

Sustainability Appraisal of Welwyn Hatfield Local Plan Main Modifications

Final report

Prepared by LUC
November 2022



Sustainability Appraisal of Welwyn Hatfield Local Plan
Main Modifications

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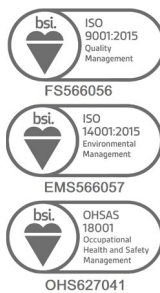
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Chapter 1

Introduction

1.1 Welwyn Hatfield Borough Council (WHBC) commissioned LUC in 2008 to undertake a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of its Local Plan.

1.2 The function of this Main Modifications SA Addendum is to consider whether the proposed Main Modifications to the Local Plan are likely to result in a change to any of the SA effects previously recorded, and to carry out additional appraisal work, where necessary as a result of the Main Modifications.

Background to the SA

1.3 An SA Report was prepared by LUC in conjunction with Welwyn Hatfield Borough Council ('the Council') as part of the integrated SA and SEA of the Welwyn Hatfield Proposed Submission Local Plan 2016. The version of the SA submitted alongside the Local Plan for Examination was the Welwyn Hatfield Proposed Submission Local Plan 2016 Sustainability Appraisal (August 2016) (submission document SUB/3). An Errata Sheet (submission document SUB/7) was published in April 2017 to correct some minor errors in the SA Report.

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

1.5 An SA Addendum (revised following January cabinet meeting) (examination document EX200) was prepared in February 2020, which included:

- An assessment of additional reasonable alternative site options identified through the 2019 call for sites.
- An assessment of alternative strategic options for growth, identified by the Council.
- A summary of the implications of updates to the evidence base (Green Belt Study, Landscape Sensitivity Assessment and Strategic Flood Risk Assessment) on the existing Local Plan allocated sites and their reasonable alternatives in terms of SA.
- A summary of how the proposed changes to the Local Plan would affect the SA results reported in 2016.

1.6 Following the Stage 9 Hearings, the Inspector advised that the proposed Local Plan should be updated to provide for at least an additional 3,200 homes to meet the full objectively assessed housing need (FOAHN) of 15,200 homes over the plan period. In addition, one new site option was identified (Dig1: Land at 2 New Road) and one additional site option was considered to be a reasonable alternative (OMH6: Land to the east of Danesbury Park).

1.7 An additional SA Addendum was prepared in September 2021, which included:

- An assessment of two additional reasonable alternative site options.
- A summary of the implications of the updated FOAHN for site assessments presented in previous iterations of the SA.
- An assessment of two alternative strategic options for growth identified by the Council to meet the updated FOAHN.

1.8 This Main Modifications SA Addendum presents the SA of the proposed Main Modifications to the Local Plan and considers their implications for the SA findings. This document should be read in conjunction with the previous SA work listed above.

Relationship to previous SA work

1.9 The primary document for the SA of the Welwyn Hatfield Local Plan is the Welwyn Hatfield Proposed Submission Local Plan 2016 Sustainability Appraisal (August 2016) (Submission document SU3). The 2016 SA Report includes the most up to date appraisal of the vision and objectives, and of the policies, except where policy appraisals are updated in this document. The 2016 SA Report also includes the appraisal of cumulative effects. While the February 2020 and September 2021 SA Addenda commented on implications of the preferred updated spatial strategies presented in those addenda, this document takes the cumulative effects assessment presented in the 2016 SA Report to be the version to be updated.

1.10 The site appraisals included in the 2016 SA Report were largely superseded by the February 2020 SA Addendum, which presented updated assessments for a number of site options. In addition, the February 2020 SA Addendum presented the assessment of a number of new reasonable alternative sites that had been identified.

1.11 The September 2021 addendum presented an assessment of two additional sites identified (one proposed to be allocated and one reasonable alternative) and also includes the most up to date assessment of the FOAHN.

Report Contents

1.12 This Main Modifications SA Addendum is accompanied by the following appendices:

- **Appendix A** sets out where the latest appraisal of each site option for the Local Plan can be found, prior to any updates presented in this document.
- **Appendix B** presents the assumptions used when applying the SA framework to the appraisal of housing and employment sites, with the changes underlined.
- **Appendix C** provides new and updated detailed appraisal matrices for the sites and revised Policy SP14.
- **Error!** Reference source not found. provides summary tables of the likely significant effects expected for all site allocations and sites that are currently considered to be reasonable alternatives to these.
- **Appendix E** contains the Council's reasoning for the inclusion and exclusion of sites.
- **Appendix F** contains the Schedule of Main Modifications and implications for the SA.

Chapter 2

Background and Summary of the Main Modifications

2.1 This chapter provides an overview of the background to the Main Modifications and a summary of their contents.

Background to the Main Modifications

2.2 The Welwyn Hatfield Proposed Submission Local Plan (2016) was submitted for examination in May 2017 and hearing sessions of the Examination in Public commenced in September 2017. Throughout the examination, further technical work has been requested and modifications have been proposed. The examining Inspector indicated a need for modifications to the plan to increase the housing target to meet the objectively assessed need for housing.

2.3 The Proposed Submission Draft Local Plan 2016 contained a target to build 12,000 homes over the period 2013 – 2032, of which around half were on Green Belt land. During the examination, the Inspector indicated a need for modifications to the plan to increase the housing target to meet the objectively assessed need for housing (OAN), which at that point was acknowledged to be around 16,000 homes. A Call for Sites was undertaken in January 2019 and consultation on sites promoted through the Call for Sites took place in May/June 2019.

2.4 Following the release of the 2018 household projections in June 2020, the Council commissioned a review on the implications of the updated projections on its Objectively Assessed Need for housing which was published in September 2020. This was subject to consultation which was carried out by the Inspector and consequently examined at a Hearing session in February 2021.

2.5 In a series of reports issued in June 2021, the Inspector concluded that the new projections represented a meaningful change to the OAN, justifying a reduction in the target from 16,000 (800 dwellings per annum) to 15,200 (760 dwellings per annum), over the updated 2016-36 plan period.

