbow Day Nursery, Howe Dell Primary School, and Bishop Square and Hatfield Business Park Employment sites. - Other community and leisure facilities within 1,400m include Comet Way and Manor Road Shops Amenity Open Space, Birchwood Nursery School, Birchwood Avenue Primary School and the Employment Sites at Great North Road and Fiddlebridge Lane Employment Site. However these are located to the east of the A1001 (Comet Way) and Hatfield Tunnel and will be accessible to new residents travelling on foot / cycle via a footpath and Bridge at Green Lanes. <p>As this is a strategic allocation, development of the site would also be required to provide a new neighbourhood centre, a secondary and primary school with positive effects for residents of the site and immediate vicinity.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SP 22: proposal will incorporate:</p> <ul style="list-style-type: none"> • A new neighbourhood centre and health and leisure facilities (also SP 5). • A 4 form entry primary school and a new secondary school and associated playing field facilities east of Green Lanes. These should include community space (also SP 14). • Improvement of pedestrian links, cycle paths, passenger transport and community transport • Formal and informal open spaces
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	<p>The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.</p>	<p>Not required but SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SP22- Sustainable drainage and provision for flood mitigation</p>
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	<p>Proximity to employment and services: This site is within walking distance of three Major Employment Areas which can help to minimise travel distances and car use related greenhouse gases. As this is a strategic allocation, development of the site would also be required to provide a new neighbourhood centre with positive effects for this objective.</p>	Not required, but SP 22- includes a new neighbourhood and employment area.
	++	<p>Proximity to transport services: This site is within 400m of three stops on Hatfield Avenue, one bus stop on Astwick Avenue and three stops on Campion Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.</p>	Not required, but SP 22- states the proposal will incorporate Sustainable transport measures and access to the strategic highway including mitigation on Coopers Green Lane, Green Lanes, the A1001 and locations at or around Junction 4 of the A1(M).
4.3 Avoid and reduce air pollution	++	<p>Proximity to employment and services: This site is within 1,400m of three Major Employment Areas and a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new neighbourhood centre with positive effects for this objective.</p>	Not required, but SP 22- includes new neighbourhood and employment area.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Proximity to transport services: This site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required, but SP 22- states the proposal will incorporate Sustainable transport measures and access to the strategic highway including mitigation on Coopers Green Lane, Green Lanes, the A1001 and locations at or around Junction 4 of the A1(M).
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals. SP22- new formal and informal open space should include a strategic green infrastructure corridor from St Albans through to Hertford. SP 9: Place making and high quality design- provide an appropriate amount of public open space
	-?	Landscape character: This site was assessed as having a low to moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SP22- Reference to the Masterplan design and layout principles Proposals to include landscaping and planting including a structural landscaping area on the northern edge in advance of any development to minimise its visual impact;
	0	Previously Developed Land: Whilst the site was identified as a mixed Greenfield and Previously Developed Land site almost most all of the site is Greenfield, so a score of negligible is given in this instance.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) and scored as having a significant and partial contribution in relation to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	The Old Cottage, Green Lanes (a listed building) is adjacent to the site. Therefore, this site has the potential for a significant negative effect on the setting of this asset. One Area of Archaeological Significance (AAS12) is also located within the site and development of the site could have minor negative effects on potential archaeological finds. Overall, a significant negative effect is assumed.	SP22- Protection and enhancement of heritage assets, in particular the setting of Old Cottage. SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	The site is between 250m and 500m of Furze field Wood (near Hatfield) Local Wildlife Site and Stanborough Reedmarsh Local Nature Reserve/ Local Wildlife Site. It also contains a significant proportion (more than 25%) of greenfield land; therefore, an uncertain minor negative effect is assumed.	SP22- new formal and informal open space should contribute to wider ecological networks including a strategic green infrastructure corridor from St Albans through to Hertford SP 10: Sustainable design and construction- Existing habitat should be incorporated into the design with sound ecological principles. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. Development should secure positive improvements to and conservation of ecological assets. SADM 16: Ecology and Landscape- Protect and enhance biodiversity, and the integrity of ecological networks.
4.8 Avoid water pollution	0	The site is not located within an inner or outer impact zone, therefore it is assessed as having a negligible effect on this SA objective.	Not required but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	--	A significant proportion of the site (more than 25%) is located within Grade 2 land according to the agricultural land classification. Other parts of the site are designated as Non-agricultural.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	++	Amount of housing: The site provides capacity for 1,750 homes which is more than 5% of the Borough's housing target and therefore is assumed to have a significant positive effect. The site also provides capacity for 15 pitches which is more than 5% of the Borough's need and therefore is assumed to have a significant positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities. SP:22- A wide mix of housing types, sizes and tenures including 11-15 Gypsy and Traveller pitches.
	++	Affordable housing: The site provides the capacity for 1,750 homes and therefore it is assumed the site would accommodate 25% affordable dwellings.	Not Required but SP:7 and 22- include a minimum of 25% of all units as affordable housing.
	++	Dwellings for older people: The site provides the capacity for 1,750 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not Required but SP:22- include housing for older people.
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	++	This site is not located within an Employment Area. However, the site is identified for mixed use including 13,900 sqm of employment space and will therefore deliver more than 5% (6,900 sq m) of the required net increase of 138,000 sq m of employment space between 2013 to 2032 according to the Economy Study Update (2015). Overall, a significant positive effect on this objective is considered likely.	Not required, but SP 22 requires the development to incorporate a new employment area in accordance with a needs assessment.
6.2 Encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most in need of rewarding employment?	+	The site is not within walking distance (1,400m) of an area within one of the 20% most deprived areas within the District, however it is within walking distance of an area within one of the 20-40% most deprived areas within the District. Therefore, a minor positive effect is expected.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centres and therefore is likely to have a negligible effect upon this SA objective.	Not required, but improvement of pedestrian links, cycle paths, passenger transport and community transport.
6.4 ...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	0	The site is located within Hatfield and is expected to have a negligible effect on this objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents. In addition, as this is a strategic allocation, development of the site would also be required to provide a new primary and secondary school with positive effects for residents of the site and immediate vicinity.	Not required but SP 14 and 22- includes provision for other community facilities including education (early years, primary and secondary, with associated community facilities).

Land at Southway HS11 / Hat11 (scenario 1)

Site - Land at Southway	HS11 / Hat11 (scenario 1)	Potential Capacity	120 dwellings	Policy	SADM 26: New dwellings in Hatfield
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Wrafton House Branch Surgery, Kean Pharmacy, Hodson Chemist, Martin's Newsagents & Post Office, Bobs Family Butchers, One Stop, Happy Shopper Post Office, Londis, Newsagents, Butchers, Fresh Fruit and veg, Simmons Bakery. - Within 1,400m: Millwards Recreation Ground and Coppice Close playgrounds, Welham Green Playing Fields, Angerland Common, Bishops Rise/South Way AGS, De Havilland Primary School and Pre-school, De Havilland Childrens Centre, Five Oaks Playgroup, The Park Education Support Centre, Roe Hill Pre School, Oxlease Playgroup, Oak View Primary and Nursery School, Willowbrook Nursery and Traveller's Lane Employment Site. <p>It should be noted that some facilities are including Wrafton House Branch Surgery, Hodson Chemist, Martin's Newsagents & Post Office, Bobs Family Butchers, One Stop and De Havilland Primary School and Pre-school are all to the north of A1001 South Way, but will be accessible to residents via local footpaths on Travellers Lane and the A1001 South Way.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SADM 26- mitigate noise pollution from Southway. Southway road junction access upgrades.</p> <p>Easement of public rights of way</p> <p>SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p>
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Site which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on Bishop's Rise, two bus stops on Travellers Lane, two bus stops on Southway and two bus stops at Angerland Park & Ride. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required, but SADM 26- mitigate noise pollution from Southway. Southway road junction access upgrades. Easement of public rights of way
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of an Employment Site and a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required, but SADM 26- mitigate noise pollution from Southway. Southway road junction access upgrades. Easement of public rights of way
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect with uncertainty on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		pattern (Local Purpose), and in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	distinctiveness, wider townscape and landscape. Conserve and enhance the borough's natural and historic landscape and sit comfortably within the wider landscape setting.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	While there are no cultural heritage assets adjacent to the site, it is between 250m to 1km of Hatfield House Park and Gardens and seven listed buildings, including Church of St John the Evangelist, Highview, Hatfield. The site is also within 1km of the Grade II Listed The Grove which is within St. Albans District. However, the Listed Church is in south Hatfield and surrounded by existing residential and commercial buildings. Furthermore the A1001 (Southway) is densely planted with trees and shrubbery, which limits any direct view between the existing settlement in South Hatfield and the proposed site to the south. Similarly, there is limited visibility between the site and the listed Grove Building located to the north west. This is owing to trees and shrubbery on Southway and Bullen's Green Woodland as well as the densely planted trees and shrubbery on the A1001 (Comet Way). Finally, in relation to Hatfield Registered Park and Garden, the proposed site is located on Southway and the eastern boundary is heavily planted around the commercial and industrial buildings, preventing views between the site and Travellers Lane. Furthermore, there are a number of properties around Millwards and St Audreys Close, which are likely to provide direct screening between the proposed site and the Registered Park. Overall, there is a potential for an uncertain minor negative effect. However, given the local setting, this may be further reduced.	Not required but SP1: Delivering Sustainable Development and SADM15 Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Southway - Southern Road Verge Local Wildlife Sites is adjacent to the site. Therefore a significant effect is assumed for this site, however there is some uncertainty over the effect of this development upon this SA objective. The entire site is also identified as greenfield land.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 26- Mitigate potential impacts on wildlife sites including Water End SSSI and site ecology.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore could have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality. SADM 26- includes wastewater infrastructure upgrades
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site is designated as urban land according to the agricultural land classification, with a small proportion designated as grade 2 and 3 agricultural land. However, the entire site is classified as greenfield land therefore the effect is assumed to be minor negative.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 120 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 120 homes and therefore it is assumed the site would accommodate 25% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 120 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
reflects the needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centres and therefore is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land west of Bramble Way (Road) HS13/ Hat19 (Scenario 1)

Site - Land west of Bramble Road	HS13/ Hat19	Potential Capacity	20 dwellings	Policy	Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within a straight line walking distance of several types of community facilities including:</p> <ul style="list-style-type: none"> • Within 720m: None • Within 1,400m: The Health Centre at the University of Hertfordshire, Playgrounds, Hertfordshire University Sports Village, The Runway Community Hall, Hatfield Aerodrome, Ellenbrook Country Park and Corridor Park, Hatfield Bowls Club, The Galleria, which contains a cinema, restaurant and shops, Roe Green Centre Co-op, Aldi, Sella Supermarket, Hatfield Day Nursery, Rainbow Day Nursery, Howe Dell Primary School. This site is also within 1,400m of Bishops Square and Hatfield Business Park Employment Areas. • It should be noted that some community facilities are located to the east of the A1(M) and A1001(Comet Way) and will be accessible via Cavendish way. <p>It should be noted that most of these community facilities and services are on the eastern side of the A1 (M), but will be accessible to future residents via the underpass at Ellenbrook Lane.</p> <p>The site is not within an area classified as being within the 20% most deprived areas nationally.</p> <p>Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	Not required. SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within 1,400m of Bishops Square and Hatfield Business Park Employment Areas, which can help to minimise travel distances and car use related greenhouse gases.	Not required.
	++	Proximity to transport services: This site is within 400m of three bus stops on a route providing a six day a week service, two of which are on St Albans Road and the other is on Ellenbrook Lane. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of two Employment Areas, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of three bus stops on a route providing a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required but SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required.
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose), but a significant score was given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is within 250m of five Grade II Listed Buildings. These are all located to the south of the site on Wilkins Green Lane. These include Torilla, Great Nast Hyde including the front garden wall, the Cottage at Great Nast Hyde, Nast Hyde Farmhouse and barns to the south on the Farmyard at Nast Hyde Farm. However these are set within private estates which are well planted and it is likely that these will be screened by the effects of the proposed development, leading to negligible effects on these specific Listed Buildings. Nonetheless, there are two Listed Buildings to the west of the site at Sunny Side and Forge Cottage. While there is a large field separating these buildings from the proposed site, it is likely that there will be intervisibility between the proposed site and these specific heritage assets. Therefore, this site has the potential for a minor negative effect on the setting of Sunny Side and Forge Cottage Listed Buildings.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Copse at Nast Hyde Local Wildlife Site is located within 500m of the site. Therefore a minor negative effect is assumed for this site however there is some uncertainty over the effect of this development upon this SA objective. The site is also entirely greenfield land.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	This site is located within an outer impact zone. Therefore it is assessed as having a minor effect on this SA objective but with uncertainty with regard to construction activities and proposed mitigation.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	--	A significant proportion of the site (more than 25%) is located within Grade 2 agricultural land according to the agricultural land classification. Therefore, it is assumed to have a negative effect on preserving soil quality. The remainder of the site is designated as Urban land.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: Amount of housing: The site provides capacity for 20 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 20 homes and therefore it is assumed the site would accommodate 25% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 20 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centres and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Land East of London Road HS15/ WGr1

Site – East of Great North Road	HS15/ WGr1	Potential Capacity	150 dwellings	Policy	SADM 27: Housing allocations in Woolmer Green General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: None • Within 1,400m: Two employment areas, The Chequers Inn, The Red Lion, The Fox and the North Star Public Houses, Woolmer Green Village Hall, St Michael's and All Angels Church, Mardlebury Road and North Star mobile libraries, Mardley General Stores and Post office, Woolmer Green Recreation Ground and East of Great North Road playgrounds, Woolmer Green Playing Fields Mardley Hill/London Road greenspace and Hamer Green Wood. Other facilities include St Michael's Primary School. WHBC also note that the site is within 1,400m of services in Knebworth outside of the Borough. <p>It should be noted that some community facilities including Mardley Hill/London Road greenspace and Mardley General Stores are located to the west of the trainline, but are accessible to future residents via London Road/ Mardley Hill.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p> 	<p>Not required, but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM 27 –Improve the visibility splays</p>
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of two Employment Areas and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on London Road which provide a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of two Employment Areas and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	--?	Landscape character: This site was assessed as having moderate -high landscape sensitivity and therefore could have a significant negative effect on landscape character.	<p>SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.</p> <p>SADM 27 – consider inclusion of landscape buffer along northern territory.</p>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose), but a partial score was given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a significant negative effect against this specific issue.	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is adjacent to Paynes Farmhouse Listed Building. Therefore, this site has the potential for a significant negative effect on the setting of those assets. It is between 250m and 1km of four listed buildings, namely Milepost, 7 London Road, Church of St Michael and All Angels, and the Old Cottage. However, this proposed site is located to the north of Woolmer Green village and these heritage assets are located to the south and therefore likely to be screened from the impact of the proposed site. The site is also within 1km of Old Pound House in East Hertfordshire District, but this site will be separated from these by fields, farms building and residential properties on New Road and Hollybush Lane. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect on these specific assets is likely to be negligible.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced. SADM 27 – consider inclusion of landscape buffer to the east to protect the adjacent Listed Building
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Mardley Heath Local Nature Reserve/ Local Wildlife Site and Cave Wood Local Wildlife Site are all within 500m of the site. Therefore, an uncertain minor negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore could have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is within Grade 3 Agricultural land according to the agricultural land classification and is a greenfield site and therefore minor negative is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 150 homes which is between 1-5% of the Borough's housing target and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 150 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 150 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centre or Hatfield Town Centre and therefore a negligible effect is expected.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction. Therefore it is assumed that this site could have a negligible effect upon this SA objective.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Land adjacent to 52 London Road, Knebworth WGr3

