

APPENDIX C

Land west of Brookmans Park Railway Station HS22 / BrP4

The assessment of HS22/BrP4, as submitted to the Secretary of State for Examination in May 2017, is presented on page 454 of Annex 1 of the 2016 SA Report. An updated assessment of this site was included on page 78 of Appendix C of the 2020 SA Addendum. The assessment below updates the assessment from the 2020 SA Addendum to take into account an adjusted site boundary and resulting additional dwelling capacity.

Site – Land west and south of Brookmans Park Railway Station	HS22 / BrP4	Potential Capacity	560 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: <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. 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>	SP 1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities. SADM 31 - Mitigate noise pollution from the railway Realignment of Station Road will be required to provide safe access to the site.
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 southern part 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.	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 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
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	0	Open Space: The site is not located within existing	Not required SP 13: Infrastructure

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
enhance open space and landscape character, retaining local distinctiveness?		open space and therefore for this specific issue, this site is assumed to have a negligible effect on open space.	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 moderate-high landscape sensitivity area. Therefore a significant negative effect with uncertainty is expected.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. 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
	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	-	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	Policy SP 11: Protection and enhancement of critical environmental assets- protect the

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
productive agricultural land and maximise the sustainable use of previously developed land		negative impact on preserving soil quality.	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 560 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 560 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 560 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?	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

The Meadway HS27/ Cuf1

The assessment of HS27/Cuf1, as submitted to the Secretary of State for Examination in May 2017, is presented on page 496 of Annex 1 of the 2016 SA Report. An updated assessment of this site was included on page 102 of Appendix C of the 2020 SA Addendum. The assessment below updates the assessment from the 2020 SA Addendum to take into account an increased dwelling capacity.

Site – The Meadway	HS27/Cuf1	Potential Capacity	60 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: 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. 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.	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.
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

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			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 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.	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 60 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 60 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 60 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 (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

Symondshyde SDS6 / Hat15 (+A+B+D/E)

The assessment of SDS6/Hat15, as submitted to the Secretary of State for Examination in May 2017, is presented on page 534 of Annex 1 of the 2016 SA Report. An updated assessment of this site was included on page 118 of Appendix C of the 2020 SA Addendum. The assessment below updates the assessment from the 2020 SA Addendum to take into account an adjusted site boundary and resulting increased dwelling capacity.

Site - Symondshyde	SDS6 / Hat15 (+A+B+D/E)	Potential Capacity	1,640 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? 1.2 ...lead to improved health for all?	+	The site is within a straight line walking distance of several types of community facility including: - 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. 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. SP24 -requires proposals to include community facilities including a new school, leisure facilities and a small neighbourhood centre.
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 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 lies partly within an area assessed as having moderate - high landscape sensitivity and therefore could have a significant negative effect with uncertainty on landscape character. Around half of the site lies within an area of low-moderate landscape sensitivity.	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. 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.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	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 294m 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 250m of Benstead's Wood, Wet Grove, and within 500m of Fletcher's Wick and Furzefield 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 part of the eastern area designated Grade 2 agricultural land (less than 25% of the site). 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 1,640 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 1,640 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 1,640 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	Not required but SP1 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)
		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?	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

Symondshyde SDS6 / Hat15 (+d/e)

The assessment of SDS6/Hat15, as submitted to the Secretary of State for Examination in May 2017, is presented on page 534 of Annex 1 of the 2016 SA Report. An updated assessment of this site was included on page 118 of Appendix C of the 2020 SA Addendum. The assessment below updates the assessment from the 2020 SA Addendum to take into account an adjusted site boundary and resulting increased dwelling capacity.

Site - Symondshyde	SDS6 / Hat15	Potential Capacity	1,500 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? 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: 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. 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. SP24 -requires proposals to include community facilities including a new school, leisure facilities and a small neighbourhood centre.
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 lies partly in an area assessed as having moderate - high landscape sensitivity and therefore could have a significant negative effect with uncertainty on landscape character. Around two thirds of the site lies within an area of low-moderate landscape sensitivity.	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. 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.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	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 Furzeffield 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 part of the eastern area designated Grade 2 agricultural land (less than 25% of the site). 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 1,500 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 1,500 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 1,500 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	Not required but SP1 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)
		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?	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

East of Potters Bar PB1

The 2016 SA Report did not include an assessment of PB1, as it had not been identified as a reasonable alternative at that time. An assessment of this site was included on page 143 of Appendix B of the 2020 SA Addendum. At the time of this assessment a much larger area was considered, as it was not known where within the landholding development would take place. The assessment below updates the assessment from the 2020 SA Addendum to take into account an adjusted site boundary and an increased dwelling capacity.

Site – East of Potters Bar	PB1	Potential Capacity	600-700	Policy	General Development Management Policies
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SA Objectives	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: Northaw Village Hall, Public House 'The Sun Inn' and Public House 'Two Brewers', Northaw Playing Fields, Northaw CofE Primary School, Northaw Montessori Nursery School, Northaw JMI School, Little Heath Parish Hall, Little Heath 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	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 needed 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 in Potters Bar. A significant positive effect is therefore expected.	
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, in Potters Bar. A significant positive effect is therefore expected.	
4.4 Protect and enhance open space and	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	Not required, but SP 13: Infrastructure Delivery- Developers will be required to

SA Objectives	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
landscape character, retaining local distinctiveness?		space.	contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.
	--?	Landscape character: The site is classified as having a moderate-high sensitivity; 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 greenfield 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 (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-1000m of Northaw Conservation Area and four 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?	--	Development would result in the loss of Chequers Mead House Meadows and Ponds LWS. It also surrounds Five Acre Wood LWS and is adjacent to Fir and Pond Woods Nature Reserve. The site is also within 250m of three other LWSs. In addition, the site is made up of entirely greenfield land which could result in the loss of undesignated biodiversity interests 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 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 almost entirely 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?	+	Amount of housing: The site provides capacity for up to 600-700 homes which is between 1 and 5% of the Borough's housing target (around 16,000) 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 capacity for up to 600-700 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 600-700 homes and therefore it is	Not Required.

SA Objectives	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		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.	
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 Welwyn Garden City or Hatfield 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.