2.6 In September 2022 the Inspector identified there is a requirement for at least 9,460 dwellings, to meet a ten-year post-adoption period beginning in April 2023. During that period, approaching 9,200 dwellings could be accommodated on sites that Welwyn Hatfield have submitted to the

Examination and which following examination, the Inspector has concluded could be made sound.

Housing need and delivery

2.7 As referenced above, the Local Plan Examination identified a housing need of 15,200 dwellings between 2016 and 2036. The Local Plan seeks to deliver 13,392 dwellings over the plan period 2016-2036, which involves the delivery of 3,344 dwellings prior to the Plan's adoption, 9,209 dwellings in the first ten years of the Plan (2023/24 to 2032/33) and 839 dwellings in the following three years of the Plan (2033/34 to 2035/36).

2.8 The 3,344 dwellings to be delivered prior to the Plan's adoption comprise 2,731 dwellings that have already been delivered between 2016/17 and 2021/2022, and 613 dwellings that are expected to be delivered in 2022/23.

2.9 Whilst this results in a shortfall of 1,808 dwellings, an early review of the Plan within five years from its adoption will consider additional sites to be allocated to meet the remaining requirement from year 11, and will provide an opportunity to examine the Plan's performance to date. The review will be undertaken in the context of housing need, national policy, and other relevant circumstances at the time.

Summary of the Main Modifications

2.10 Main Modifications have been prepared that would result in a plan that identifies opportunities on specific sites in and around the towns and excluded villages to facilitate the delivery of 9,209 dwellings between 2023/24 and 2032/33 and 13,392 dwellings over the plan period 2016-36.

2.11 The identified housing supply as set out in the Main Modifications includes additional housing sites in both the urban areas and villages, as well as revised site capacities on sites included with the Proposed Submission Draft Local Plan (2016).

2.12 Additional sites allocated in the Plan through Main Modifications comprise:

- SDS3 (Pea102): Bio Park, Broadwater Rd;
- HS12 (Han40a): Town Centre North- Campus East;
- HS31 (Pea104): YMCA, 90 Peartree Lane;
- HS34 (Hol23): Neighbourhood Centre, Hollybush Lane;
- HS38 (HC11): Meridian House, The Common;
- HS39 (HE17): Link Drive (Site F);
- HS40 (HC08): Lemsford Road (Site H);
- HS41 (HSW92): Minster Close;

- HS42 (HSW94): College Lane;
- HS43 (WE100): 51-53 London Road;
- HS44 (WeG1): 51 Welham Manor;
- HS44 (WeG3a): Land South of Wel Manor;
- HS46 (WeG10): Dixons Hill Road; and
- HS47 (LHe4/5): Part of Studlands/Videne.

2.13 The proposed new village at Symondshyde to the north-west of Hatfield has been deleted from the Plan having been found unsound by the Local Plan Inspector. However, the overall spatial strategy remains as set out in the Submission Local Plan - development is still planned to be focused in and around the towns of Welwyn Garden City and Hatfield, followed by development at the excluded villages of a more limited scale

2.14 Other sites deleted from the Submission Draft Local Plan for soundness reasons comprise:

- HS7 (Hal02): Land at Waterside;
- HS24 (BrP7): Land south of Hawkshead Road;
- HS31 (No10): Land west of St Martin de Porres Catholic Church, Church Close;
- HS34 (GTLAA09): Land opposite Hatfield Avenue, Coopers Green Lane; and
- SDS6 (Hat15): Symondshyde New Village.

2.15 The site proposed to be allocated in the September 2021 addendum (Dig1) is no longer proposed to be allocated and is also not considered a reasonable alternative, as there is no evidence to suggest that access to the site is achievable.

2.16 The Main Modifications also include proposed changes to provide clarity, strengthen Local Plan policies and incorporate additional mitigation of effects identified in the SA.

Chapter 3

Methodology

3.1 The approach to assessing the SA implications of the proposed main modifications firstly involved screening each proposed main modification set out in the Schedule of Main Modifications to determine whether it would result in any change to the likely effects recorded in previous iterations of the SA. The results of this screening are presented in **Appendix F** which constitutes a modified version of the Schedule of Main Modifications with a column setting out the implications for the SA.

3.2 Where potential for changes to SA findings were identified, these have been assessed in line 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.

3.3 The 2020 SA Addendum updated the assumptions to guide site appraisals slightly to account for updated landscape and Green Belt evidence, as well as an updated housing number (Appendix A of the 2020 SA Addendum). In the 2021 SA Addendum, the majority of the assumptions remain as presented in the 2020 SA Addendum with the exception of the assumptions for SA objective 5.1 (meeting needs for housing), which was updated to reflect an updated housing target.

3.4 The SA framework and assumptions for assessing site allocation options are presented in Error! Reference source not found.. With regard to the site assessment criteria for housing sites, the assumptions for SA objective 5.1 (housing) have been updated to reflect the fact that the threshold for providing a mix of housing tenure, type and size as outlined in Policy SP7 has changed from 11 dwellings to 10 dwellings. With regard to the site assessment criteria for employment sites, the assumptions for SA objective 6.1 (business and employment) have been updated, as there has been a change to the overall employment need for the Borough, from 138,000 sqm to 85,268 sqm. The SA uses colour-coded scores to indicate the performance of each site option and growth option against each SA objective. **Figure 3.1** shows how these scores were applied to the appraisals.

Figure 3.1: 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 4

Appraisal of Main Modifications

Overview

4.1 This chapter summarises the findings of the SA of the Main Modifications. **Appendix F** considers each of the main modifications in turn and whether they would likely have implications for the SA findings reported in the previous SA documents (see **Relationship to Previous SA Work in Chapter 1**). As set out in **Appendix F**, in many cases, the modifications do not alter the overall intention of the policy, therefore there are no implications for the SA findings. In many other cases, by strengthening the policy, the modifications add to the positive effects already identified for the relevant SA objectives, but the change is not of a magnitude that will affect the overall SA findings.

4.2 With regard to the spatial strategy, the Local Plan (as proposed to be amended) no longer allocates the new village of Symondshyde, as it was found to be unsound. However, the overall spatial strategy remains as set out in the Submission Local Plan - development is still planned to be focused in and around the towns of Welwyn Garden City and Hatfield, followed by development at the excluded villages of a more limited scale.