Site – Land adjacent to 52 London Road	WGr3	Potential Capacity	40 dwellings	Policy	SADM27: Woolmer Green General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> - Within 720m: None in Welwyn Hatfield Borough but WHBC note that the site is within 700m of services in Knebworth outside of the Borough. - Within 1,400m: Two Employment Areas, Woolmer Green playing fields, Garden Road and Woolmer Green Recreation playgrounds, St Michael's Primary School, St Michael's Pre-School and Mardley Hill green space. WHBC also note that the site is within 1,400m of services in Knebworth outside of the Borough. It should be noted that some community facilities including Mardley Hill/London Road greenspace is located to the west of the trainline, but are accessible to future residents via London Road/ Mardley Hill. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance to two Employment sites, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on London Road which provide a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of two Employment Sites and a significant positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	--?	Landscape character: This site was assessed as part of the Landscape Sensitivity Assessment 2019 to have moderate-high landscape sensitivity and therefore a significant negative effect is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than the partial score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of	0	This site is between 250m and 1km of two Listed Buildings in North Hertfordshire including 1, Gun Lane. However, these heritage assets are located to the north of this proposed site, within an existing settlement and	Not required but SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?		therefore likely to be screened from the impact of the proposed site. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect on these specific assets is likely to be negligible	
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	0	Legs and Stockings Wood, Ninning's Wood and Cave Wood Local Wildlife Sites and Mardley Heath Local Nature Reserve/ Local Wildlife Site are all over 500m from the site. Therefore, a negligible effect is assumed for this site.	Not required but SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	This site is located entirely within urban land according to the agricultural land classification, but with a significant portion (more than 25%) on greenfield land the effect is assumed to be minor negative.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 40 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 40 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 40 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centre or Hatfield Town Centre and therefore a negligible effect is expected.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction. Therefore, it is assumed that this site could have a negligible effect upon this SA objective.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Land rear of 2 – 12 Great North Road HS17/ OMH5

Site – Land rear of 2-12 Great North Road	HS17/OMH5	Potential Capacity	20 dwellings	Policy	SADM 28: Site allocations in Oaklands and Mardley Heath General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Mardley General Stores and Post Office, Gareths Butchers. Within 1,400m: Bridge Cottage Surgery and Pharmacy, Lloyds Pharmacy, Katies Bakery, Tesco Express, General Store, playgrounds, Sherrardswood School, Oaklands Primary School and Acorn Pre School. 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 28 - Mitigate air and noise pollution from A1M and B197
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. It should be noted that some community facilities including Bridge Cottage Surgery Pharmacy and Katies Bakery are located on the western side of A1 (M) and the A1000 (Welwyn Bypass Road), but will be accessible to future residents travelling on foot or cycle via the Great North Road. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (720m) of a food/convenience store therefore a minor positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of two bus stops on Great North Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of a food/convenience store and therefore a minor positive effect is assumed.	Not required.
	++	Proximity to transport services: This site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required.
	0	Landscape character: This site was assessed as having low landscape sensitivity and therefore would have a negligible effect on landscape character.	SP 9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is greater than the limited to no score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP 9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	<p>The site is between 250m and 1km of Listed Buildings at Lockleys Farm Barn, Danesbury (hospital) front block and the Old Cottage and the Milepost. The A1(M) and associated infrastructure (e.g. trees and shrubbery) will provide screening to Danesbury (hospital) and the Old Cottage to the west. Milepost is located within an existing settlement around Welwyn Heath and is therefore likely to be screened from the effects of the development.</p> <p>Although Lockleys Farm Barn is located in an open field to the south, it is likely that there will be no direct views between the proposed site and this specific Listed Building, owing to existing residential properties on the Great North Road, and a block of woodland, which will provide screening between the two sites.</p> <p>Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible</p>	Not required but SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Danesbury Park Local Nature Reserve within 250m of the site and therefore a significant negative effect is assumed however, there is some uncertainty over the effect of this development upon this SA objective.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets. SADM 28 consider retaining and protecting the northern wooded area.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	0	The entire site has been designated as urban land according to the agricultural land classification therefore it is assumed to have a negligible effect on preserving soil quality.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 20 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 20 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required.
	++	Dwellings for older people: The site provides the capacity for 20 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required.
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of a Town Centre and therefore is likely to have a negligible effect.	Not required.
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required.
6.6 Provide access to training, skills	++?	The site is within straight line walking distance (1,400 m) of three schools and therefore a potential significant	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
development and lifelong learning to meet identified needs		positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	

2 Great North Road HS16/ OMH8

Site – 2 Great North Road	HS16/OMH8	Potential Capacity	5 dwellings	Policy	SADM 28: Site allocations in Oaklands and Mardley Heath General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> • Within 720m: None. • Within 1,400m: Mardley General Stores and Post Office, Gareths Butchers, Bridge Cottage Surgery and Pharmacy, Lloyds Pharmacy, Katies Bakery, Tesco Express, General Store, playgrounds, Sherrardswood School, Oaklands Primary School and Acorn Pre School. 	Not required, but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 28- Mitigate air and noise pollution from A1M and B197
1.2 ...lead to improved health for all?		It should be noted that some community facilities including Bridge Cottage Surgery Pharmacy and Katie's Bakery are located on the western side of A1 (M) and the A1000 (Welwyn Bypass Road), but will be accessible to future residents travelling on foot or cycle via the Great North Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Town Centre and is not within 720m of a food/convenience store therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on Great North Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Town Centre and is not within 720m of a food/convenience store and therefore a negligible effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	0	Landscape character: This site was assessed as having low landscape sensitivity and therefore is considered to have a negligible effect on landscape character.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 28 – retain and protect the northern wooded area.
	++?	Previously Developed Land: This site was identified as Previously Developed Land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is greater than the limited to no score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		site is assumed to have a minor negative effect against this specific issue.	
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	The site is between 250m and 1km of Listed Buildings at Lockleys Farm Barn to the south, Danesbury (hospital) front block to the west, and the Old Cottage and the Milepost to the north. The Listed Buildings to the north of the site are within existing residential areas around Pottersheath, which is likely to provide screening from the proposed site. Danesbury (hospital) is located within an estate, which cannot be seen beyond the A1 (M), due to the sloping hills up on the western side of the road, where the Listed Building is located. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Danesbury Park Local Nature Reserve within 250m of the site but on the other side of the A1(M) motorway which is likely to already be affecting the Local Wildlife Site. Due to this, an uncertain negative effect is assumed for this site rather than a significant negative effect.	Not required but SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 28 – retain and protect the northern wooded area.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The entire site has been designated as urban land according to the agricultural land classification and is designated as previously developed land therefore it is assumed to have a minor positive effect but with uncertainty.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 5 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Affordable housing: The site provides the capacity for 5 homes which is below the threshold for provision of affordable dwellings. Therefore it is assumed to have a negligible effect.	Not required
	++	Dwellings for older people: The site provides the capacity for 5 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of a Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to	++?	The site is within straight line walking distance (1,400 m) of three schools and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
meet identified needs		facilities rather than building new schools to serve new residents.	

Four Oaks, Great North Road HS32/ GLTAA04

Site – Four Oaks, Great North Road	HS32/ GLTAA04	Potential Capacity	6 pitches	Policy	SADM 28: Site allocations in Oaklands and Mardley Heath General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> • Within 720m: None. • Within 1,400m: Lloyds Pharmacy, Mr Naveed Osman Dentists, Bridge Cottage Pharmacy, Katies Bakery, Tesco Express, General Store, Simmons Bakery, BP Fuel and Shop, Welwyn Parish Centre, Welwyn Civic Centre and library, The Pavilion, The Wellington, White Hill Centre and Public Houses at The Baron, The White Horse, Rose and Crown, Welwyn Roman Baths Playing Fields (Football, Tennis, Bowling) and two playgrounds. Other facilities include Sherrardswood School, Tenterfield Nursery School and St Mary's CE Primary School. 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 28 - Mitigate air and noise pollution from A1M and B197
1.2 ...lead to improved health for all?		It should be noted that some community facilities including Bridge Cottage Surgery Pharmacy and Katie's Bakery are located on the western side of A1 (M) and the A1000 (Welwyn Bypass Road), but will be accessible to future residents travelling on foot or cycle via the Great North Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 28 - Sewage and drainage of the site may need to be improved.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance (720m) of an Employment Area, town centre or food/convenience store therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of one bus stop on Great North Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 720m of an Employment Area, town centre or a food/convenience store and therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of one bus stop providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	0?	Landscape character: The Landscape Sensitivity Study 2019 assessed a significant area of the site is located in an area with low landscape sensitivity; however a very small section of the site encroaches into an area with high landscape sensitivity. As such, this site is considered to have a negligible, but uncertain effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+++?	Previously Developed Land: This site was identified as Previously Developed Land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a	SP 9: Place making and high quality design- Proposals should

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		partial contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than the limited to no score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of Welwyn Conservation Area and several Listed Buildings including Lockleys Farm Barn and buildings, Danesbury (Hospital) Front Block and the Old Cottage. The Listed Buildings to the north of the site are within existing residential areas around Pottersheath, which is likely to provide screening from the proposed site. Danesbury (Hospital) is located within an estate, which cannot be seen beyond the A1 (M), due to the sloping hills up on the western side of the road, where the Listed Building is located. Welwyn Conservation Area is to the south of the site and again the A1(M) and associated infrastructure, trees and shrubbery may provide protection to this asset alongside residential properties on Wendover Drive and Dicket Mead Road, which provide additional screening between the proposed site and the Conservation Area. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	Not required but SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is adjacent to Old North Road & Central Reservation, Lockleys Local Wildlife Site. Danesbury Park Local Nature Reserve within 250m of the site, but on the other side of the A1(M) motorway which is likely to already be affecting the Local Wildlife Site. Overall, an uncertain significant negative effect is assumed.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets. SADM 28 retain and protect the northern wooded area.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The entire site has been designated as urban land according to the agricultural land classification and is previously developed land. Therefore it is assumed to have a minor positive effect but with uncertainty.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	++	Amount of housing: The site provides capacity for 6 pitches which is more than 5% of the Borough's need and therefore is assumed to have a significant positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Affordable housing: Gypsy and Traveller sites are not required to make affordable provision due to viability evidence. They are therefore be assessed as having a negligible effect.	Not required
	0	Dwellings for older people: Gypsy and Traveller sites are not required to make Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent). They are therefore be assessed as having a negligible effect (0).	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of three schools (including a nursery school) and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land at Kimpton Road, Wel1

Site – Land at Kimpton Road	Wel1	Potential Capacity	178 dwellings	Policy	SADM 29: Housing allocations in Welwyn General development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Lloyds and Bridge Cottage Pharmacies, Katie's Bakery, Tesco Express, General Store and Simmons Bakery. - Within 1400m: Queen Victoria Memorial Hospital, The Pavilion, White Hill Centre and Welwyn playing fields, which contains two playgrounds. There are green open spaces and parks at Guessens, Codicote Road, Glebe Road, woods off Roman Road, and Hawbush Rise. Singlers Marsh and, Danesbury Park are Local Nature Reserves and wildlife sites. Other facilities include Tenterfield Nursery School, St Mary's CE Primary School, Knightsfield School (specialist school for hearing impaired), Monks Walk School secondary school, Homerswood Primary and Nursery School and Sherrardswood Independent School. However these are located to the south of the A1(M) with limited access by walking and cycling and therefore will be less accessible to future residents travelling by these modes. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective. Access to the site and the necessary highway upgrades to Fulling Mill Lane would cross an area subject to flooding and within flood zones 2 and 3.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience stores which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of four bus stops on a route providing a six day a week service, including two on Church street and two on Codicote Road. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within walking distance of food/convenience stores and therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as part of the Landscape Sensitivity Assessment 2019 as having moderate sensitivity and therefore the effect is assumed to be minor negative.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than the limited to no contribution the site would have in preventing neighbouring towns from merging (Green Belt Purpose 2) and therefore this site is assumed to have a minor negative effect against this specific issue.	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context..
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 250m of Welwyn Conservation Area and several Listed Buildings including Milepost, New Place and Garden Walls, Ivy Cottage, 11a, High Street, the Lodge, The Rose and Crown Public House and 24, Church Street in Welwyn and Hatfield and Fulling Mill House and The Mill (James G Callcut (Welwyn) Limited) in North East Hertfordshire district. While some Listed Buildings like the Lodge are located within the settlement at Welwyn and therefore screened from the development, the proximity of the proposed site to the Conservation area mean that there are likely to be effects on the setting of this asset and some of the Listed Buildings within it. Therefore a significant negative effect has been scored. The site is within one Area of Archaeological Significance (AAS7) and development could have a minor negative effect on potential archaeological finds.	Not required but SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Singlers Marsh and Danesbury Park Local Nature Reserve/ Local Wildlife Sites are all within 250m of the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	Most of the site is within the outer impact zone with the remainder in the inner impact zone and therefore could have an uncertain minor negative effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	This site is located entirely within urban land according to the agricultural land classification, but is a greenfield site and therefore minor negative is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 178 homes which provides up to 5% of the Borough's housing target and therefore is considered to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 178 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 178 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term Objective 6: A thriving economy			

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	None required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centres and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Land adjoining Welwyn Cemetery, Wel2

