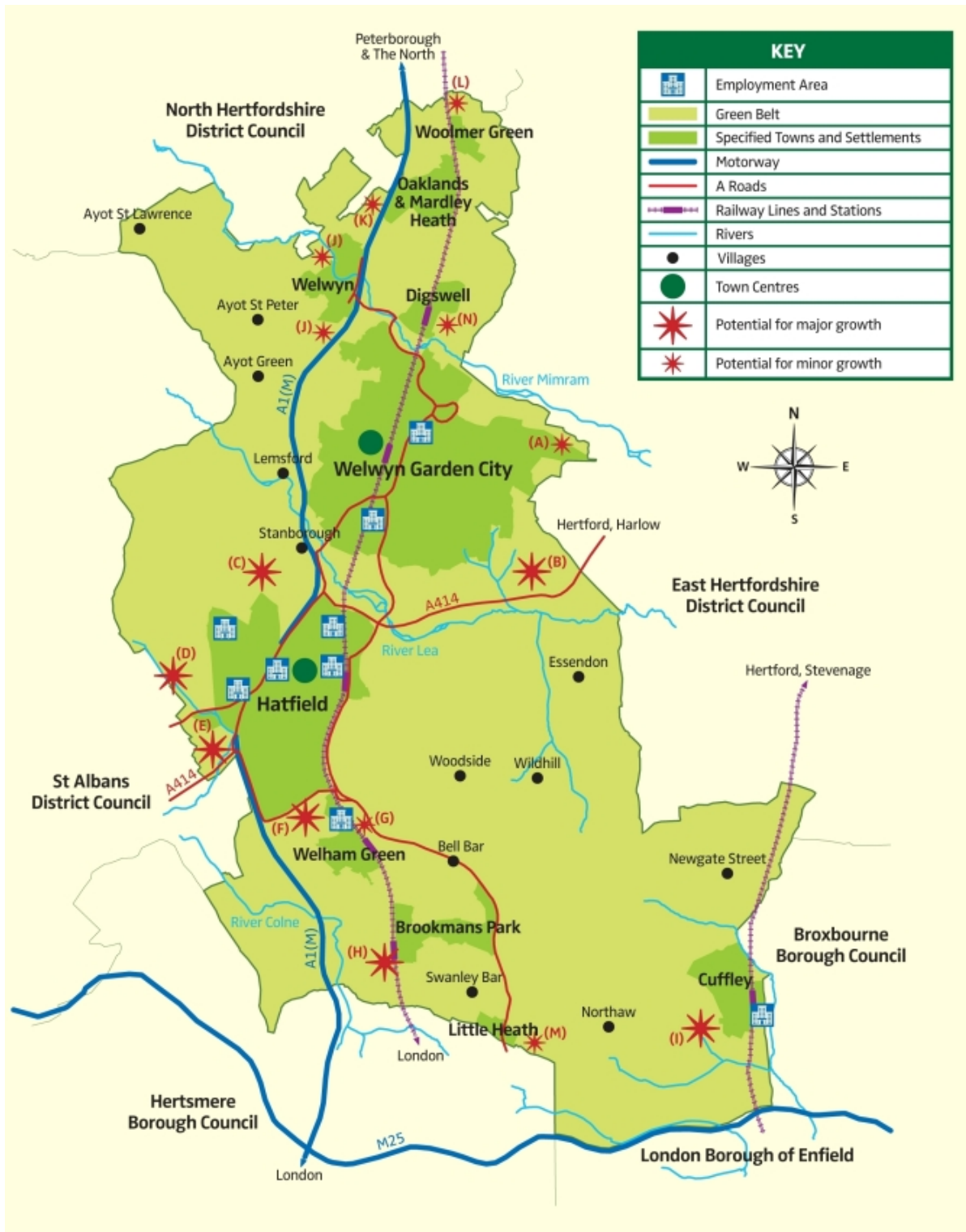


Key Diagram



Providing for Growth

6.245 However, should the options for either proportionate growth across the borough or concentrated growth around Hatfield and Welwyn Garden City, prove to be undeliverable, or cumulatively fail to meet our minimum housing requirements, the early indications from the Strategic Housing Land Availability Assessment are that potential exists for development to take place in the following broad locations.

PG39-PG46

Options

Would you support housing development in any of the following broad locations, should the major expansion of our large villages be considered necessary and appropriate? (Please rank 1 to 8, with 1 representing the broad location you would support the most and 8 representing the broad location you would support the least).

Possible broad directions of growth (not sites)	Brief Description and potential constraints
G) PG39 East of Welham Green	Land to the east of Welham Green. Depending on the density of development, the area has the potential to accommodate in the region of 600 to 900 new homes. Severed from the village by the railway line but close to the railway station. There is a designated wildlife site.
H) PG40 West and south of Brookmans Park	Land to the west of Brookmans Park. Depending on the density of development, the area has the potential to accommodate in the region of 2,600 to 3,900 new homes. Lies within the Watling Chase Community Forest. The railway severs much of this area from the existing village. There are designated Wildlife sites. Few jobs in the immediate vicinity but well served rail services from Brookmans Park station.