4.3 Where modifications are expected to lead to more substantial changes to the SA findings, namely where this relates to a new policy or new site allocation, a new appraisal matrix has been prepared. In this Main Modifications SA Addendum, three matrices have been produced as a result of sites being merged to form one single allocation, as follows:

- SDS3 – Table C.1 provides an assessment of Pea102, Pea02b and Pea02c as combined.
- HS16 – Table C.2 provides an assessment of OMH5 and OMH8 as combined.
- HS44 – Table C.3 provides an assessment of WeG1 and WeG3a as combined.

4.4 An additional appraisal matrix has also been produced for SDS1 (WGC4), which includes an assessment of site WGC4a. These updated appraisals are presented in **Appendix C**.

4.5 **Appendices A and B** summarise the allocations, reasonable alternatives and the likely sustainability effects of

these. The locations of these sites are shown in **Figures 4.1 and 4.2** and listed here:

Welwyn Garden City

- SDS2 (Pea102): Bio Park, Broadwater Rd;
- HS12 (Han40a): Town Centre North- Campus East;
- HS31 (Pea104): YMCA, 90 Peartree Lane; and
- HS34 (Hol23): Neighbourhood Centre, Hollybush Lane.

Hatfield

- HS38 (HC11): Meridian House, The Common;
- HS39 (HE17): Link Drive (Site F);
- HS40 (HC08): Lemsford Road (Site H);
- HS41 (HSW92): Minster Close; and
- HS42 (HSW94): College Lane.

Woolmer Green

- HS43 (WE100): 51-53 London Road.

Welham Green

- HS44 (WeG1): 51 Welham Manor;
- HS44 (WeG3a): Land South of Wel Manor; and
- HS46 (WeG10): Dixons Hill Road.

Little Heath

- HS47 (LHe4/5): Part of Studlands/Videne.

4.6 As mentioned in **Chapter 3**, the assumptions for SA objective 5.1 (housing) have been updated. This has resulted in the following changes to sites appraised in the SA:

- Allocated site WeG1 (Welham Manor House) is now expected to have a significant positive effect in relation to SA objective 5.1 (affordable housing) instead of a negligible effect, as it is now above the threshold for provision of affordable dwellings.
- Allocated site HS23/BrP14 (Land east of Golf Club Road) is now expected to have a significant positive effect in relation to SA objective 5.1 (affordable housing) instead of a negligible effect.
- Reasonable alternative site option Nor13 (Land at Park Farm) is now expected to have a significant positive effect in relation to SA objective 5.1 (affordable housing) instead of a negligible effect.
- Reasonable alternative site option Nor13a (Land at Park Farm) is now expected to have a significant positive effect in relation to SA objective 5.1 (affordable housing) instead of a negligible effect.

4.7 The assumptions for SA objective 6.1 (business and employment) have also been updated but not resulted in any changes to the effects previously recorded for any of the site options. As such, the SA findings remain broadly the same.

Cumulative Effects

4.8 This section considers whether the Main Modifications have any implications for the cumulative effects of the Local Plan.

4.9 The Local Plan (as proposed to be amended) allocates around 1,400 additional new homes when compared with the Proposed Submission Local Plan (2016). This increases the total housing provision from around 12,000 to 13,392 homes over the revised plan period. 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 generally considered to **remain valid**.

4.10 The 2020 SA Addendum amended the cumulative effects on SA objective 5.1 (housing) to a minor positive effect because while the proposed amendments will deliver a substantial amount of housing, this will fall short of the housing need by around 1,800 homes. It is noted that an early review of the Plan within five years from its adoption will consider additional sites to be allocated to meet the remaining requirement from year 11. Nevertheless, the effect is considered to remain minor positive.

Mitigation and Recommendations

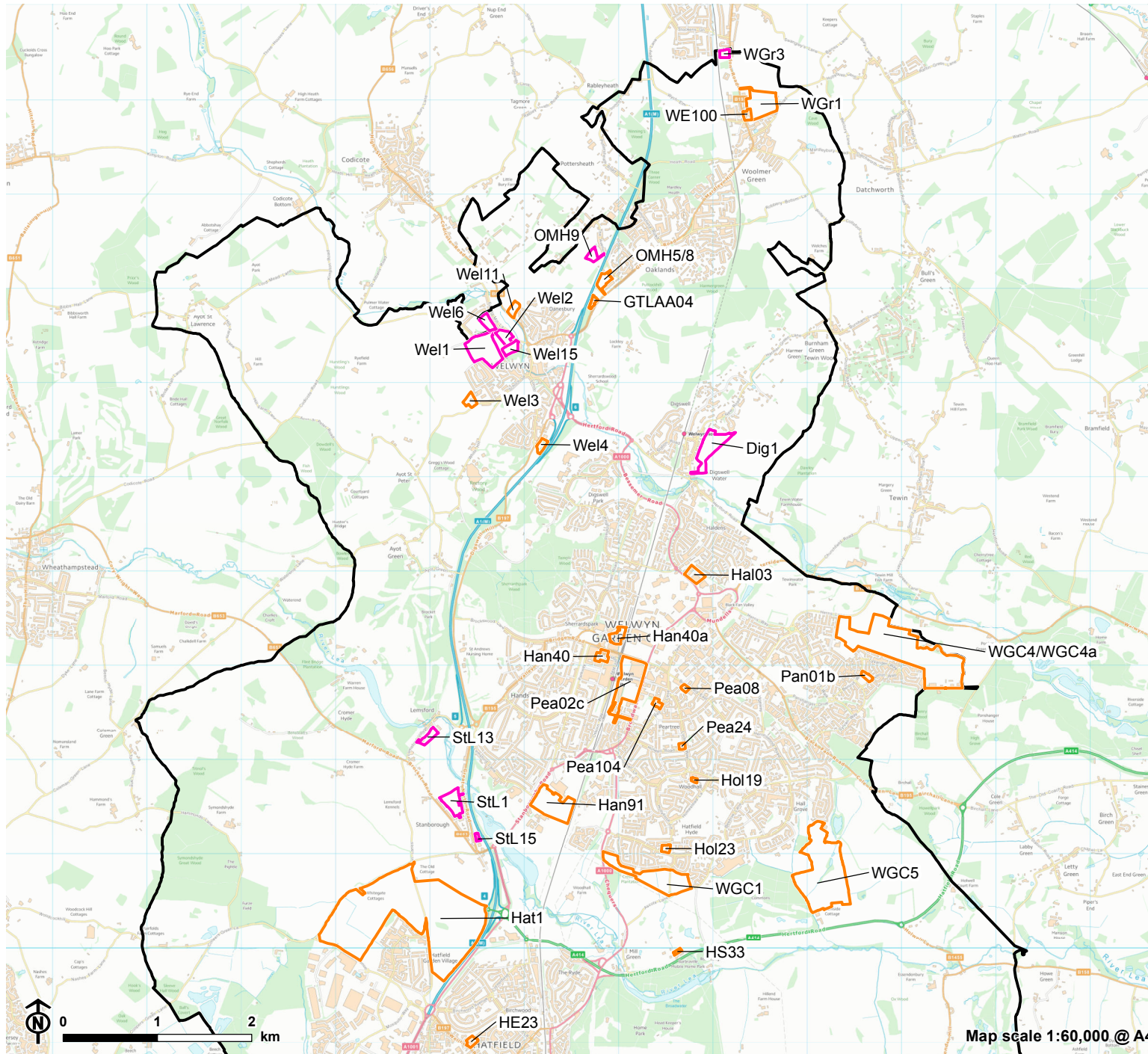
4.11 This section considers whether the Main Modifications have any implications for the mitigation measures and the proposed monitoring framework set out in Chapter 7 of the 2016 SA Report.