Site – Land adjoining Welwyn Cemetery	Wel2	Potential Capacity	40 dwellings	Policy	SADM 29: Housing allocations in Welwyn General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: - Within 720m: Lloyds and Bridge Cottage Pharmacies, Katie's Bakery, Tesco Express, General Store and Simmons Bakery.	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		Within 1400m: Queen Victoria Memorial Hospital, Danesbury Neurological Centre, The Pavillion, there are green spaces and parks at Guessens, Codicote Road, Glebe Road, Woods off Roman Road, Hawbush Rise, Singlers Marsh, Danesbury Park and Welwyn Playing Fields. Other facilities include Tenterfield Nursery School, St Mary's CE Primary School, Monks Walk School, Homerswood Primary and Nursery School, Knightsfield School, Sherrardswood Independent School and Welwyn Playing Fields. However these are located to the south of the A1(M) with limited access by walking and cycling and therefore will be less accessible to future residents travelling by these modes. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective. Access to the site and the necessary highway upgrades to Fulling Mill Lane would cross an area subject to flooding and within flood zones 2 and 3.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience stores which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of four bus stops on a route providing a six day a week service, including two on Church street and two on Codicote Road. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within walking distance of food/convenience stores and therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as part of the Landscape Sensitivity Assessment 2019 as having moderate	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
		landscape sensitivity and therefore the effect is assumed to be minor negative.	distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than the limited to no contribution the site has to preventing neighbouring towns from merging (Green Belt Purpose 2) and therefore this site is assumed to have a minor negative effect against this specific issue.	SP 9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects f
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 250m of Welwyn Conservation Area and several Listed Buildings including Milepost, New Place and Garden Walls, Ivy Cottage, 11a, High Street, the Lodge, The Rose and Crown Public House and 24, Church Street in Welwyn and Hatfield and Fulling Mill House and The Mill (James G Callcut (Welwyn) Limited) in North East Hertfordshire district. While some Listed Buildings like the Lodge are located within the settlement at Welwyn and therefore screened from the development, the proximity of the proposed site to the Conservation area mean that it is likely development will have an effect on the setting of this asset and nearby Listed Buildings. Therefore a significant negative effect has been scored. The site is within one Area of Archaeological Significance (AAS7) and development could have a minor negative effect on potential archaeological finds.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Singlers Marsh and Danesbury Park Local Nature Reserve/ Local Wildlife Sites and Link Road, Grange Hill Road Banks Local Wildlife Sites are all within 250m of the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	Most of the site is within the outer impact zone with the remainder in the inner impact zone and therefore could have an uncertain minor negative effect on this SA objective.	Not required, but SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	This site is located entirely within urban land according to the agricultural land classification, but is a greenfield site and therefore minor negative is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 40 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 40 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 40 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focusing on significant adverse effects)
encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1400m) of Welwyn Garden City Town Centres or Hatfield Town Centre and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

School Lane HS20/ Wel3

Site – School Lane	HS20/ Wel3	Potential Capacity	9 dwellings	Policy	SADM 29: Housing allocations in Welwyn General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Lloyds and Bridge Cottage Pharmacies, Katie's Bakery, Tesco Express, General Store and Simmons Bakery. • Within 1,400m: Queen Victoria Memorial Hospital, Danesbury Neurological Centre, The Wellington and The Steamer community facility, Welwyn Civic Centre and library, Welwyn Parish Centre, The Pavilion, White Hill Centre and two playgrounds. There are Greenspaces and parks at Guessens, Codicote Road, Glebe Road, Woods off Roman Road, Hawbush Rise, Singlers Marsh, Danesbury Park and Welwyn Playing Fields. Other facilities include Tenterfield Nursery School, and St Mary's CE Primary School. • Other facilities within 1,400m include: Monks Walk School, Homerswood Primary and Nursery School, Knightsfield School, Sherrardswood Independent School, Knightsfield Dental Practice, Lloyds pharmacy and Welwyn Playing Fields. However these are located to the south of the A1(M) with limited access by walking and cycling and therefore will be less accessible to future residents travelling by these modes. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development – promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM 29 –Improve the visibility splays</p>
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	<p>SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SADM 29-requires consideration for the use of SuDS for surface run-off from access roads, car parking and amenity areas.</p> <p>Consideration of a sequential approach to layout and the use of SuDS to suitably manage surface water flood risk to, within and from the site.</p>
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience stores which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on a route providing a six day a week service, therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of food/convenience stores and therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on a route providing a six day a week service, therefore a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as part of the Landscape Sensitivity Assessment 2019 as having moderate landscape sensitivity and therefore the	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
local distinctiveness?		effect is assumed to be a minor negative for this SA objective.	distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site was identified as Previously Developed Land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than the limited to no score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	While there are no designated sites included or adjacent to the site it is between 250m and 1km of Welwyn Conservation Area and there are several Listed Buildings within 1km of the site including The Old Cottage, The White Hart, Welwyn Design; Gunner, Butcher and Poulterer, Bridge House and Mill House and Garden Wall. However this site is located on the western edge of the settlement at Welwyn and therefore will be screened by the existing built up area. There are other Listed Buildings at Linces Farm to the north, which are also between 250m and 1km of the site. Although there is a large field separating the proposed site from these Listed Buildings, there will be direct effects upon these heritage assets. Therefore, an uncertain minor negative effect is likely to be negligible	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Rectory Wood (Ayot St Peter) Local Wildlife Site is within 500m the site. Therefore an uncertain minor negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	Half of the site is within the outer impact zone with the remainder within the inner impact zone and therefore could have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality. SADM 29- requires SuDS for the requisite number of treatment stages to prevent the pollution of groundwater.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	The majority of the site (approximately 60%) is located within grade 3 agricultural land with the remainder in urban land according to the agricultural land classification, but as the site is classed as previously developed land an uncertain minor positive effect is assumed.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 9 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Affordable housing: The site provides the capacity for 9 homes therefore it is assumed the site would not accommodate affordable dwellings. A negligible effect is therefore expected.	Not required
	++	Dwellings for older people: The site provides the capacity for 9 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
needs of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centres or Hatfield Town Centre and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents and there are potential barriers to access for all ages and abilities as residents would have to cross the A1 and A1000 to access various schools.	Not required

Sandyhurst HS19/Wel4

Site – Sandyhurst	HS19 Wel4	Potential Capacity	30 dwellings	Policy	SADM 29: Housing allocations in Welwyn General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Lloyds and Bridge Cottage Pharmacies, and Simmons Bakery. • Within 1,400m: Welwyn Garden City Industrial Area, The Garden City Practice, Knightsfield Dental Practice, Queen Victoria Memorial Hospital, Danesbury Neurological Centre, Katie's Bakery, Tesco Express, General Store, The Butchers, The Wellington and The Steamer community facility, Welwyn Civic Centre and library, Welwyn Parish Centre, The Pavilion, White Hill Centre and five playgrounds including Sewells and Knightsfield playground. There are Greenspaces and parks at Guessens, Codicote Road, Glebe Road, Woods off Roman Road, Hawbush Rise, Singlers Marsh, Danesbury Park and Welwyn Playing Fields. Other facilities include Monks Walk School, Knightsfield School, Tenterfield Nursery School, Homerswood Primary and Nursery School, Templewood Primary School, Sherrardswood School and St Mary's CE Primary School. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM 29 – need to achieve sufficient visibility splays in each direction. Appropriate design, layout and mitigation measures to achieve satisfactory internal and external noise levels and healthy residential environments.</p>
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	<p>SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SADM 29- Requires a sequential approach to layout and the use of SuDS to suitably manage surface water flood risk to, within and from the site.</p>
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within walking distance (720m) of a food/convenience store therefore a minor positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on a route, including three on London Road and two on Digswell Hill. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of a food/convenience store and therefore a minor positive effect is assumed.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as part of the Landscape Sensitivity Assessment 2019 as having low-moderate landscape sensitivity and therefore it is assumed that this site is as having minor negative effect.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+?	Previously Developed Land: This site was identified as partially Previously Developed Land and greenfield land therefore would have a minor positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a	SP 9: Place making and high quality design- Proposals should

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		partial contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than the limited to no score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	While there are no cultural heritage assets adjacent to the site, it is within 1km of Welwyn Garden City Conservation Area, two scheduled monuments, namely Dicket Mead Roman villa and Lockleys Roman villa as well as several Listed Buildings within 1km of the site including The Old Cottage, The White Hart, Welwyn Design; Gunner, Butcher and Poulterer, Bridge House and Mill House and Garden Wall. Therefore, this site has the potential for a minor negative effect on the setting of those assets.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Sandybottom Wood Local Wildlife Site is within 250m of the site but on the other side of the A1(M) motorway which is likely to already be affecting the Local Wildlife Site. Due to this, an uncertain negative effect is assumed for this site rather than a significant negative effect.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	The site is within an inner impact zone and therefore could have a minor negative effect on this SA objective.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality. SADM 29- SuDS for the requisite number of treatment stages to prevent the pollution of groundwater.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	This site is located entirely within urban land according to the agricultural land classification and is previously developed land and therefore minor positive effect is assumed but with uncertainty.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 30 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 30 homes and therefore it is assumed the site would accommodate 30% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 30 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centres or Hatfield Town Centre and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

The Vineyards, Codicote Road HS18/ Wel11

Site – The Vineyards, Codicote Road	HS18/ Wel11	Potential Capacity	30 dwellings	Policy	SADM 29: Housing allocations in Welwyn General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Lloyds and Bridge Cottage Pharmacies, Katie's Bakery, Tesco Express, General Store and Simmons Bakery. • Within 1,400m: Mr Naveed Osman Dentists, Queen Victoria Memorial Hospital, Danesbury Neurological Centre, The Wellington PH and The Steamer PH community facility, Welwyn Civic Centre and library, Welwyn Parish Centre, The Pavilion, White Hill Centre and two playgrounds . There are Greenspaces and parks at Guessens, Codicote Road, Glebe Road, Woods off Roman Road, Hawbush Rise, Singlers Marsh, Danesbury Park. Other facilities include Tenterfield Nursery School, and St Mary's CE Primary School. • Other facilities within 1,400m include Sherrardswood Independent School and Welwyn Playing Fields. However these are located to the east of the A1(M) with limited access by walking or cycling modes and therefore will be less accessible to future residents travelling by these modes. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM 29- need to achieve sufficient visibility splays in each direction. Appropriate design, layout and mitigation measures to achieve satisfactory internal and external noise levels and healthy residential environments.</p>
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	<p>SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SADM 29-requires use of SuDS for surface run-off from access roads, car parking and amenity areas.</p>
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience stores which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of four bus stops on a route providing a six day a week service, including three on Codicote Road and one on Carlton Rise. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within walking distance of food/convenience stores and therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as part of the Landscape Sensitivity Assessment 2019 as having low- moderate landscape sensitivity and therefore the effect is assumed to be minor negative.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) which is higher than	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		the limited to no score given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of Welwyn Conservation Area and several listed buildings including Carlton Cottage, Milepost, New Place and Garden Walls, Ivy Cottage, 11a, High Street, The Rose and Crown Public House and 24, Church Street in Welwyn and Hatfield and Fulling Mill House and The Mill (James G Callcut (Welwyn) Limited) in North East Hertfordshire district. However, the site is located adjacent to an existing residential area along Codicote Road and the Singlers Marsh Local Nature Reserve (LNR) provides screening to the site from Fulling Mill Lane to the west where the Listed Mill (James G Callcut (Welwyn) Limited) and Carlton Cottage are located. Furthermore, Codicote Road is a narrow winding road with existing residential homes, which are likely to mean that there will be limited visibility between the proposed site and the Listed Milepost. The setting of the proposed site and existing visual barriers such as the LNR and residential settlement also means that it is unlikely that there will be a direct impact on the Conservation Area and Listed Buildings, such as The Rose and Crown Public House. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Singlers Marsh and Danesbury Park Local Nature Reserves/ Local Wildlife Sites are adjacent to the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	The entire site is within the inner impact zone and therefore could have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality. SADM 29 - SuDS for the requisite number of treatment stages to prevent the pollution of groundwater.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site (approximately 90%) is located within urban land with the remainder in grade 3 agricultural land according to the agricultural land classification. But the site is classed as a greenfield site and therefore a minor negative effect is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 30 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 30 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 30 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centres and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain insignificant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Fulling Mill Lane RA / Wel15

Site - Fulling Mill Lane	Wel15	Potential Capacity	14 dwellings	Policy	SADM 29: Housing allocations in Welwyn Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within a straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Lloyds and Bridge Cottage Pharmacies, Katie's Bakery, Tesco Express, General Store, BP Fuel and Shop and Simmons Bakery. - Within 1,400m: Queen Victoria Memorial Hospital, Danesbury Neurological Centre, Welwyn Civic Centre and library, Welwyn Parish Centre, The Pavilion, and Welwyn playing fields, which contains two playgrounds. Other facilities include Tenterfield Nursery School and St Mary's CE Primary School. - Other facilities nearby include, playing fields, football, tennis, bowling, Digswell Park, Knightsfield School (specialist school for hearing impaired), Sherrardswood Independent School and Monks Walk School secondary school. However, these are all located to the west of the A1(M) and A1001 Hertford Road and may therefore be less accessible to new residents travelling on foot / cycle. <p>The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience stores, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of food/convenience stores, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having low- moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a limited or no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is adjacent to Welwyn Conservation Area, which contains several Grade II Listed Buildings including Milepost, New Place and Garden Walls, Ivy Cottage, 11a, High Street, The Rose and Crown Public House and 24, Church Street and Grade II* Listed Building, Guessens and grounds, which is in the immediate vicinity. This site is also within 250m of Milepost Grade II Listed Building, north of Fulling Mill Lane. Therefore, this site has the potential for a significant negative effect on the setting of those assets. This site is within an Area of Archaeological Significance (AAs7) and development could have a minor negative effect on potential archaeological finds.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is adjacent to Singlers Marsh Local Nature Reserve and Local Wildlife Site and within 250m of Link Road, Grange Hill Road Banks Local Wildlife Site. Therefore, for this particular objective a significant negative effect is expected.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	-?	This site is located within an outer impact zone. Therefore it is assessed as having a minor effect on this SA objective but with uncertainty with regard to construction activities and proposed mitigation.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality..
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The site is located within urban land according to the agricultural land classification, but is a greenfield site and therefore minor negative is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 14 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 14 homes and therefore it is assumed the site would accommodate 25% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 14 homes and therefore it is assumed the site would include 20% of dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Foxes Lane HS35/ GTLAA01