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<p>I) PG41</p> <p>West and south-west of Cuffley</p>	<p>Depending on the density of development, the area has the potential to accommodate in the region of 1,700 to 2,500 new homes. The west side of Cuffley is remote from the village centre, Cuffley railway station and an existing employment area.</p>
<p>J) PG42</p> <p>South and north west of Welwyn</p>	<p>Land to the south, separated from Welwyn and interspersed with woodland, and land to the north west. Relies upon Rye Meads STW, which has recognised capacity constraints. Depending on the density of development, the two areas have the potential to accommodate in the region of 500 to 700 new homes.</p>
<p>K) PG43</p> <p>Oaklands and Mardley Heath</p>	<p>Land to the west of the A1(M), to the east of Danesbury Park Road. Depending on the density of development, the area has the potential to accommodate in the region of 200 to 300 new homes. Sewage treatment relies upon Rye Meads STW, which has recognised capacity constraints.</p>
<p>L) PG44</p> <p>North of Woolmer Green</p>	<p>Two areas to the north of Woolmer Green and south of Knebworth to the west of the Great North Road. Development here could result in the coalescence of Woolmer Green with Knebworth in North Herts. Depending on the density of development, the two areas have the potential to accommodate in the region of 100 to 200 new homes. Sewage treatment relies upon Rye Meads STW, which has recognised capacity constraints.</p>
<p>M) PG45</p> <p>East of Little Heath</p>	<p>Depending on the density of development, the area has the potential to accommodate in the region of 100 to 200 new homes.</p>

Providing for Growth

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Sustainability advantages	Sustainability disadvantages
<p>In reasonable proximity to schools in Brookmans Park, Hatfield (by train) and Potters Bar</p> <p>Not identified as a preferred area for mineral extraction</p>	<p>north-west associated with the Mimms Hall, and a woodland County Wildlife Sites in the centre of the growth location, and on to the north</p> <p>Land could be of high grade agricultural quality</p>
<p>I) PG41 West and south-west of Cuffley</p>	
<p>Would help to support Cuffley existing community with the scale of the location being large enough to significantly boost local demand for services, shops, etc.</p> <p>Would help to deliver affordable housing where currently there is none</p> <p>Within walking/cycling distance of Cuffley train station</p> <p>Relatively close shops and neighbourhood centre</p> <p>Relatively good bus services</p> <p>Would not require link into Rye Meads sewage treatment works so would mean no additional pressure on the associated internationally designated biodiversity site</p> <p>It is not thought that mineral resources would be affected</p> <p>Close to a primary school</p>	<p>Potential for air quality issues due to close proximity of M25 (to the south)</p> <p>Location is an area of potential overland flow for flood water – the steep topography could put downslope areas at risk of flooding</p> <p>Station is on slow line to London – commuters may drive elsewhere (e.g. Potters Bar)</p> <p>Greenhouse gas emissions unlikely to be significantly addressed</p> <p>Location is very visible so would impact on landscape character – it is also a very attractive landscape</p> <p>There are two Areas of Archaeological Significance</p> <p>A number of listed buildings could be affected by development in this location</p> <p>An SSSI, a Local Nature Reserve and a number of County Wildlife Sites lie either within or in close proximity to the growth location, and may well be adversely affected</p> <p>Wormley Wood internationally designated nature conservation site could be sensitive to increased recreation and air pollution</p>

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Providing for Growth

Sustainability advantages	Sustainability disadvantages
	<p>Several watercourses go through the site, which could be affected by run-off from development, subject to sustainable drainage systems</p> <p>Potentially high grade agricultural land would be lost to development</p> <p>Access to high level educational establishments relatively poor</p>
J) PG42 South and north-west of Welwyn	
<p>Would contribute to meeting the borough's overall affordable housing need</p> <p>Would help to support Welwyn's existing community and services</p> <p>On right side of A1(M) to link into Welwyn</p> <p>Good access to the countryside and Sherrardspark Wood via B197</p> <p>Neither location if flood risk zone</p> <p>There is potential for bus links into Welwyn Garden City</p> <p>May provide a small amount of increased support for Welwyn Garden City town centre</p> <p>Close access to schools in Welwyn and relatively close to schools in Welwyn Garden City (plus private school east of A1(M))</p> <p>Not identified as a preferred area for mineral extraction</p>	<p>Proximity to A1(M) could lead to air pollution and effects on health</p> <p>Segregated from Welwyn Garden City by A1(M)</p> <p>Development could lead to run-off issues, subject to sustainable drainage systems, but scale of development potential not large</p> <p>Welwyn North station at limits of walking distance and A1(M) could act as a disincentive</p> <p>Could lead to increased commuting and traffic on A1(M), with impacts on greenhouse gas emissions, air pollution, noise, etc.</p> <p>The north-west location lies partially in an Area of Archaeological Significance and a number of listed buildings</p> <p>The south location lies partially within or adjacent to an Area of Archaeological Significance</p> <p>Both locations are close to locally designated wildlife sites with Sherrardspark Wood near to the south location although separated by the A1(M)</p>