4.12 The Main Modifications include the provision of additional site-specific mitigation measures. Policy changes are also proposed to increase clarity, and to strengthen protection of environmental and heritage assets. These positive changes should strengthen the Plan's performance against sustainability objectives.

4.13 Those policies previously recognised as providing mitigation for the negative effects identified continue to provide such mitigation.

4.14 The monitoring framework and indicators previously considered remain valid.

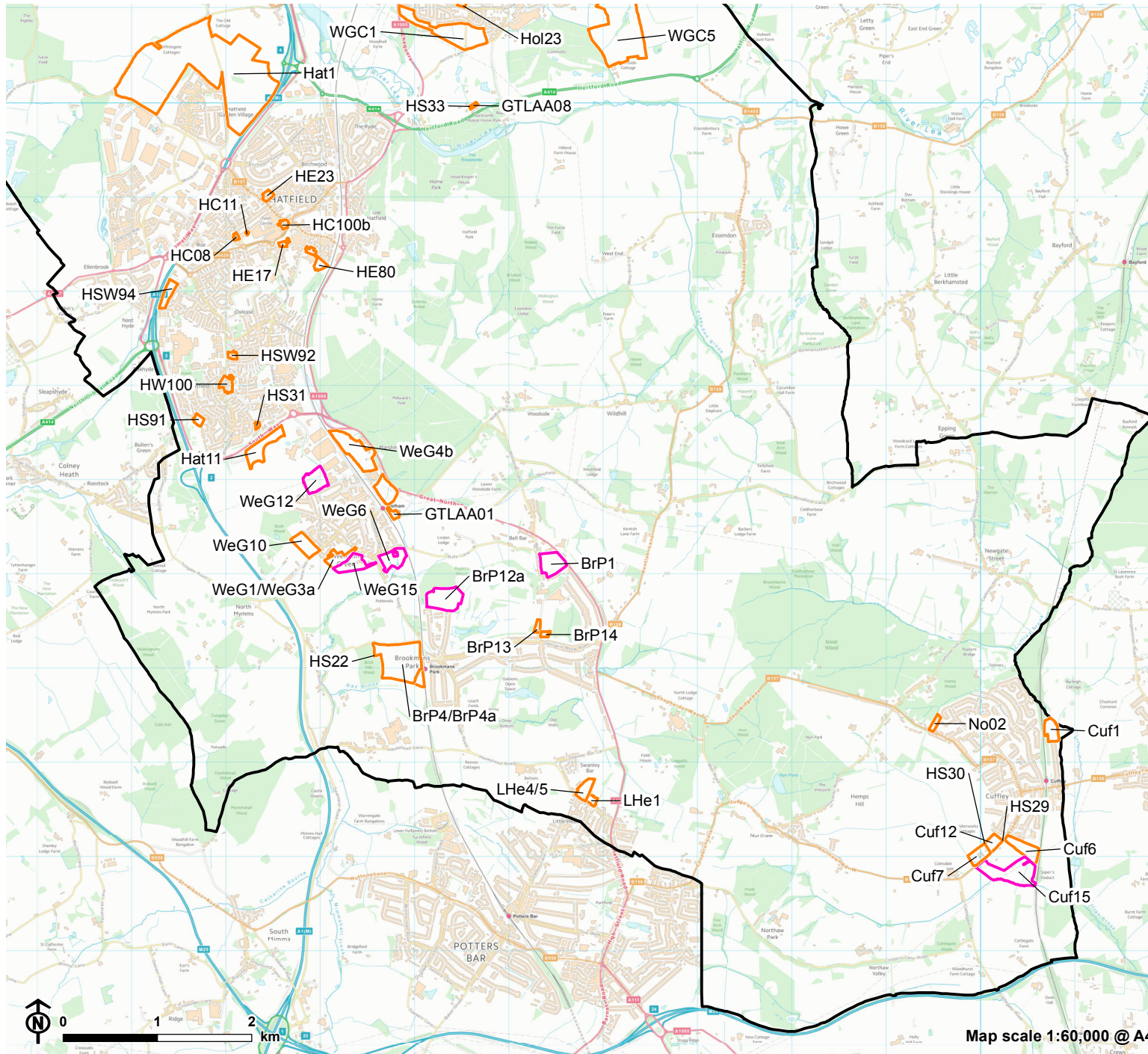
Figure 4.1 Site allocations and reasonable alternatives (North)






- Welwyn Hatfield Borough boundary
- Allocated site
- Reasonable alternative site



Figure 4.2: Site allocations and reasonable alternatives (South)



-  Welwyn Hatfield Borough boundary
-  Allocated site
-  Reasonable alternative site

Chapter 5

Summary and Next Steps

5.1 This document presents an Addendum to the Sustainability Appraisal of the Proposed Submission Local Plan (2016), Errata Sheet, 2020 and 2021 Addenda. It considers the implications of the proposed main modifications for the SA and presents new assessments, where necessary.