Site – Foxes Lane	HS35/ GTLAA01	Potential Capacity	12 pitches	Policy	SADM 30: Site allocation in Welham Green
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> • Within 720m: Kean Pharmacy, Convenience Store, Newsagent, Londis, Butchers, Happy Shopper, Proteus Fuel and Shop. • Within 1,400m: Travellers Lane employment area, Welham Green Dental Surgery, Potterells Medical Centre, Welham Green Community Centre, allotments, the Sibthorpe Arms and The Hope and Anchor Public Houses, Welham Green Recreation Ground and Millwards Recreation Ground, playgrounds, playing fields (football pitch and tennis courts). Other facilities include North Mymms Youth and Community Centre, St Mary's School and, Brookmans Park Primary School. 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 30 - Mitigate noise pollution from the railway
1.2 ...lead to improved health for all?		It should be noted that some of the community facilities including the Kean Pharmacy, Convenience Store, Newsagent, Londis, Butchers, Happy Shopper, Proteus Fuel and Shop Travellers Lane employment area, the allotments and Welham Green Dental Surgery are located to the west of the trainline, but will accessible to future residents via Dixons Hill Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 30 Flood Risk Assessment will be required to assess the risk of surface water flooding and fluvial flood risk from the adjacent ordinary watercourse.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area (accessible to future residents via Dixons Hill Road) and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of Welham Green Station and within 400m of four bus stops on a route providing a six day a week service, including one on Dixons Hill Rd, one on Great North Road and two stops at Welham Green Railway Station. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an Employment Area (accessible to future residents via Dixons Hill Road) and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 1,400m of Welham Green Station and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having low- moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) and a limited or no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	While there are no cultural heritage assets adjacent to the site, it is within 250m of Hatfield House park and gardens. The site is also within 1km of several listed buildings including Skimpans Farm, Crawford Cottages, Numbers 9 and 31 Station Road, Woodbine Cottage and The Hope And Anchor Public House. This site is approximately 210m from the Registered Park and Garden and is screened by existing housing and a café along the A1000. Beyond these to the south, there is also further screening provided by a field with trees and shrubbery, which appears to be used for vehicle storage and caravan site, and further south a small dwelling. Therefore, it is considered that development of this site is unlikely to have a significant negative effect on the Registered Park and Garden, but may have a minor negative effect.	Not required but SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Millward's Park Local Wildlife Site is within 250m of the site with a further two sites namely Meadow N. of Peplins Wood, Marshmoor Lane Grassland Strip Local Wildlife within 400m of the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 30- avoid and mitigate any potential impact on Water End SSSI.
4.8 Avoid water pollution	0	The site is not within the inner or outer impact zones therefore could have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site (approximately 95%) is located within urban land with the remainder in grade 3 agricultural land according to the agricultural land classification, but it is a greenfield site and therefore minor negative effect is assumed.	SADM 30: Secure any necessary upgrades to wastewater infrastructure.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	++	Amount of housing: The site provides capacity for 12 pitches which is more than 5% of the Borough's need and therefore is assumed to have a significant positive effect.	Not required
	0	Affordable housing: Gypsy and Traveller sites are not required to make affordable provision due to viability evidence. They are therefore assessed as having a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Dwellings for older people: Gypsy and Traveller sites are not required to make Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).. They are therefore be assessed as having a negligible effect (0).	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Welwyn Garden City and Hatfield town retail centres?		therefore it is likely to have a negligible effect upon this SA objective.	
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Unit 1 – 3 Welham Manor WeG1

Site – Unit 1 – 3 Welham Manor	WEG1	Potential Capacity	10 to 16 dwellings	Policy	SADM 30: Housing allocations in Welham Green General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Kean Pharmacy, Fresh Fruit and veg, Londis, Proteus Fuel and Shop, Newsagent and Happy Shopper • Within 1,400m: Travellers Lane employment area, The Hope and Anchor and The Sibthorpe Arms Public Houses, Welham Green Bowls Club, Playing fields (football pitch and tennis courts), Welham Green Community Centre, North Mymms Memorial Hall, Brookmans Park Golf Club, Welham Green Recreation Ground, Millwards Recreation Ground and Summerfield playgrounds, Welham Green Dental Surgery, Potterells Medical Centre, Hatfield House Park. Other facilities include Willowbrook Nursery, St Mary CE and Brookmans Park Primary Schools, <p>It should be noted that some of the community facilities including Brookmans Park Primary School and Welham Brookmans Park Golf Club are located to the east of the trainline, but will be accessible to future residents via Dixons Hill Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p> 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of Welham Green rail Station and 400m of several bus stops on a route providing a six day a week service, including two on Station Rd and five on Dixons Hill Rd. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an Employment Area and therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 1,400m of Welham Green rail Station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	0	Landscape character: This site was assessed as having low landscape sensitivity and is therefore considered to have a negligible effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	Previously Developed Land: This site was identified as Previously Developed Land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a	SP 9: Place making and high quality design- Proposals should

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of Hatfield House Registered Park and several Listed Buildings on station Road including The Hope and Anchor Public House, 9, Station Road, 31, Station Road, Woodbine Cottage and Crawford Cottages. However, many of the Listed Buildings are located within the existing settlement at Welham Green, which would provide screening from the proposed site. Furthermore, the settlement, railway and the associated infrastructure would also provide screening between the proposed site and the Registered Park and Garden. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development and ADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Water End Swallow Holes Site of Special Scientific Interest is within 500m of the site. Therefore an uncertain minor negative effect is assumed for this site. Water End Swallow Holes is also designated as a SSSI for geodiversity. Development of this site is not considered to have an effect on the geological features of the SSSI.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets
4.8 Avoid water pollution	-?	The whole site is within an inner impact zone and therefore could have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+	The majority of the site (approximately 98%) is classified as urban land (according to the agricultural land classification) with the remainder grade 3 agricultural land, but the site is previously developed land and therefore a minor positive effect is assumed but with uncertainty.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 10 - 16 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	+++	Affordable housing: The site provides the capacity for 10 -16 homes therefore it is assumed the site would accommodate 35% affordable dwellings. Therefore, a significant positive effect is expected, with uncertainty to reflect the possibility of the number of homes coming forward being below the 11 homes threshold.	Not required
	++	Dwellings for older people: The site provides the capacity for 10 - 16 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City	0	This site is not within walking distance (1,400m) of Hatfield or Welwyn Garden City Town Centres and therefore it is likely to have a negligible effect upon this SA objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and Hatfield town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

South of Welham Manor, WeG3

Site - South of Welham Manor	WeG3	Potential Capacity	45 dwellings	Policy	General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Kean Pharmacy, Welham Green Dental Surgery, Fresh Fruit and veg, Londis, Proteus Fuel and Shop, Newsagent, Simmons Bakery and Happy Shopper. - Within 1400m: Welham Green Bowling Club, allotments, several areas of amenity greenspace, St. Thomas More church and grounds, St Mary Primary School, Southfield Special Needs School, Willowbrook Nursery, Brookmans Park Primary School and Travellers Lane Employment Site. <p>It should be noted that some of the community facilities including Brookmans Park Primary School and Welham Brookmans Park Golf Club are located to the east of the trainline, but will be accessible to future residents via Dixons Hill Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of Travellers Lane Employment Area and within 720m of five food/convenience stores therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1400m of Welham Green rail Station and 400m of several bus stops on a route providing a six day a week service, including two on Station Rd and five on Dixons Hill Rd. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of Travellers Lane Employment Area and within 720m of five food/convenience stores therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 1400m of Welham Green rail Station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+?	Previously Developed Land: This site was identified as a mix of previously developed land greenfield, therefore would have a minor positive uncertain effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern and (Local Purpose) and a partial contribution to preventing neighbourhood towns from merging (Green Belt Purpose 2); therefore this site is	SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		assumed to have a minor negative effect against this specific issue.	
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is between 250m and 1km of fourteen Grade II Listed Buildings and Hatfield House Registered Park and Garden. Therefore, a minor negative effect is expected although this is uncertain as the actual effects on historic assets will depend on the exact siting, scale and type of development and opportunities which may exist to enhance the setting of heritage features, or protect their settings through screening.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Water End Swallow Holes Site of Special Scientific Interest is within 500m of the site. Development of this site is not considered to have an effect on the geological features of the SSSI. The site is also between 250m and 500m of Bush Wood LWS. Therefore, an uncertain minor negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	The site is within an inner source protection zone, therefore a minor negative effect is expected although this is uncertain and dependent on the construction activities and mitigation that would be employed.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site is located within grade 3 agricultural land with the remainder in urban land in according to the agricultural land classification, but it is a greenfield site and therefore a minor negative effect is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 45 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 45 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 45 homes and therefore it is assumed the site would include 20% of dwelling to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1400m) of Hatfield or Welwyn Garden City Town Centres and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Marshmoor SDS7 / WeG4b

Site - Marshmoor	SDS7 / WeG4b	Potential Capacity	Mixed use, 80 homes and 40,500 sqm of employment space	Policy	SP 23: Marshmoor Policy Area (SDS7 and wider area) General Development Management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance (1,400m) of two residential areas - Welham Green and a residential area in South Hatfield which is bounded roughly by Oxlease Drive, Woods Avenue, Bishops Rise and South Way (A1001) and a range of community facilities including:</p> <ul style="list-style-type: none"> - Kean Pharmacy, Convenience Store, Newsagent, Londis, Butchers, Happy Shopper, Welham Green Dental Surgery, Proteus Fuel and Shop, Potterells Medical Centre, The Sibthorpe Arms and The Hope and Anchor Public Houses, Welham Green Recreation Ground and Millwards Recreation Ground, playgrounds, playing fields (football pitch and tennis courts) and Welham Green Community Centre, Welham Green Bowls Club, allotments, Other facilities include Willowbrook Nursery, De Havilland Primary School and Pre-school, St Mary's School, Brookmans Park Primary School and Travellers Lane employment area <p>It should be noted that some of the community facilities including the Kean Pharmacy, Convenience Store, Newsagent, Londis, Butchers, Happy Shopper, Proteus Fuel and Shop, Travellers Lane employment area, the allotments and Welham Green Dental Surgery are located to the west of the trainline, but will be accessible to future residents via Dixons Hill Road.</p> <p>The site is also very close to Welham Green Rail Station and within 400m of several bus stops, including seven on Great North Road and three at Welham Green Railway Station, (Stops A and B and Urbis Site) which could encourage walking and improve the health of workers and residents.</p> <p>The site is within walking distance (1,400m) of two areas within the 20-40% most deprived areas within the district (English Indices of Deprivation), namely Welwyn Hatfield 011B and Welwyn Hatfield 014A.</p> <p>Overall a minor positive effect is expected as new employment provision would help residents to access to a range of new employment opportunities and residents of the housing development would have access to a range of existing services.</p>	<p>Not required, but SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SP 23-improvements should be made for pedestrians, wheelchair users and cyclists.</p> <p>The siting and design of development, including the use of landscaping and buffers, should support the mitigation of air and noise pollution arising from the railway and A1000.</p>
1.2 ...lead to improved health for all?			
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	<p>The site lies entirely within Flood Zone 1 and does not include flood storage areas; therefore a negligible effect is expected.</p>	<p>SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SP 23 - Flood Risk Assessment, informed by detailed hydraulic models where necessary, that takes account of all sources of flood risk, in particular fluvial flood risk from ordinary watercourses and surface water flood risk.</p> <p>Use of SUDS should be prioritised to manage surface water runoff and flood risk.</p> <p>A sequential approach to layout within SDS7 should be adopted so that built development is confined to Flood Zone 1 and avoids areas identified as being at high risk of surface water flooding.</p>
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	<p>Proximity to housing and employment: This site is within walking distance of two residential areas and employment areas therefore a significant positive effect is expected as there is the potential for the employment uses to employ local people and residents to find work</p>	<p>Not required, but SP 23 states vehicular access should be taken from the Dixons Hill Road/A1000.</p> <p>Rail and bus transport accessibility improvements should be made</p>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		locally therefore potentially reducing greenhouse gas emissions from transport.	including improved bus stop facilities and support for bus services that serve the Marshmoor Policy Area.
	++	Proximity to transport services: This site is within 1,400m of Welham Green Rail Station and within 400m of several bus stops on routes providing a six day a week service. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
	++	Proximity to housing and employment: This site is within walking distance of two residential areas and employment areas therefore a significant positive effect is expected as there is the potential for the employment uses to employ local people and residents to find work locally therefore potentially reducing air pollution.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to transport services: As this site is within 1,400m of Welham Green Rail Station and within 400m of bus stops providing a six day a week service a significant positive effect is expected.	Not required, but SP 23 states vehicular access should be taken from the Dixons Hill Road/A1000. Rail and bus transport accessibility improvements should be made including improved bus stop facilities and support for bus services that serve the Marshmoor Policy Area.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space, and therefore this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having low to moderate sensitivity therefore it is assumed to have a minor negative effect with uncertainty on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SP 23- Proposals will be required to adopt a high quality landscape-led approach to design that prioritises significant planting of tree and shrub species that maintain and enhance a verdant setting across the Marshmoor Policy Area. Proposals will be expected to retain a substantial set back of buildings from the A1000 in order to help mitigate heritage impacts and noise and air pollution. Proposals on land within close proximity to the A1000 will be required to incorporate high quality and extensive tree planting. Building heights should be restricted and the boundaries to existing residential development are appropriately designed and landscaped to protect the amenity of those residents.
	+?	Previously Developed Land: This site was identified as a mix of Greenfield and Previously Developed Land and therefore would have a minor positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited or no contribution to maintaining the existing settlement pattern (Local Purpose) and a limited or no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.5 Protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets?	--? /+?	Hatfield House Registered Park is adjacent to this site and there are several listed buildings between 250m and 1km of the site including Skimpans Farm, Crawford Cottages, Numbers 9 and 31 Station Road, Woodbine Cottage and The Hope And Anchor Public House. The Listed Buildings are all within the existing settlement at Welham Green and therefore likely to be screened from the proposed sites. Therefore, with regards to these specific assets, it is considered that the effect of development on these specific assets is likely to be negligible. The site is opposite Hatfield House Registered Park and Garden on the eastern side of the A1000 and lies between existing housing and an area used for retail and	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced. SP 23- A Heritage Impact Assessment may be required for development proposals, which should inform the siting, layout, scale and overall design of development so that substantial harm to heritage assets is avoided

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		light industry. Much of the site is set back from the road and behind existing development, and is partly on previously developed land. However, a large proportion of the site is currently greenfield. It is a substantial site, and there is potential that its development will have a significant negative effect on the Registered Park, particularly the southern section abutting Dixons Hill Road. The proximity of the site to the Registered Park may also give rise to opportunities for the development of this site to improve the setting of the cultural asset and an uncertain minor positive effect is therefore given. Overall, the site is expected to a mixed significant negative and minor positive effect.	
4.6 Protect and enhance biodiversity, taking into account the impacts of climate change?	--	Marshmoor Lane Grassland Strip Local Wildlife Site is within the boundary of the site, while Millward's Park Local Wildlife Site is within 250m of the site but is separated by the A1000 Great North Road. Therefore a significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SP 23- provide appropriate protection, and where possible enhancement, of identified wildlife sites and critical environmental assets that would be affected, notably Millwards Park and the Marshmoor Lane Grassland Strip Wildlife Sites and Water End SSSI.
4.8 Avoid water pollution	0	The site is not within the inner or outer impact zones and therefore a negligible effect is assumed.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality. SP 23- Establish the need for wastewater infrastructure upgrades and the feasibility and deliverability of solutions to support development of the site.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+/-	The site is spread across urban, non-agricultural and grade 3 agricultural land according to the agricultural land classification, but it is a mixture of previously developed land and greenfield land and therefore the effect is assumed to be mixed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 80 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 80 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 80 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	++	This site is identified for mixed use including (80 homes a), 40,500 sqm of employment space and will therefore deliver more than 5% (6,900 sqm) of the required net increase of 138,000 sq m of employment is required in the 2013 to 2032 according to the Economy Study Update (2015). Therefore would have a significant positive effect on this objective.	Not required
6.2 ...encourage economic investment in those areas most in need of regeneration, in a way that will benefit those most	+	This site is within walking distance (1,400m) of an area within the 20-40% most deprived areas within the District (English Indices of Deprivation) and the provision of employment land is therefore assumed to have a minor positive effect on this SA objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
in need of rewarding employment?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.4 ...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	+?	The site is located within Welham Green and could help to sustain rural communities and their economies, therefore an uncertain minor positive on this objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents. The effects of employment development on this objective are unknown as the type of opportunities for training and skills development are not known.	Not required