5.2 The overall, cumulative effects of the Welwyn Hatfield Local Plan remain unchanged, and those policies previously recognised as providing mitigation for the negative effects identified continue to provide such mitigation.

5.3 Overall, whilst these are some changes to the SA findings, the overall intention of and strategy for the Welwyn Hatfield Local Plan is the same, and therefore the overall sustainability of the Local Plan is not considered to be changed by the Main Modifications.

5.4 This document will be published for consultation alongside the schedule of Main Modifications. All responses will be considered by the Inspector, before they finalise the Examination report.

LUC

November 2022

Appendix A

Audit trail of SA assessments to date

A.1 This Appendix shows where the most recent version of the SA Appraisal is for each site option, prior to any updates made in this document. As such the table below demonstrates which previous appraisals have been updated in this document.

A.2 The sites highlighted in yellow are the ones that have been merged.

Table A.1: Audit trail of the most recent SA assessment of site options

Settlement	HELAA reference	Submitted Draft Local Plan reference	Updated Local Plan (Main Mods) reference	Site name	Document containing most recent version
Allocated sites					
Welwyn Garden City	Pea02b	SDS3	SDS3	Broadwater Road West SPD Site	2016 SA Report
	WGC5	SDS2	SDS2	South east of Welwyn Garden City	February 2020 SA Addendum
	WGC4/4a	SDS1	SDS1	North east of Welwyn Garden City	WGC4 – 2016 SA Report WGC4a – Updated appraisal note November 2020
	WGC1	HS2	HS2	Creswick	February 2020 SA Addendum
	Han91	HS6	HS6	Land at Gosling Sports Park, Stanborough Road	2016 SA Report
	Pea02c	SDS4	SDS3	Broadwater Road West SPD Site (West) - Pall Mall	2016 SA Report
	Hal03	HS4	HS4	Ratcliff Tail Lift Site, Bessemer Road	2016 SA Report
	Han40	MUS1	HS7	Welwyn Garden City Town Centre North SPD Site	2016 SA Report
	Pea08	HS3	HS3	80 Bridge Road East	2016 SA Report
	Pea24	HS8	HS8	St Michaels House, Holwell Road	2016 SA Report
	Hol19	HS5	HS5	Hyde Valley House, Hyde Valley	2016 SA Report

Settlement	HELAA reference	Submitted Draft Local Plan reference	Updated Local Plan (Main Mods) reference	Site name	Document containing most recent version
	Pea102		SDS3	Bio Park, Broadwater Road	February 2020 SA Addendum
	Han40a		HS12	Town Centre North- Campus	February 2020 SA Addendum
	Pea104		HS31	YMCA, 90 Peartree Lane	February 2020 SA Addendum
	Hol23		HS34	Neighbourhood Centre, Hollybush Lane	February 2020 SA Addendum
Hatfield	Hat1	SDS5	SDS5	North West Hatfield	February 2020 SA Addendum
	Hat11 ¹	HS11	HS11	Land at Southway	February 2020 SA Addendum
	HW100	MUS3	HS37	High view (Hilltop) SPD Site	2016 SA Report
	HC100b	MUS2	HS36	1-9 Town Centre	2016 SA Report
	HE23	HS14	HS14	L Kahn Manufacturing, Wellfield Road	2016 SA Report
	HS91	HS13	HS13	Land south of Filbert Close	2016 SA Report
	HS31	HS10	HS10	Garages at Hollyfield	2016 SA Report
	HE80	HS9	HS9	Land at Onslow St Audrey's School, Howe Dell	2016 SA Report
	HC11		HS38	Meridian House, The Common	February 2020 SA Addendum
	HE17		HS39	Link Drive (Site F)	February 2020 SA Addendum
	HC08		HS40	Lemsford Road (Site H)	February 2020 SA Addendum
	HSW92		HS41	Minster Close	February 2020 SA Addendum
	HSW94		HS42	College Lane	February 2020 SA Addendum
Woolmer Green	WGr1	HS15	HS15	Land east of London Road	February 2020 SA Addendum

¹ Note that site Hat11 is allocated for residential use, but was also assessed for both employment use and as a mixed use site.

Settlement	HELAA reference	Submitted Draft Local Plan reference	Updated Local Plan (Main Mods) reference	Site name	Document containing most recent version
	WE100		HS43	Marshalls	February 2020 SA Addendum
Oaklands and Mardley Heath	OMH5	HS17	HS16	Land rear of 2a-12 Great North Road	February 2020 SA Addendum
	GTLAA04	HS32	HS32	SG - Four Oaks, Great North Road	February 2020 SA Addendum
	OMH8	HS16	HS16	2 Great North Road	February 2020 SA Addendum
Welwyn	Wel4	HS19	HS19	Sandyhurst, The Bypass	February 2020 SA Addendum
	Wel11	HS18	HS18	The Vineyards	February 2020 SA Addendum
	Wel3	HS20	HS20	School Lane	February 2020 SA Addendum
Welham Green	WeG1		HS44	51 Welham Manor	February 2020 SA Addendum
	WeG3a		HS44	Land South of Welham Manor	February 2020 SA Addendum
	WeG10		HS46	Dixons Hill Road	February 2020 SA Addendum
	WeG4b	SDS7	SDS7	Marshmoor	February 2020 SA Addendum
	GTLAA01	HS35	HS35	Foxes Lane, Dixons Hill Road	February 2020 SA Addendum
Brookmans Park	BrP13	HS21	HS21	Land west of Golf Club Road	February 2020 SA Addendum
	BrP4/4a	HS22	HS22	Land west of Brookmans Park Railway Station	February 2020 SA Addendum
	BrP14	HS23	HS23	Land east of Golf Club Road	February 2020 SA Addendum
Little Heath	LHe1	HS25	HS25	Land north of Hawkshead Road	February 2020 SA Addendum
	LHe4/5		HS47	Part of Studlands/Videne, Hawkshead Road	February 2020 SA Addendum
Cuffley	Cuf6	HS28	HS28	Land south of Northaw Road East	February 2020 SA Addendum