Skimpans Farm, Bulls Lane WeG6

Site – Skimpans Farm, Bulls Lane	WeG6	Potential Capacity	73 dwellings	Policy	SADM 30: Housing allocations in Welham Green General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Kean Pharmacy, Convenience Store, Newsagent, Londis, Butchers, Happy Shopper, Proteus Fuel and Shop. • Within 1,400m: Travellers Lane and Marshmoor employment areas, Welham Green Dental Surgery, Potterells Medical Centre, Welham Green Community Centre, allotments, The Sibthorpe Arms and The Hope and Anchor Public Houses, Welham Green Recreation playground, playing fields (football pitch and tennis courts) and Welham Brookmans Park Golf Club. Other facilities include North Mymms Youth and Community Centre, St Mary's School, and Brookmans Park Primary School. <p>It should be noted that some of the community facilities including Brookmans Park Primary School and Welham Brookmans Park Golf Club are located to the east of the trainline, but will be accessible to future residents via Dixons Hill Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	-	Approximately 12.2% of the site is located within flood zone 2 and 9.9% of the site is within flood zone 3. Therefore, the site is assumed to have a minor negative effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of Welham Green Station and within 400m of two bus stops at Welham Green, Station Rd, which provide a six day a week service. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an Employment Area and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 1,400m of Welham Green Station and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	The site surrounds Skimpans Farm Grade II Listed Buildings. Therefore, this site has the potential for a significant negative effect on the setting of those assets.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Meadow N. of Peplins Wood Local Nature Reserve and Water End Swallow Holes Site of Special Scientific Interest are both within 250m of the site. Therefore an uncertain significant negative effect is assumed for this site. Water End Swallow Holes is also designated as a SSSI for geodiversity. Development of this site is not considered to have an effect on the geological features of the SSSI.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	The site is within the inner impact zone and therefore could have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site (approximately 75%) is located within urban land with the remainder in grade 3 agricultural land according to the agricultural land classification, but it is a greenfield site and therefore minor negative effect is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 73 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 73 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 73 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Hatfield or Welwyn Garden City Town Centres and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Dixon Hill Road WeG10

Site – Dixon Hill Road	WeG10	Potential Capacity	120 dwellings	Policy	SADM 30: Housing allocations in Welham Green General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Kean Pharmacy, Fresh Fruit and veg, Londis, Proteus Fuel and Shop, Newsagent and Happy Shopper • Within 1,400m: Travellers Lane employment area, The Hope and Anchor and The Sibthorpe Arms Public Houses, Welham Green Bowls Club, Playing fields (football pitch and tennis courts), Welham Green Community Centre, North Mymms Memorial Hall, Welham Green Recreation Ground, Millwards Recreation Ground and Summerfield playgrounds, Welham Green Dental Surgery, Potterells Medical Centre, Hatfield House Park. Other facilities include Willowbrook Nursery, St Mary CE and Brookmans Park Primary Schools, The site is not within an area classified as being within 20% of the most deprived areas nationally. <p>It should be noted that some of the community facilities including Brookmans Park Primary School are located to the east of the trainline, but will be accessible to future residents via Dixons Hill Road.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area and therefore a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of Welham Green rail Station and 400m of five bus stops on a route providing a six day a week service, all of which are located on Dixons Hill Rd. This is likely to encourage the use of sustainable transport modes and therefore a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an Employment Area and therefore a minor positive effect is expected.	Not required
	++	Proximity to transport services: As this site is within 1,400m of Welham Green rail Station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of several Listed Buildings on Station Road including The Hope and Anchor Public House, 9, Station Road, 31, Station Road, Woodbine Cottage and Crawford Cottages. However, many of the Listed Buildings are located within the existing settlement at Welham Green, which would provide screening from the proposed site. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Bush Wood (Welham Green) Local Wildlife is adjacent to the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone therefore it is assumed that there will be a negligible effect on this SA objective.	Not required
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The whole site is located within grade 3 agricultural land according to the agricultural land classification, and is a greenfield site and therefore minor negative is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 120 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 120 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 120 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Hatfield or Welwyn Garden City Town Centres and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Pooleys Lane Welham Green WeG12

Site – Pooleys Lane Welham Green	WeG12	Potential Capacity	83 dwellings	Policy	SADM 30: Housing allocations in Welham Green General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within a straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Kean Pharmacy, Butchers, Happy Shopper, Convenience Store, Simmons Bakery, Fresh fruit and veg, Londis and a Newsagent. • Within 1,400m: Wrafton House Branch Surgery, Hilltop Surgery, Welham Green Dental Surgery, Welham Green Recreation Ground, Newstead Recreation Ground, Welham Green Bowls Club, and a LAP at Summerfield and LEAP at Millwards Recreation Ground. Other community facilities include Jim McDonald Centre, the Park Education Support Centre, De Havilland Primary School, North Mymms Youth and Community Centre, St Mary CE Primary and Southfield School. This site is also adjacent to Travellers Lane Employment Area. <p>It should be noted that some facilities including Wrafton House Branch Surgery are located to the north of A1001 South Way, but will be accessible to residents via local footpaths on Travellers Lane and the A1001 South Way.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is adjacent to Travellers Lane Employment Area, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 1,400m of Welham Green Railway Stations. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is adjacent to Travellers Lane Employment Area, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: As this site is within 1,400m of a rail station, a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape	SP1: Delivering Sustainable Development and SADM15:

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		sensitivity and therefore could have a minor negative effect on landscape character.	Heritage - heritage assets should be protected and enhanced.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	There are several Grade II Listed buildings between 250m and 1km of the site, including 47 Dixons Hill Close, the Hope and Anchor Public House, 9, Station Road, Skimpans Farm, Granary at Skimpans Farm, 31Station Road, Crawford Cottages, Fairview and Woodbine Cottage. However, these are separated and screened, from the site by Welham Green village. Hatfield House Registered Park and Garden is between 250m and 1km of this site, but the Travellers Lane Employment site lies between the site and the Registered Park and Garden, furthermore the train line and associated infrastructure, trees and shrubbery also provide screening to the Registered Park and Garden. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is adjacent to Grasslands north of Parsonage Road Local Wildlife site and is within 250m of Bush Wood (Welham Green) Local Wildlife Site/ Ancient Woodland. Therefore, an uncertain significant negative effect is expected.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required but, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	This site is located entirely within urban land according to the agricultural land classification, but is on greenfield land so the effect is assumed to be minor negative.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 83 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required
	++	Affordable housing: The site provides the capacity for 83 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 83 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centres and therefore is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Potterells Farm Welham Green WeG15

Site – Potterells Farm Welham Green	WeG15	Potential Capacity	140 dwellings	Policy	SADM 30: Housing allocations in Welham Green General development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within a straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> • Within 720m: Potterells Medical Centre, fresh fruit and veg convenience store, Simmons Bakery, newsagent, Proteus Fuel and Shop, Londis, Happy Shopper and a butchers. • Within 1,400m: Welham Green Bowls Club, Welham Green Community Centre, playing fields, which includes a football pitch and 2 tennis courts, the Hope and Anchor and the Sibthorpe Arms Public Houses, Welham Brookmans Park Golf Club Station Road allotments, North Mymms Memorial Hall, Brookmans Park Primary, St Thomas Moore Church and St Mary Church of England Primary School and Willowbrook Nursery. Travellers Lane Employment Area is also within 1,400m of the site. <p>It should be noted that some of the community facilities including Brookmans Park Primary School and Welham Brookmans Park Golf Club are located to the east of the trainline, but will be accessible to future residents via Dixons Hill Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area at Travellers Lane, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 1,400m of Welham Train Station and within 400m of several bus stops on a route providing a six day a week service, including two on Welham Green, Station Road, Bulls Lane and five stops on Welham Green, Dixons Hill Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an Employment Area at Travellers Lane, which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: As this site is within 1,400m of a train station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
	+?	Previously Developed Land: This site was identified as a mixed greenfield and Previously Developed Land site and therefore would have a minor positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	There are several Grade II Listed buildings within 250m of the east of the site on Station Road, including Crawford Cottages, the Hope and Anchor Public House, Fairview, Woodbine Cottage, 31 Station Road, Skimpans Farm and Granary at Skimpans Farm. Although many of the Listed Buildings are located within the existing settlement at Welham Green, which would provide screening from the proposed site, it is likely that there will be minor negative impacts upon the settings of Crawford Cottages and 31 Station Road. The site is also between 250m and 1km of Hatfield House Registered Park and Garden. However as this site is located behind the village at Welham Green, it is likely the existing settlement will screen the site from the Registered park and Garden. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible on this particular heritage asset. Overall, the effect of the proposed development is assumed to be minor negative.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Water End Swallow Holes Site of Special Scientific Interest is within 250m of the site. Also within 500m are Grassland North of Potterells Wood and Meadow North of Peplin's Wood Local Wildlife Sites. Peplin's Wood Ancient woodland is also between 250 and 500m of the site. Therefore, an uncertain significant negative effect is assumed for this site. Water End Swallow Holes is also designated as a SSSI for geodiversity. Development of this site is not considered to have an effect on the geological features of the SSSI.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	-?	The whole site is within an inner impact zone and therefore would have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of this site is located within Grade 3 agricultural land according to the agricultural land classification, although a small part of the north eastern areas are urban land. The site is also entirely greenfield and therefore a minor negative effect is assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 140 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 140 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 140 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Upper Bell Lane Farm BrP1

Site – Upper Bell Lane Farm	BrP1	Potential Capacity	104 dwellings	Policy	SADM 31: Bell Bar and Brookmans Park Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> • Within 720m: None. • Within 1,400m: Bradmore Green Pharmacy, Michaels Butchers, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op, Gobions Park (Historic Park and Garden) Gobions open space play area Bradmore Green and Peplins Way AGS, Chancellor's School and Brookmans Park Primary School. 	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of an Employment Area or Town Centre and is not within 720m of a food/convenience store therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of bus stops on Great North Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Town Centre and therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of a bus stop providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was not assessed as part of the Landscape Sensitivity Assessment 2019. However, the site was assessed as having medium landscape sensitivity in the 2016 Landscape Sensitivity and Capacity Study and therefore could have a minor negative uncertain effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	0	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose) and a limited to no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment,	--?	This site is adjacent to the Grade II listed Carpenters Cottage and 56 Bell Lane. Therefore, this site has the potential for a significant negative effect on the setting of the heritage asset. It is also within 1km of Gobions (Gubbins) Park and Gardens.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
heritage and cultural assets, and their settings?			
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The Legg Local Wildlife Site is within 250m of the site. Therefore a significant effect is assumed for this site, however there is some uncertainty over the effect of this development upon this SA objective. George's Wood Local Wildlife Site is also within 500m of the site. The site is also entirely greenfield land.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality..
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 104 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 104 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not Required
	++	Dwellings for older people: The site provides the capacity for 104 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not Required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not Required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of two schools and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land west of Brookmans Park Railway Station HS22 / BrP4

Site – Land west of Brookmans Park Railway Station	HS22 / BrP4	Potential Capacity	300 dwellings	Policy	SADM 31: Bell Bar and Brookmans Park Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Potterells Medical Centre, Bradmore Green Pharmacy, Michaels Butchers, Fishmonger, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op. - Within 1,400m: North Mymms Youth & Community Centre, Gobions Park (historic park and garden), Gobions open space play area, Bradmore green and Peplins Way AGS, Chancellor's School, The Royal Veterinary College, Brookmans Park Primary School, Dixons Hill Road AGS, Knolles Crescent AGS, Knolles Crescent/ Gould Close AGS, Somers Road AGS. <p>It should be noted that some of the community facilities including Michaels Butchers Brookmans Park Primary School, Newsagents and Post Office and Bakery are all located to the east of the trainline but will be accessible to future residents via Station Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall this results in a minor positive effect as new residents would have access to a range of existing services.</p>	<p>SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM 31- Mitigate noise pollution from the railway Realignment of Station Road will be required to provide safe access to the site.</p>
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	-	A small proportion (5%) of the site is within flood zone 3 and it does not include a flood storage area, therefore is assumed to have a minor negative effect upon this SA objective.	<p>SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.</p> <p>SADM 31- Adopt a flood risk sequential approach to site layout and incorporate SuDS to address surface water flood risk to, within and from the site</p>
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 720m of food/convenience store therefore a minor positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park Railway Station and within 400m of three bus stops at Brookmans Park Railway Station, two stops on Station Road and three bus stops on Bluebridge Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required but SADM 31 - Realignment of Station Road will be required to provide safe access to the site.
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 720m of food/convenience store therefore a minor positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of a railway station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required but SADM 31 - Realignment of Station Road will be required to provide safe access to the site.
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: This site was assessed as being in a high landscape sensitivity area. Therefore a significant negative effect with uncertainty is expected.	<p>SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.</p> <p>SADM 31- Provide green infrastructure corridors along the Ray Brook and adjacent to Brick Kiln Wood, with at least a minimum 15m buffer to</p>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			Brick Kiln Wood and preferably wider to avoid and mitigate any harm to the ecology of the ancient woodland
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) as well as having a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of Gobions Registered Park and Garden and five Listed Buildings namely walled gardens and adjoining house at Potterells, the Old Maypole Public House, the Woodman Inn, Abdale Cottage and Abdale House and Northside. However, Brick Kiln Wood is adjacent to the western area of the site and therefore limits views to the Listed Buildings to the west (Old Maypole Public House, the Woodman Inn, Abdale Cottage and Abdale House and Northside) on Warrengate Road which is densely planted narrow lane. Furthermore, the Listed Building to the north is located behind Potterells Wood. Therefore, it is unlikely that there will be any intervisibility between the proposed site and nearby Listed Buildings. In relation to the Registered Park and Garden, this site is located to the west, behind the existing settlement at Brookmans Park and therefore it is unlikely to have any direct effect upon the setting of Gobions Registered Park and Garden. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is within 500m of Water End Swallow Holes Site of Special Scientific Interest and within 250m of Brick Kiln Wood (nr Brookmans Park) and Potterells Wood Local Wildlife Sites. Therefore a significant effect is assumed for this site, however there is some uncertainty over the effect of this development upon this SA objective. The site is also entirely greenfield land. Water End Swallow Holes is also designated as a SSSI for geodiversity. Development of this site is not considered to have an effect on the geological features of the SSSI.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 31- Provide green infrastructure corridors along the Ray Brook and adjacent to Brick Kiln Wood, with at least a minimum 15m buffer to Brick Kiln Wood and preferably wider to avoid and mitigate any harm to the ecology of the ancient woodland
4.8 Avoid water pollution	-?	The site is located within an inner impact zone. Therefore it is assessed as having a minor effect on this SA objective but with uncertainty with regards to construction activities and proposed mitigation.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality..
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 300 homes which is between 1-5% of the Borough's housing target and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 300 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 300 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term objective 6: A thriving economy			