Settlement	HELAA reference	Submitted Draft Local Plan reference	Updated Local Plan (Main Mods) reference	Site name	Document containing most recent version
	Cuf1	HS27	HS27	Land at The Meadway	February 2020 SA Addendum
	No02	HS26	HS26	36 The Ridgeway and land to the rear	2016 SA Report
	Cuf12	HS29	HS29	Land North of Northaw Road East	February 2020 SA Addendum
	Cuf7	HS30	HS30	Wells Farm, Northaw Road East	February 2020 SA Addendum
Reasonable alternative sites					
Welwyn Garden City	Pea107			B&Q Swallowfields	February 2020 SA Addendum
	Pan01b	HS1	HS1	Land between Bericot Way and Waterbeach	2016 SA Report
	WGC4 and WGC7 (scenario 2)	SDS1		North East of Welwyn Garden City	2016 SA Report
Brookmans Park	BrP5			Land west of Brookmans Park	February 2020 SA Addendum
	BrP1			Upper Bell Lane Farm	February 2020 SA Addendum
	BrP6			Land at Bluebridge Road, Brookmans Park	February 2020 SA Addendum
	StL152 (Scenario 1)			Peplins Wood	February 2020 SA Addendum
	BrP12a (Scenario 2)			Peplins Wood	February 2020 SA Addendum
Cuffley	Cuf15			South East of King George V Playing Fields	February 2020 SA Addendum
	Cuf12a			Land at Northaw Road East	February 2020 SA Addendum
	Cuf5			Land West at Northaw Road East	February 2020 SA Addendum
	Cuf10			North west of Cuffley Hills Farm	February 2020 SA Addendum

Settlement	HELAA reference	Submitted Draft Local Plan reference	Updated Local Plan (Main Mods) reference	Site name	Document containing most recent version
Digswell	Dig1			Land east of New Road	September 2021 SA Addendum
Hatfield	Hat20			Angerland Common (South)	February 2020 SA Addendum
	Hat19 (Scenario 1)	HS13		Land west of Bramble Way (Road)	February 2020 SA Addendum
Little Heath	LHe5			Videne, Hawkshead Road	February 2020 SA Addendum
	LHe3			Land South of Hawkshead Road	February 2020 SA Addendum
	LHe4			Studlands, Hawkshead Road	February 2020 SA Addendum
Lemsford	StL16			Land Adjacent to Lemsford School	February 2020 SA Addendum
	StL13			Land at Roebuck Farm	February 2020 SA Addendum
Northaw	Nor13			Land at Park Farm	February 2020 SA Addendum
	Nor13a			Land at Park Farm	February 2020 SA Addendum
Newgate Street	NS1			Land adjoining Tolmers Park	February 2020 SA Addendum
	NS3a			Tolmers Park Farm	February 2020 SA Addendum
	NS3b			Tolmenrs Park Farm	February 2020 SA Addendum
	NS3c			Tolmers Park Farm	February 2020 SA Addendum
Oaklands and Mardley Heath	OMH9			Land to the rear of 19-23 The Avenue	February 2020 SA Addendum
Potters Bar	PB1			East of Potters Bar	February 2020 SA Addendum
Stanborough	StL15			Land to the East of the Great North Road	February 2020 SA Addendum

Settlement	HELAA reference	Submitted Draft Local Plan reference	Updated Local Plan (Main Mods) reference	Site name	Document containing most recent version
	StL1			Land North of New Road	February 2020 SA Addendum
	StL3			Land adjacent to the holding	February 2020 SA Addendum
Swanley Bar	SB1a			Land South of Swanley Bar Lane	February 2020 SA Addendum
	SB1b			Land South of Swanley Bar Lane	February 2020 SA Addendum
	SB1			Land South of Swanley Bar Lane	February 2020 SA Addendum
Welwyn	Wel16			South of School Lane	February 2020 SA Addendum
	Wel6			Land at Kimpton Road	February 2020 SA Addendum
	Wel14b			Land north of College Land, Linces Farm	February 2020 SA Addendum
	Wel15			Fulling Mill Lane	February 2020 SA Addendum
	Wel1			Land at Kimpton Road	February 2020 SA Addendum
	Wel2			Land adjoining Welwyn Cemetery	February 2020 SA Addendum
Welham Green	WeG3			Unit 1-3 Welham Manor	February 2020 SA Addendum
	WeG17			Land South of Dixons Hill Road	February 2020 SA Addendum
	WeG15			Potterells Farm Walham Green	February 2020 SA Addendum
	WeG4a			Land at Marshmoor	2016 SA Report
	WeG12			Pooleys Lane	February 2020 SA Addendum
	WeG6			Skimpans Farm	February 2020 SA Addendum
Woolmer Green	WGr7			Land north of Heath Road	February 2020 SA Addendum

Appendix B

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	
<p>...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)</p>	<p>Sites that are within straight line walking distance (720 m)¹ of three or more different types of the following service/facility/asset:</p> <ul style="list-style-type: none"> • GP surgery; • food/convenience store; • post office; • pharmacy; • future neighbourhood centre within strategic allocations if required by policy². <p>...and/or within 1,400 m³ of two or more of the following types of service/facility/asset:</p> <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)⁴;

¹ Adapted from target distances in Welwyn Hatfield Community Facilities Study, October 2012

² assuming the neighbourhood centre is in the centre of the broad location

³ 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.

⁴ 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' floodhazard 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 ⁵ 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.

⁵ assuming the neighbourhood centre is in the centre of the broad location

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	(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)
...avoid and reduce air pollution? (4.3)	<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 policy⁶ 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>
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	Open Space

⁶ assuming the neighbourhood centre is in the centre of the broad location

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<p>Where a significant proportion (>=25%) of an allocated site is within an existing area of open space⁷ 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 Review Stage 2 (in preparation August/September 2014) report <u>Study Stage 3 (2019)</u> 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 minor negative (-) SA effect. All other sites not within the Green Belt, or scoring 'limited/or no' <u>effect contribution</u> 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</p>

⁷ 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><u>'limited/no effect'</u> for the local purpose, where Purpose 2 applies, to avoid duplication (because the local purpose is effectively an extension of Purpose 2).</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>⁸⁸. 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 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'</p>

⁸ English Heritage. The Setting of Heritage Assets REVISION NOTE June 2012.