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land at Bluebridge Road, Brookmans Park BrP6

Site – Land at Bluebridge Road, Brookmans Park	BrP6	Potential Capacity	210 dwellings	Policy	Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Bradmore Green Pharmacy, Michaels Butchers, Fishmonger, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op. Within 1,400m: Potterells Medical Centre, Gobions Park (Historic Park and Garden), Gobions open space play area, Little Heath Playing Fields, Little Heath play area, Bradmore green and Peplins Way AGS, Chancellor's School, The Royal Veterinary College and Brookmans Park Primary School. 	SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		It should be noted that some of the community facilities including The Royal Veterinary College are located to the west of the trainline but will be accessible to future residents via Station Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	A proportion of the site is within flood zones 2 and 3. However, the proportion of the site within flood zones 2 and 3 is 4.9% and 3.2% respectively. As such, a negligible effect is likely on this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance of an Employment Area or Town Centre and is not within 720m of a food/convenience store. However, there is an industrial area located about 700m to the south of the site in Hertsmere , therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park Railway Station and within 400m of two bus stops on Hawkshead Lane and two bus stops on Bluebridge Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within walking distance of an Employment Area or Town Centre and is not within 720m of a food/convenience store. However, there is an industrial area located about 700m to the south of the site in Hertsmere , therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park Railway Station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: This site was assessed as having moderate – high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		settlement pattern (Local Purpose) which is higher than the partial contribution score given in relation to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a significant negative effect against this specific issue.	distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 250m of Gobions (Gubbins) Park and Gardens and Listed Buildings to the north, namely Moffats Farmhouse buildings The White House, and The Folly Arch. The site is also within 1km of the Duty Stone on District Boundary to North West of Golf Course which is within Hertsmere District. The three Listed Buildings to the north are all within existing residential areas and are likely to be screened from the effects of the proposed sites. Similarly the Listed Building in Hertsmere is separated from the proposed site by a large field, hedges and Reeves Cottages. However, the sloping topography of Blue Bridge Road means that it is likely that there will be direct views from the proposed site to the Registered Park and Garden, which could affect the setting. Therefore, this site has the potential for a significant negative effect on the setting of the heritage asset.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM15 Heritage- protect and where appropriate, enhance heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is within 250m of Moffats Meadows, Spring Wood near Hawkshead Bridge and Gobions Wood Central Local Wildlife Sites. The site is also within 1km of Pilvage Wood and Brick Kiln Wood (nr Brookmans Park) Local Wildlife Sites and also Furzefield Wood & Lower Halfpenny Bottom Local Nature Reserve which is within Hertsmere District. Therefore a significant effect is assumed for this site, however there is some uncertainty over the effect of this development upon this SA objective. The site is also entirely greenfield land.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	-?	A proportion of the site is located within an inner impact zone and a small proportion is in an outer zone Therefore is it is assessed as having a minor effect on this SA objective but with uncertainty with regards to construction activities and proposed mitigation.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative effect on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 210 homes which is between 1-5% of the Borough's housing target and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 210 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 210 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and Hatfield town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Peplins Wood BrP12 (Scenario 1)

Site – Peplins Wood	BrP12 (Scenario 1)	Potential Capacity	125 dwellings	Policy	Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Potterells Medical Centre, Bradmore Green Pharmacy, Michaels Butchers, Fishmonger, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op. - Within 1,400m: Kean Pharmacy, Martin's Newsagents & Post Office, Bobs Family Butchers, One Stop, Happy Shopper Post Office, Londis, Gobions open space play area, North Myrms Youth & Community Centre, Somers Road, Bradmore green and Peplins Way AGS, Willowbrook Nursery, Chancellor's School, The Royal Veterinary College, Brookmans Park Primary School, Travellers Lane Employment Area, Dixons Hill Road AGS, Knolles Crescent AGS Knolles Crescent/ Gould Close AGS, Somers Road AGS. <p>It should be noted that some of the community facilities including Travellers Lane Employment Area, Willowbrook Nursery and The Royal Veterinary College are located to the west of the trainline but will be accessible to future residents via Station Road and Bulls Lane.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall this results in a minor positive effect as new residents would have access to a range of existing services.</p>	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?			
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	According to the SFRA Level 2 (2015), 3.5% of the site was within FZ3 and 4% was within FZ2. Therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 1,400m of an Employment Area which can help to minimise travel distances and car use related greenhouse gases. However, it should be noted that there are potential barriers to accessing the employment area including railway tracks and open space which appears to be in private ownership.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park and Welham Green Railway Stations and within 400m of two bus stops on Station Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 1,400m of an Employment Area. However, it should be noted that there are potential barriers to accessing the employment area including railway tracks and open space which appears to be in private ownership. As such, a minor positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of two railway stations and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no other cultural heritage assets adjacent to the site, it is between 250m and 1km and Listed Buildings including Skimpans Farm, Moffats Farmhouse and associated buildings, Carpenters Cottage and walled gardens and adjoining house at Potterells. However, these Listed Buildings are located within the existing settlement at Brookmans Park or are to the west of the trainline and therefore likely to be screened by existing properties or associated railway infrastructure (e.g. trees and shrubbery). Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is within 250m of Peplins Wood and Meadow N. of Peplins Wood Local Wildlife Sites and within 500m of Water End Swallow Holes Site of Special Scientific Interest, George's Wood and Potterells Wood and the Legg Local Wildlife Sites. Therefore a significant effect is assumed for this site. The site is also entirely greenfield land. Water End Swallow Holes is also designated as a SSSI for geodiversity. Development of this site is not considered to have an effect on the geological features of the SSSI.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	-?	A large proportion of the site is within an inner impact zone. Therefore it is assessed as having a minor effect on this SA objective but with uncertainty with regards to construction activities and proposed mitigation.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 125 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 125 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 125 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Peplins Wood BrP12a (Scenario 2)

Site – Peplins Wood (Scenario 2)	BrP12	Potential Capacity	125 dwellings	Policy	SADM 31: Bell Bar and Brookmans Park Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facility including: - Within 720m: Potterells Medical Centre, Bradmore Green Pharmacy, Michaels Butchers, Fishmonger, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op. - Within 1,400m: Gobions open space play area, North Mymms Youth & Community Centre, Somers Road, Bradmore green and Peplins Way AGS, Willowbrook Nursery, Chancellor's School, The Royal Veterinary College, Brookmans Park Primary School, Travellers Lane Employment Area, Dixons Hill Road AGS, Knolles Crescent AGS Knolles Crescent/ Gould Close AGS, Somers Road AGS, and Brookmans Park Golf Club. It should be noted that some of the community facilities including Travellers Lane Employment Area, Willowbrook Nursery and The Royal Veterinary College are located to the west of the trainline but will be accessible to future residents via Station Road and Bulls Lane. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	According to the SFRA, 3% of the site is within FZ3 and 4% is within FZ2. Therefore it is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	+	Proximity to employment and services: This site is within 1,400m of an Employment Area which can help to minimise travel distances and car use related greenhouse gases. However, it should be noted that there are potential barriers to accessing the employment area including railway tracks and open space which appears to be in private ownership.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park and Welham Green Railway Stations and within 400m of two bus stops on Station Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	+	Proximity to employment and services: This site is within 1,400m of an Employment Area. However, it should be noted that there are potential barriers to accessing the employment area including railway tracks and open space which appears to be in private ownership. As such, a minor positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of two railway stations and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no other cultural heritage assets adjacent to the site, it is between 250m and 1km and Listed Buildings including Skimpans Farm, Moffats Farmhouse and associated buildings, Carpenters Cottage and walled gardens and adjoining house at Potterells. However, these Listed Buildings are located within the existing settlement at Brookmans Park or are to the west of the trainline and therefore likely to be screened by existing properties or associated railway infrastructure (e.g. trees and shrubbery). Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is within 250m of Peplins Wood and Meadow N. of Peplins Wood Local Wildlife Sites and within 500m of Water End Swallow Holes Site of Special Scientific Interest, Meadow N. of Peplins Wood and Potterells Wood and the Legg Local Wildlife Sites. Therefore a significant effect is assumed for this site. The site is also entirely greenfield land. Water End Swallow Holes is also designated as a SSSI for geodiversity. Development of this site is not considered to have an effect on the geological features of the SSSI.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	0	The site is not within the inner or outer source protection zones, therefore a negligible effect is expected.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 125 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 125 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 125 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Welwyn Garden City and Hatfield town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land west of Golf Club Road HS21/BrP13

Site – Land west of Golf Club Road	HS21/BrP13	Potential Capacity	14 dwellings	Policy	SADM 31: Bell Bar and Brookmans Park Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: None. Within 1,400m: Bradmore Green Pharmacy, Michaels Butchers, Fishmonger, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op, Gobions Park (Historic park and garden), Gobions open space play area, Bradmore green and Peplins Way AGS, Queenswood School, Chancellor's School and Brookmans Park Primary School. 	SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		It should be noted that Queenswood School is located to the east of the A1000 Great North Road, but is accessible to future residents travelling on foot or cycling. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of an Employment Area or Town Centre and is not within 720m of a food/convenience store therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park Railway Station and within 400m of one bus stop at Brookmans Park, Chancellors School. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Town Centre and therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of a railway station and 400m of a bus stop providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	--?	Open Space: Over 25% of the site lies within Brookmans Park Golf Club (although it should be noted that the site is fenced off from the rest of the golf club). As such, a significant negative effect is expected.	Not required SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having moderate sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape - Conserve and enhance the borough's natural and historic landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of Gobions Park and Gardens and Listed Buildings at Moffats Farmhouse, The White House, 56, Bell Lane and Carpenters Cottage. However, this site is located behind existing residential roads to the south (Brookmans Avenue, Moffats Lane and The Grove) and there is a large golf course, woodland and farm buildings associated with Home farm to the north near Golf Club Road. The Listed Buildings to the south are all within the existing settlement and the Registered Park is located beyond the existing settlement. The Listed Buildings to the north (56, Bell Lane and Carpenters Cottage) are to the north of golf course, woodland and farm buildings. Therefore, it is unlikely that development of this proposed site will have an impact upon any of these assets. Although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is within 250m George's Wood and 500m of The Legg and Moffats Meadows Local Wildlife Sites. Therefore a significant effect is assumed for this site; however there is some uncertainty over the effect of this development upon this SA objective. The site is also entirely greenfield land	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 31 Retain and protect trees and woodland
4.8 Avoid water pollution	0	The site is not located within an impact zone and therefore it is assessed as having a negligible effect	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 14 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1: Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 14 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 14 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
meet identified needs		expand those existing facilities rather than building new schools to serve new residents.	

Land east of Golf Club Road HS23 / BrP14

Site – East of Golf Club Road	HS23/BrP14	Potential Capacity	10 dwellings	Policy	SADM 31: Bell Bar and Brookmans Park Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facility including: - Within 720m: None - Within 1,400m: Bradmore Green Pharmacy, Michaels Butchers, Fishmonger, Newsagents and Post Office, Bakery, Regent Fruit and Veg Store, Co-op, Gobions Park (Historic Park and garden), Gobions open space play area, Bradmore green and Peplins Way AGS, Queenswood School, Chancellor's School and Brookmans Park Primary School. It should be noted that Queenswood School is located to the east of the A1000 Great North Road, but is accessible to future residents travelling on foot or cycling. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of an Employment Area or Town Centre and is not within 720m of a food/convenience store therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of Brookmans Park Railway Station and within 400m of one bus stop at Brookmans Park, Chancellors School. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Town Centre and therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 1,400m of a railway station and 400m of a bus stop providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having moderate sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape - Conserve and enhance the borough's natural and historic landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	While there are no cultural heritage assets adjacent to the site, it is between 250m and 1km of Gobions Park and Gardens and Listed Buildings at Moffats Farmhouse, The White House, 56, Bell Lane and Carpenters Cottage. However, this site is located behind existing residential roads to the south (Brookmans Avenue, Moffats Lane and The Grove) and there is a large golf course, woodland and farm buildings associated with Home farm to the north near Golf Club Road. The Listed Buildings to the south are all within the existing settlement and the Registered Park is located beyond the existing settlement. The Listed Buildings to the north (56, Bell Lane and Carpenters Cottage) are to the north of golf course, woodland and farm buildings. Therefore, it is unlikely that development of this proposed site will have an impact upon any of these assets. Although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect is likely to be negligible	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is within 250m George's Wood and 500m of The Legg and Moffats Meadows Local Wildlife Sites. Therefore a significant effect is assumed for this site; however there is some uncertainty over the effect of this development upon this SA objective. The site is also entirely greenfield land.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. SADM 31- Retain and protect TPO tree and other notable trees of value
4.8 Avoid water pollution	0	The site is not located within an impact zone and therefore it is assessed as having a negligible effect	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality. SADM 31- Secure any necessary upgrades to wastewater infrastructure
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 10 homes which is less than 1% of the Borough's housing target and therefore it is assumed to have a negligible effect.	Not required
	0	Affordable housing: The site provides the capacity for 10 homes which is below the threshold for provision of affordable dwellings. Therefore it is assumed to have a negligible effect.	Not required
	++	Dwellings for older people: The site provides the capacity for 10 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land north of Hawkshead Road HS25/LHe1

Site – Land north of Hawkshead Road	HS25/LHe1	Potential Capacity	35 dwellings	Policy	SADM 32: Housing allocations in Little Heath General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: None. Within 1,400m: Coopers Road playing field, football pitch, Gobions Wood - Play Area, Little Heath Nursery Playgroup, Little Heath Primary School and Queenswood School. WHBC also note that the site is within 1,400m of services in Potters Bar outside of the Borough. 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		It should be noted that all three education facilities are located to the eastern side of the A1000 (Hertford Road), but would be accessible by future residents walking or cycling. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance of an Employment Area or Welwyn Garden City or Hatfield Town Centres and is not within 720m of a food/convenience store. WHBC note that it is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of four bus stops on Hawkshead Road and one bus stop on Hatfield Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is assumed.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Welwyn Garden City or Hatfield Town Centres. WHBC note that it is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required
	-?	Landscape character: This site was assessed as having moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 32- Retaining and enhancing the landscape buffer along Hawkshead Road
	+	Previously Developed Land: This site was identified as a mixed Greenfield and Previously Developed Land site and therefore would have a minor positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from	SADM 32- Retain and enhance the landscape buffer along Hawkshead Road. SP 9: Place making and high quality design- Proposals should

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	The site is adjacent to a Listed Building (Osborne House) on the opposite side of Hawkshead Road. Therefore, this site has the potential for a significant negative effect on the setting of this heritage asset. This site is also between 250m and 1km of Milestone about 30 Metres North of Little Heath Farm, Gobions (Gubbins) Registered Park and Gardens, the Folly Arch Grade II Listed Building, and four Listed Buildings within Hertsmere District including the London Coal Duty Marker on District Boundary 50 Metres South of Church Road and The White Cottage. However, this site is on the edge of an existing built up area in Little Heath and therefore the existing building will provide screening between the site and the heritage assets. Therefore the effects of development at this proposed site, is likely to be negligible upon these specific heritage assets. Existing development at Swanley Bar is likely to provide some screening from the Registered Park and Garden, although a minor negative effect may remain.	SADM 32- Retaining and enhancing the landscape buffer along Hawkshead Road will help mitigate the impact of development on the Grade II Listed building Osborne House.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Woodland area S.E. of Little Heath Farm Local Wildlife Site is within 500m of the site. Therefore, a minor negative effect is assumed for this site, however there is some uncertainty over the effect of this development upon this SA objective.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced. SADM 32- recommends the retention and protection of southern wooded boundary along Hawkshead Road for the management and enhancement of ecology.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required but SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-/+	A significant proportion of the site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative effect on preserving soil quality. The remainder of the site is designated as urban land. The site is a mixture of previously developed land and greenfield land therefore it is assumed to have a mixed effect.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality..
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 35 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 35 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 35 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is within walking distance (1,400m) of a Town Centre and therefore is likely to have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of two schools and a nursery and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land south of Hawkshead Road HS24 / BrP7

Site - Land south of Hawkshead Road	HS24 / BrP7	Potential Capacity	100 dwellings	Policy	SADM 32: Housing allocations in Little Heath General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: Coopers Road playing field, Little Heath Nursery Playgroup, Little Heath Primary School and Queenswood School, Little Heath Playing Field, Gobions wood open space play area, Little Heath play area. WHBC also note that the site is within 1,400m of services in Potters Bar outside of the Borough. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 32- SuDs should be used to suitably manage surface water flood risk to, within and from the site
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is not within walking distance of an Employment Area or Welwyn Garden City or Hatfield Town Centres and is not within 720m of a food/convenience store. WHBC note that it is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of five bus stops on Hawkshead Road and two bus stops on Swanley Bar Lane. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Welwyn Garden City or Hatfield Town Centres. WHBC note that it is however within walking distance of Potters Bar town centre located outside of the borough and therefore a significant positive effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is in an area classified as having a moderate-high sensitivity to development; therefore a significant negative effect is expected although this is uncertain as the exact impacts on the landscape will depend on factors relating to the specific siting, layout and the design of the new development.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 32- Retaining and enhancing the landscape buffer along Hawkshead Road
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a significant contribution to maintaining the existing settlement pattern (Local Purpose) and a partial	SADM 32- reduced site area to allow for a gap to be retained between Little Heath and Swanley Bar

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		contribution to preventing neighbouring towns from merging (Green Belt Purpose 2). Therefore, this site is assumed to have a significant negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	This site is within 250m of the Listed Building (London Coal Duty Marker On District Boundary At TI 2570 0240). However, this heritage asset is located within the existing settlement in Little Heath and is likely to be screened from the development site. This site is also between 250m and 1km of Gobions (Gubbins) Registered Park and Gardens, and Listed Building (the Folly Arch). However, this site is on the edge of an existing built up area in Little Heath and there are agricultural fields separating the site from the Registered Park and Listed Building. Furthermore, an existing settlement at Swanley Bar directly adjacent to the Registered Park and Listed Building should provide further screening. Nonetheless, it is expected that there will be some intervisibility and effects upon the setting of the Registered Park and therefore a minor negative uncertain effect is identified.	SADM 32- Green buffer to help mitigate heritage impacts on the historic park and garden and the Grade II* Listed Folly. SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. Gobions Wood Central, Leggatts Park Drive and Woodland area S.E. of Little Heath Farm Local Wildlife Sites are all over 500m from this site, as is Northaw Great Wood SSSI (beyond 1km, but within 2km). Therefore, a negligible effect is assumed for this objective. The site is also designated as greenfield land therefore an uncertain effect is assumed for potential impacts on biodiversity.	SADM 32- recommends: <ul style="list-style-type: none"> Green buffer and retention of existing trees to help mitigate impact on the local ecology. Retain existing pond or compensate for its loss. Stage 1 habitat survey required at planning application stage Consultation with Natural England at a planning application stage due to scale and proximity to Northaw Great Wood SSSI. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality..
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of the site has been designated as Grade 3 Agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative effect on preserving soil quality. A very small proportion of the site (the southern and south-western areas) is designated as urban land.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 100 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 100 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 100 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required

of local businesses and encourages a mixed and greener economy?			
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of schools and a nursery and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

The Meadway HS27/ Cuf1

Site – The Meadway	HS27/Cuf1	Potential Capacity	30 dwellings	Policy	SADM 33: Housing allocations in Cuffley General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Cuffley Village Surgery, Salepick Ltd Pharmacy, Tesco, Co-op, Station Road Post Office Within 1,400m: Brookside Crescent, Brookside Crescent/Homewood Avenue and The Driveway/Hill Rise AGS, Cuffley Four Corners Pre-School, Cuffley JMI School, Cuffley Pre-School Playgroup and Sopers Road Employment Area. 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 33 - a noise survey would be required and a scheme would need to demonstrate that appropriate mitigation measures can deliver a satisfactory residential environment.
1.2 ...lead to improved health for all?		It should be noted that most of these community facilities are located to the west of the trainline, but are accessible to future residents via Station Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall, this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	A small proportion (less than 5%) of the site is within flood zone 3, a small proportion (less than 25%) of the site is within flood zone 2 and the site does not include flood storage areas. Therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Railway Station and 400m of bus stops on a route providing a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of an Employment Area and a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Railway Station and 400m of bus stops on a route providing a six day a week service. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required, but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	0	Landscape character: This site was assessed as having low landscape sensitivity and is therefore considered to have a negligible effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required, but SADM 33 – recommends a contaminated land survey and report would be required and if necessary, suitable remediation carried out.
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having limited to no contribution to maintaining the existing settlement pattern (Local Purpose), but was scored as having a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		this site is assumed to have a minor negative effect against this specific issue.	SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	There are no cultural heritage assets within 1km of this site. Therefore, this site is assumed to have a negligible effect on this objective.	Not required, but SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of Cuffley Station Embankment Local Wildlife Site. Therefore a significant negative effect is assumed for this site, however, there is some uncertainty over the effect of this development upon this SA objective.	SADM 33- Nature conservation measures to include a buffer to Cuffley Brook and the ecosite. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	This site is located entirely within urban land according to the agricultural land classification. The site is also entirely greenfield land, therefore the effect is assumed to be minor negative.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 30 homes which is less than 1% of the Borough's housing target and therefore it is assumed to have a negligible effect.	Not required, but SP1: Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 30 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 30 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments (Primary school and nurseries/ pre-schools) and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land at Northaw Road East Cuf5

Site – Land at Northaw Road East	RA/Cuf5	Potential Capacity	376-412 dwellings	Policy	
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Cuffley Village Surgery, Salepick Ltd Pharmacy, Tesco, Co-op, Station Road Post Office and Simmons Bakery. Within 1,400m: Brookside Crescent, Brookside Crescent/Homewood Avenue and The Driveway/Hill Rise AGS, King George V Playing Fields, Cuffley Four Corners Pre-School and Cuffley JMI School. 	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		Other community and leisure facilities within 1.400m include Cuffley Service Station, Pre-School Playgroup and Sopers Road Employment Area. While these are all located to the east of the train line, they will be accessible to future housing occupants via Station Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	A small proportion (less than 5%) of the site is within flood zone 3 and does not include a flood storage area. Therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area Employment Site which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Railway Station and within 400m of two bus stops on Plough Hill and eight stops on Northaw Road East. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of an Employment Area and a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of a railway station and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required
	--?	Landscape character: This site was assessed as having moderate-high sensitivity to development in the Landscape Sensitivity Assessment 2019 and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP 9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context..

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	There are no cultural heritage assets within 1km of this site. Therefore, this site is assumed to have a negligible effect on this objective.	Not required but SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	The site is within 250m of The Dell (Cuffley) Local Wildlife Site. Therefore a significant negative effect is assumed for this site, however there is some uncertainty over the effect of this development upon this SA objective. The site is also entirely greenfield land.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 376-412 homes which is at 1-5% of the Borough's housing target and therefore is assumed to have a minor positive effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 376-412 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 376-412 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	+++	The site is within straight line walking distance (1,400 m) of several education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Land south of Northaw Road East HS28/ Cuf6

Site – Land south of Northaw Road East	HS28/ Cuf6	Potential Capacity	121 dwellings	Policy	SADM 33: Housing allocations in Cuffley General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> Within 720m: Cuffley Village Surgery, Salepick Ltd Pharmacy, Tesco, Co-op, Station Road Post Office and Simmons Bakery. Within 1,400m: Brookside Crescent and The Driveway/Hill Rise AGS, King George V Playing Fields, Cuffley Four Corners Pre-School and Cuffley JMI School. <p>Other community and leisure facilities within 1.400m include Cuffley Service Station, Pre-School Playgroup and Sopers Road Employment Area. These are all located to the east of the train line but will be accessible to future housing occupants via Station Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.</p>	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 33 - noise survey would be required and a scheme would need to demonstrate that appropriate mitigation measures can deliver a satisfactory residential environment.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 33 - A specific flood risk assessment of the site would be required at planning application stage and SUDs design would need to take specific account of topography to manage overland flows.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Railway Station and within 400m of four bus stops on Northaw Road East. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of an Employment Area and a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of a railway station and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required but SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having low- moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	Not required but SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m and 1km of Captain William Leefe Robinson VC memorial obelisk Grade II Listed Building. However, effects are expected to be negligible as the site is relatively small and is likely to be screened by existing built development. Cattlegate Farmhouse grade II Listed Building is located almost 1km away, at the far end of sloping fields near the M25, and views of the site will be screened by woodland. Therefore, although there is a potential for an uncertain minor negative effect, it is likely that given the local setting, the effect on the setting of the Listed Building would be negligible.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	?	The site is not close to any biodiversity sites. However, the site is entirely greenfield land and an uncertain effect is assumed.	SADM 33- proximity to two SSSIs will need to ensure any impacts are avoided or mitigated. Opportunities to create nature conservation buffer with railway bank and southern woody boundary. Reptile survey may be required at planning application stage. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 121 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 121 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 121 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and Hatfield town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of several education establishments (primary school and nursery/ pre-school) and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

Wells Farm HS30/Cuf7

Site – Wells Farm	HS30/Cuf7	Potential Capacity	75 dwellings	Policy
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within straight line walking distance of several types of community facility including: - Within 720m: Cuffley Village Surgery, Station Road Post Office, pharmacy, Co-op, Tesco, Co-op, Newsagents and Simmons Bakery. - Within 1,400m: Salepick Ltd Pharmacy, Tesco, Brookside Crescent, Brookside Crescent/Homewood Avenue and The Driveway/Hill Rise AGS, King George V Playing Fields, Cuffley Four Corners Pre-School and Cuffley JMI School .	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
1.2 ...lead to improved health for all?		Other community and leisure facilities within 1.400m include Cuffley Service Station, Pre-School Playgroup and Sopers Road Employment Area. These are all located to the east of the train line but will be accessible to future housing occupants via Station Road. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall this results in a minor positive effect as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	-	A proportion (between 5-25%) of the site is within flood zone 3 and is assumed to have a minor negative effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 33 - A specific flood risk assessment of the site would be required at planning application stage and SUDs design would need to take specific account of topography to manage overland flows.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area which can help to minimise travel distances and car use related greenhouse gases.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Railway Station and within 400m of six bus stops on Northaw Road East. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within 1,400m of an Employment Area and a significant positive effect is expected.	Not required
	++	Proximity to transport services: This site is within 1,400m of a railway station and within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required
	--?	Landscape character: This site was assessed as having moderate - high landscape sensitivity and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+?	Previously Developed Land: This site was identified as partially Previously Developed Land and greenfield land therefore would have a minor positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from	SP 9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	Proposals should be of an appropriate density that combines the efficient use of land, high quality design and respects for the character and context. SADM 33 - A logical and defensible Green Belt boundary could be formed if this comes forward in conjunction with HS29.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	There are no cultural heritage assets within 1km of this site. Therefore, this site is assumed to have a negligible effect on this objective.	Not required, but SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced. SADM 33 - Pre-application investigations will be required due to proximity of AAS.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	?	The site is not close to any biodiversity sites. However the site is entirely greenfield land and an uncertain effect is assumed.	SP 11: Protection and enhancement of critical environmental assets - Appropriate protection, enhancement and management of ecological assets. SADM 33 - proximity to two SSSIs will need to ensure any impacts are avoided or mitigated. Potential for habitat creation and wildlife corridors should be explored as part of any planning application. Where the presence of protected species is confirmed and development is likely to affect them, a Natural England development licence will be required.
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction - water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets - protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 75 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 75 homes and therefore it is assumed the site would accommodate 35% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 75 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City	0	This site is not within walking distance (1,400m) of Welwyn garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
and Hatfield town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400m) of several education establishments (primary school and nursery/pre-schools) and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents.	Not required