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	heritage assets to be brought back into use)
<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>
<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>

SA Question: Will the policy...	Assumptions for SA of Housing Sites
<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>
<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

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<p>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.</p> <ul style="list-style-type: none"> • 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>
Long-term Objective 5: Decent Housing	
<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 need of around 46,00015,200 homes (against a Full Objectively Assessed Housing Need (FOAHN) of 15,200 46,000), allocated sites that provide capacity for at least 5% of the housing target (in this instance at least 800760 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 460-899152-759 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 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 44 10 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 44 10 or more dwellings or land with an area of 0.5 ha or more should provide 30% affordable dwellings • development within Excluded Villages proposing 44 10 or more dwellings or land with an area of 0.5 ha or more should provide 35% affordable dwellings

SA Question: Will the policy...	Assumptions for SA of Housing Sites
	<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 Local Plan CS 7 requires that, subject to viability and design restrictions, development proposing 5 or more dwellings should include 30% 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>
<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>Not applicable to housing sites.</p>
<p>...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)</p>	<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>

SA Question: Will the policy...	Assumptions for SA of Housing Sites
...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>
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	<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 colleges⁹⁹), 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>

⁹ 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	
<p>...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)</p>	<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 negligible (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>
<p>...lead to improved health for all? (1.2)</p>	<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	
<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>

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 ($\geq 25\%$) 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 ($\geq 25\%$) 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 through 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>
<p>...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)</p>	<p>Open Space</p>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
	<p>Where a significant proportion ($\geq 25\%$) of an allocated site is within an existing area of open space¹⁰ 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 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 <u>Study Stage 3 (2019)</u> 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 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,</p>

¹⁰ Categories include natural green space, amenity green space, outdoor sports facilities, parks and gardens, green corridors and civic spaces (WHBC Greenspace dataset).

SA Question: Will the policy...	Assumptions for SA of Employment Sites
	<p><u>to avoid duplication (because the local purpose is effectively an extension of Purpose 2).</u></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>¹¹. 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, 'at risk' heritage assets to be brought back into use)</p>

¹¹ English Heritage. The Setting of Heritage Assets REVISION NOTE June 2012.

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<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>
<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>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<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>
<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>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
	<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>
Long-term Objective 5: Decent Housing	
<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>
Long-term objective 6: A thriving economy	
<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 <u>4,263</u> sq m, or 0.69 <u>0.43</u> 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. <u>less than 6,900 4,263</u> sq m, or 0.69 <u>0.43</u> 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>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
<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 in 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>
<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>

SA Question: Will the policy...	Assumptions for SA of Employment Sites
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	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.

Appendix C

New and updated SA appraisals

Site appraisal matrices

Table C.1: Assessment of SDS1 (WGC4 and WGC4a combined)

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 facility including:</p> <ul style="list-style-type: none"> - Within 720m: Moneyhole Lane Playing Fields, Welwyn Garden City Football and Social Club, playgrounds including Little Hardings, Panshanger Dental Practice, Moors Walk Surgery, Boots Local Pharmacy, convenience stores, post offices, and open space. There are a number of sport and recreation facilities and schools, including pre-school, primary schools and Sir Frederic Osborn Secondary School. - Within 1400m: Welwyn Garden City Industrial Area, hospitals, The Widford Sites and Amwell Common. <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>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			
<p>2.2: Ensure there is no increase in flood risk to people or property, taking into account climate change?</p>	0	<p>A negligible effect is expected for SA objective 2.2 (flood risk) as the site is located within Environment Agency's flood zone 1 (lowest risk).</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>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 4: Improving the Environment			
4.2: Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: The site is considered to have a significant positive effect in relation to SA objective 4.2 (proximity to employment and services) as it is within 1400 m of employment areas. 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: The site is considered to have a significant positive effect on SA objective 4.2 (proximity to transport services) as it is within 400m of a bus stop 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: The site is considered to have a significant positive effect in relation to SA objective 4.3 (proximity to employment and services) as it is within 1400 m of employment areas. 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: The site is considered to have a significant positive effect on SA objective 4.3 (proximity to transport services) as it is within 400m of a bus stop 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.
4.4: 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 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.	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. SP 9: Place making and high quality design - provide an appropriate amount of public open space.
	-?	The site is within areas of moderate sensitivity and therefore it is expected to	SP9: Place making and high quality design - Proposals should relate

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		have an uncertain minor negative effect on landscape character and features.	well to their surroundings, local distinctiveness, wider townscape and landscape.
	++?	The site is identified as previously developed land, therefore an uncertain significant positive effect is expected. The uncertainty relates to the appropriateness of the design of the development.	Not required.
	0	The site is not within the Green Belt and therefore it is considered to have negligible effects.	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?	--?	The site is within 500m of Tewinbury Site of Special Scientific Interest, and the development could have a significant negative effect on biodiversity. In addition, Birchall Wood Ancient Woodland is adjacent to the south eastern boundary 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.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			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 outer impact zones of a source protection zone. Development of the site may have an uncertain minor negative effect on water quality.	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 classified as non-agricultural land, but it is partially previously development land and therefore an uncertain minor positive effect is identified.	Not required.
Long-term Objective 5: Decent Housing			
5.1: Provide the right amount, type and tenure of housing to meet identified local needs?	++	The site provides for 845 dwellings, which is more than 5% of the housing target and therefore it 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.
	++	This site will provide 30% of affordable housing and therefore a significant positive effect is identified.	Not required.
	++	This site will provide 20% of 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?	?	The site is not located within an Employment Site and it is not likely to lead to a loss of employment land. 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	The site is located more than 1,400 m from Welwyn Garden City or Hatfield Town Centre and therefore it is expected to have a negligible effect on SA objective 6.3.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
6.5 Avoid sterilisation of mineral resources	0	The site is considered to have a negligible effect on mineral resources because 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 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.