North west of Cuffley Hills Farm RA Cuf10

Site – North west of Cuffley Hills Farm	RA Cuf10	Potential Capacity	32 dwellings	Policy	
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within a straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Cuffley Village Surgery, Post Office, pharmacy, Co-op, Simmons Bakery Newsagents and Tesco. - Within 1,400m: The Plough' Public House, Cuffley St Martin de Porres Church, St Andrews Church, The Dental Centre, King George V Playing Fields, Cuffley Hall Four Corners Pre-School, Cuffley and Cuffley JMI School. <p>Other community and leisure facilities within 1.400m include Cuffley Service Station, Pre-School Playgroup and Sopers Road Employment Area, which are all located to the east of the train line, but accessible to future housing occupants via Station Road.</p> <p>The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent.
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance to Sopers Road Employment Area, which can help to minimise travel distances and car use related greenhouse gases. This Employment Area is located to the east of the train line, but will be accessible to future housing occupants via Station Road.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Train Station and within 400m of four bus stops on a route providing a six day a week service. These include two on The Ridgeway, Hanyards Lane and Cuffley, Hill Rise, Highfields. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance to Sopers Road Employment Area, which can help to minimise travel distances and car use related greenhouse gases. This Employment Area is located to the east of the train line but will be accessible to future housing occupants via Station Road..	Not required
	++	Proximity to transport services: As this site is within 1,400m of a train station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: This site was assessed as having moderate-high sensitivity to development and therefore could have a significant negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	There are no cultural heritage assets within 1km of this site. Therefore, this site is assumed to have a negligible effect on this objective.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is adjacent to the Dell (Cuffley) Local Nature Reserve. This site is also adjacent to Broadleaved woodland and has been identified as County Woodland. Therefore, a significant negative effect is assumed for this site.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 32 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities
	++	Affordable housing: The site provides the capacity for 32 homes and therefore it is assumed the site would accommodate 25% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 32 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not required
Long-term Objective 6: A thriving economy			
6.1 ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
meet identified needs		expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	

Land at Northaw Road East HS29 / Cuf12

Site - Land at Northaw Road East	Cuf 12	Potential Capacity	73 dwellings	Policy	SADM 33: Housing allocations in Cuffley General Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	The site is within a straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> - Within 720m: Cuffley Village Surgery, Post Office, pharmacy, Co-op, Simmons Bakery Newsagents and Tesco. - Within 1,400m: King George V Playing Fields, Cuffley JMI Primary School, Cuffley Four Corners Nursery, Cuffley Nursery School, and Sopers Road Employment Site. The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall, a minor positive effect is expected as new residents would have access to a range of existing services.	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	A small proportion (less than 5%) of the site is within flood zone 3 and it does not include a flood storage area. Therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text- some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 33 - A specific flood risk assessment of the site would be required at planning application stage and SUDs design would need to take specific account of topography to manage overland flows
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance to Sopers Road Employment Area, which can help to minimise travel distances and car use related greenhouse gases. It should be noted that this Employment Area is located to the east of the train line and will be accessible to future housing occupants via Station Road.	Not required
	++	Proximity to transport services: This site is within 1,400m of Cuffley Train Station and within 400m of six bus stops on a route providing a six day a week service. These include two on Northaw Road West and four on Northaw Road East. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required, but SADM 33 - New Traffic Assessment and pedestrian crossing facilities would be required in the vicinity of the site
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance to Sopers Road Employment Area, which can help to minimise travel distances and car use related greenhouse gases. It should be noted that this Employment Area is located to the east of the train line and will be accessible to future housing occupants via Station Road.	Not required
	++	Proximity to transport services: As this site is within 1,400m of a train station and 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required, but SADM 33 - New Traffic Assessment and pedestrian crossing facilities would be required in the vicinity of the site
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	Not required SP 13: Infrastructure Delivery - Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is assessed as having a moderate-high landscape sensitivity and therefore development could have a significant negative effect on landscape character.	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a partial contribution to maintaining the existing settlement pattern (Local Purpose) and a partial contribution to	SADM 33 - A logical and defensible Green Belt boundary could be formed if this site comes forward in conjunction with HS30.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		preventing neighbourhood towns from merging (Green Belt Purpose 2), and therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	0	This site is between 250m and 1km of Captain William Leeefe Robinson VC memorial obelisk Grade II Listed Building. However, effects are expected to be negligible as the site is relatively small and is likely to be screened by existing built development.	SADM 33- Pre-application investigations will be required due to proximity of AAS. SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	?	The site is not close to any biodiversity sites. However, the site is entirely greenfield land and an uncertain effect is assumed.	SADM 33- proximity to two SSSIs will need to ensure any impacts are avoided or mitigated. Potential for habitat creation and wildlife corridors should be explored as part of any planning application. Where the presence of protected species is confirmed and development is likely to affect them, a Natural England development licence will be required. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The entire site has been designated as Grade 3 agricultural land according to the agricultural land classification therefore it is assumed to have a minor negative impact on preserving soil quality.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	0	Amount of housing: The site provides capacity for 73 homes which is less than 1% of the Borough's housing target and therefore is assumed to have a negligible effect.	Not required
	++	Affordable housing: The site provides the capacity for 73 homes and therefore it is assumed the site would accommodate 25% affordable dwellings.	Not required
	++	Dwellings for older people: The site provides the capacity for 73 homes and therefore it is assumed the site would include 20% of dwellings to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	Not required
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore is likely to have a negligible effect.	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
town retail centres?			
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction, therefore a negligible effect is expected.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not required

Symondshyde SDS6 / Hat15

Site - Symondshyde	SDS6 / Hat15	Potential Capacity	1,130 dwellings and 6 pitches	Policy	SP 24 New Village - Symondshyde (SDS6)
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within a straight line walking distance of several types of community facility including: <ul style="list-style-type: none"> - Within 720m: None. - Within 1,400m: St. John's Church, Lemsford Village Hall and recreational ground, Symondshyde Great Wood, Annabel's Montessori School and St. Johns Church of England Primary School. Hatfield Business Park is also within 1,400m of the site. 	Not required but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SP24 -requires proposals to include community facilities including a new school, leisure facilities and a small neighbourhood centre.
1.2 ...lead to improved health for all?		The site is not within an area classified as being within 20% of the most deprived areas nationally. Overall, a minor positive effect is expected as new residents would have access to a range of existing services.	
Long-term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent. SP24 - Sustainable drainage and provision for flood mitigation
Long-term objective 4: Improving the environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance of an Employment Area at Hatfield business park which can help to minimise travel distances and car use related greenhouse gases.	Not required
	0	Proximity to transport services: This site is over 1,400m to a rail station and over 400m to a bus stop. Therefore, a negligible effect is expected.	SP24 -requires proposals to include Sustainable transport measures including pedestrian links, cycle paths, passenger transport and community transport initiatives;
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an Employment Area at Hatfield business park and therefore a significant positive effect is expected.	Not required
	0	Proximity to transport services: This site is over 1,400m to a rail station and over 400m to a bus stop. Therefore, a negligible effect is expected.	SP24 -requires proposals to include Sustainable transport measures including pedestrian links, cycle paths, passenger transport and community transport initiatives;
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: Less than 5% of the site (along the western boundary) is within an area of natural green space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	SP 24 – include formal and informal open spaces for leisure and recreation
	--?	Landscape character: This site was assessed as having moderate - high landscape sensitivity and therefore	SP9: Place making and high quality design - Proposals should relate well to their surroundings, local

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		could have a significant negative effect with uncertainty on landscape character.	distinctiveness, wider townscape and landscape. SP 24 – incorporate guidance from masterplan on access, sustainable design and layout principles for the whole site. Incorporate landscaping and planting.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required.
	0	Retaining local distinctiveness: The WHBC Green Belt Study (2019) scored the site as having limited to no contribution in relation to maintaining the existing settlement pattern (Local Purpose), and was scored as having a limited to no contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a negligible effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. SP 24 – incorporate guidance from masterplan on access, sustainable design and layout principles for the whole site.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	The site includes Symondshyde Farmhouse Grade II Listed Building and an Area of Archaeological Significance (AAS53). The site is also between 250m and 1km of six other Grade II Listed Buildings including Upper Cromer Hyde Farmhouse, 16 and 18, Cromer Hyde, 12, Cromer Hyde, gates and screen of Brocket Park to the south-west of Brocket Hall, the Crooked Chimney Public House and Astwick Manor (British Aerospace Technical School). Brocket Hall Registered Park and Garden is 395m away in the north east. Overall, this site has the potential for a significant negative effect on the setting of heritage assets.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced. SP 24 - Protection and enhancement of heritage assets, in particular the setting of Symondshyde Farmhouse
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	This site is adjacent to Long Grove Plantation and Titnol's Wood Local Wildlife Sites and Long Spring Local Wildlife Site/ Ancient Woodland. Symondshyde Great Wood Local Wildlife Site/ Ancient woodland is within 10m of the site on the western side of Hammonds Lane and within 500m of Benstead's Wood, Wet Grove, Fletcher's Wick and Furze field Wood (near Hatfield) Local Wildlife Sites. Therefore, an uncertain significant negative effect is assumed for this site.	SP 10: Sustainable design and construction- Existing habitat should be incorporated into the design with sound ecological principles. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. Development should secure positive improvements to and conservation of ecological assets. SADM 16: Ecology and Landscape- Protect and enhance biodiversity, and the integrity of ecological networks. SP 24 -new open space should contribute to wider ecological networks including a strategic green infrastructure corridor from St Albans through to Hertford
4.8 Avoid water pollution	0	The site is not within an inner or outer impact zone and therefore would have a negligible effect on this SA objective.	Not required, but SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.. SP24- infrastructure upgrades including local sewage infrastructure.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-	The majority of this site is located within Grade 3 agricultural land, with the western area designated as non-agricultural land, and a small part of the eastern area designated Grade 2 agricultural land. The site is also entirely greenfield and therefore a minor negative effect is assumed.	SP24 promote the use of remediation strategies for potential contaminated land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	++	Amount of housing: The site provides capacity for 1,130 homes which is more than 5% of the Borough's housing target and therefore is assumed to have a significant positive effect.	SP 24 Provide a wide mix of housing types, sizes and tenures,. SADM 9: Limit the loss of one or more dwellings.
	++	Affordable housing: The site provides the capacity for 1,130 homes and therefore it is assumed the site would accommodate 30% affordable dwellings. Gypsy and Traveller Pitches: The site would provide 6 pitches, to be provided off-site at site HS34.	SP 24 requires a minimum of 30% affordable housing unless it would not be viable.
	++	Dwellings for older people: The site provides the capacity for 1,130 homes and therefore it is assumed the site	Not required but SP1 requires new development to contribute to the

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or updated equivalent).	creation of mixed and sustainable communities.
Long-term objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required, SP24 refers to integrated communications infrastructure to support the economy.
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centre and therefore it is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore an uncertain significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	SP24 -requires proposals to include community facilities including a new school, leisure facilities and a small neighbourhood centre

Barbaraville HS33/ GTLAA08

Site – Barbaraville	HS33/GTLAA08	Potential Capacity	4 Gypsy and Traveller pitches	Policy	SADM 35- Rural allocations Development management policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health?	+	The site is within a straight line walking distance of several types of community facility including: - Within 720m: None. - Within 1,400m: QEII Hospital, Spring House Medical Centre, King George V Playing Field, Hollybush Surgery, 'The Hollybush' Public House, Hatfield Cricket Club, and several open spaces, including Bennett Close and Chequers Woodland Park, Newsagents, The Ryde School, Childbase Nursery at the QEII, Londis Supermarket and Andersons Family Bakers.	Not required, but SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 35 - Noise and air quality report at planning application stage given proximity to A414.
1.2 ...lead to improved health for all?		The site is within an area within the 20-40% most deprived areas within the district (English Indices of Deprivation) (Welwyn Hatfield 011). Overall a minor positive effect is expected as new residents would have access to a range of existing services.	
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	SADM 14: Flood Risk and Surface Water Management Supporting text-some allocations will be need to consider fluvial and surface water flood risk, albeit of limited extent. SADM 35 –Flood risk assessment will be required and SuDs
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	0	Proximity to employment and services: This site is not within walking distance of an Employment Area or Town Centre and is not within 720m of a food/convenience store therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on Hatfield, Hertford Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	0	Proximity to employment and services: This site is not within 1,400m of an Employment Area or Town Centre and therefore a negligible effect is assumed.	Not required
	++	Proximity to transport services: This site is within 400m of two bus stops on Hatfield, Hertford Road. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	0	Open Space: The site is not located within existing open space and therefore for this specific issue, this site is assumed to have a negligible effect.	Not required, but SADM 35 – states that if an existing pitch is affected / lost, a suitable replacement pitch will need to be provided on HS33. SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	-?	Landscape character: This site was assessed as having low-moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	0	Previously Developed Land: This site was identified as a greenfield site and therefore would have a negligible effect.	Not required
	--	Retaining local distinctiveness: The WHBC Green Belt Study (2019) scored the site as having limited to no contribution in relation to maintaining the existing settlement pattern (Local Purpose), but was scored as having a significant contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a significant negative effect against this specific issue.	SADM 35 - Ground needs levelling given presence of mounds and bunds. Contaminated land survey may be required at planning application Stage SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			SADM 16: Ecology and Landscape- Conserve and enhance the borough's natural and historic landscape.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	-?	Hatfield House Registered Park and Garden is within 250m of this site and a significant negative (uncertain) effect on the Registered Park is therefore assumed. Due to the upward sloping character of the Registered Park and Gardens, it is possible that there may be views towards / from the proposed site. However, this effect should be mitigated by the context of the site, which is set back from the A414 (Hertford Road), screened by hedgerow and trees, and behind an existing mobile home site. It is also adjacent to the buildings associated with the sewage works and Groundworks, and as a small site of 4 pitches will not significantly add to the existing built development in this location. Mitigation may be possible through planting along its boundaries.	SP1: Delivering Sustainable Development and SADM15: Heritage - heritage assets should be protected and enhanced.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Home Park, Hatfield Estate Local Wildlife Site is within 250m, but on the other side of the A414 (Hertford Road) which is likely to already be affecting the Local Wildlife Site. Due to this, an uncertain negative effect is assumed for this site rather than a significant negative effect.	SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. .
4.8 Avoid water pollution	-?	The site is located within the outer impact zone and therefore could have an uncertain minor negative effect on this SA objective.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	-?	The whole site is within Grade 3 land according to the agricultural land classification; therefore, a minor negative effect is considered assumed.	Policy SP 11: Protection and enhancement of critical environmental assets- protect the best and most versatile agricultural land.
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	++	Amount of housing: The site provides capacity for 4 pitches, which is represents 5% (3 pitches) and therefore it is assumed to have a significant positive effect	Not required
	0	Affordable housing: This is a Gypsy and Traveller site and is not required to make affordable provision. Therefore, it has been assessed as having a negligible effect.	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	0	Dwellings for older people: This is a Gypsy and Traveller site and is not required to make provision. Therefore, it has been assessed as having a negligible effect.	Not required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	0	This site is not located within an Employment Area and therefore would have a negligible effect on this objective.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City or Hatfield Town Centres and therefore is likely to have a negligible effect upon this SA objective.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	+	The site is within straight line walking distance (1,400 m) of education establishments and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities rather than building new schools to serve new residents. However, the A414	Not required

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		(Hertford Road) limits access to The Ryde School and therefore the overall score has been reduced to a minor positive effect	