Table C.2: Assessment of SDS3 (Pea102, Pea02b and Pea02C combined)

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 a residential area and several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Peartree Pharmacy and Surgery, Boots Pharmacy, Sainsburys Pharmacy, Johns and Kelynack Pharmacy, Waitrose, Sainsburys, Church Road Dental Practice, Ludwick Nursery, Holwell JMI School, Our Ladies Primary School, Parkway Nursery, Oaklands College, Welwyn Garden City Employment Site (EA1), Burrowfields Employment Site (EA2), Welwyn RFC/Handside Sports Ground, Simmons Bakers, One Stop Convenience Store and Post Office. - Within 1400m: King George V Playing Fields, Welwyn Garden City Town Centre, Swallow Dell Primary School, Peartree Primary School, Applecroft JMI School, Gosling Sports Park, Stanborough School, Creswick Primary and Nursery School, Scoop and Save, Martins Newsagents, Woodhall Dentist, Woodhall community centre, Woodhall Dentist Practice, Woodhall Library, Summerfield, Play / green spaces at Essendon Gardens, Knella Road/ Mill Green Road Junction and Shortlands Green. <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 also within 1,400m of Welwyn Garden City Train Station and within 400m of several bus stops which could encourage walking and improve the health of workers and residents.</p> <p>The site is within an area classified as the 20-40% 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 and employment opportunities.</p>	<p>Not required, but SP1: 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			

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
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 SADM14: 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 housing, employment and services: The site is considered to have a significant positive effect in relation to SA objective 4.2 as it is within 1,400m of Welwyn Garden City Town Centre and two Employment Areas. It is also within 720m of Sainsbury's, Waitrose and One Stop Convenience Store. 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: The site is considered to have a significant positive effect in relation to SA objective 4.2 as it is within 400m of bus stops on a route providing a six day a week service, and is also within 1,400m of Welwyn Garden City Railway Station.	Not required.
4.3: Avoid and reduce air pollution	++	Proximity to housing, employment and services: The site is considered to have a significant positive effect in relation to SA objective 4.2 as it is within 1,400m of Welwyn Garden City Town Centre and two Employment Areas. It is also within 720m of Sainsbury's, Waitrose and One Stop Convenience Store. 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: The site is considered to have a significant positive effect in relation to SA objective 4.2 as it is within 400m of bus stops on a route providing a six day a week service, and is also within 1,400m of Welwyn Garden City Railway Station.	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 SP13: Infrastructure Delivery requires developers to contribute to providing new green infrastructure, required as a result of their proposals. SP17: Mixed use development site at Broadwater Road West

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			requires proposals to incorporate open space.
	?	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.	<p>SP9: Place making and high quality design states that proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.</p> <p>SP17: Mixed use development site at Broadwater Road West requires proposals to establish strong connections between the site and town centre.</p> <p>Use the industrial heritage as a cue for design and use of urban design principles set out in the Broadwater Road West SPD.</p> <p>The Welwyn Garden City Town Centre North SPD and Broadwater Road West SPD give detailed guidance on matters such as design, heritage, public realm, access and movement, as well as sustainability issues.</p>
	++?	Previously developed land: The 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. The uncertainty relates to the appropriateness of the design of the development.	Not required.
	0	Retaining local distinctiveness: The 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). The site is not within the Green Belt. Overall, 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. 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	--?/++?	This site forms part of a comprehensive redevelopment of the area which is supported by the masterplan and design guidance set out in the Broadwater West SPD. It includes the re-use of the Listed Building on site (Nabisco Shredded Wheat Factory) and 1 to 4 Office Block to Roche	SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
cultural assets, and their settings?		<p>Products Factory, the Listed Building which lies to the south within the wider industrial area.</p> <p>The SPD supports proposals which incorporate the <i>"Listed Buildings as landmarks in the overall structure of development and the building heights of all blocks should have regard to the setting of these buildings. The silos, in particular, should stand out as the main landmark on the skyline and therefore no new development should adversely affect this role"</i>. Therefore, while not at risk, the development of this site could secure the future of the Listed Buildings through re-use and considerate design which is sensitive to its setting, which would result in a significant positive effect.</p> <p>In addition to Listed Buildings, the site is also within 250m of an area of archaeological significance and the Welwyn Garden City Conservation Areas, and therefore has the potential to have a significant adverse effect. However, sites Pea02b and Pea02c are used for industrial purposes and are surrounded by other industrial and commercial properties. The SPD states that <i>"medium rise buildings should make up the majority of the site, particularly through the central band of the site and where located adjacent to the railway should provide an element of screening whilst seeking to retain views to the silos"</i>. The view westwards to the Conservation Area should be limited, as should views to the remainder of the Conservation Area, except for where they already exist. Development could, still, however, affect the Conservation Area, and may result in potential significant effects on its setting.</p> <p>Overall, the site is expected to have a mixed significant negative and significant positive effect on this objective. The effect is recorded as uncertain, as the actual effect 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.</p>	<p>SP17: Mixed use development site at Broadwater Road West – re-use of listed structures to ensure sympathetic development.</p> <p>SADM15: Heritage – proposals should protect, conserve and where appropriate enhance heritage assets.</p> <p>SP15: The Historic Environment of Welwyn Garden City – proposals for new development should protect, conserve and where appropriate enhance its heritage assets and setting.</p>
4.6: Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	<p>The site is adjacent to the Twentieth Mile Bridge Allotments Local Wildlife Site; a significant negative uncertain effect is therefore expected.</p>	<p>SP10: Sustainable design and construction - existing habitat should be incorporated into the design with sound ecological principles.</p> <p>SP11: Protection and enhancement of critical environmental assets –</p>

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			appropriate protection, enhancement and management of ecological assets. Development should secure positive improvements to and conservation of ecological assets. SADM16: Ecology and Landscape - Protect and enhance biodiversity, and the integrity of ecological networks.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone, therefore a negligible effect is expected.	Not required but SP17: Mixed use development site at Broadwater Road West and SADM21: Housing allocations in Welwyn Garden City promote improvements to waste water. SP10: 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 on urban land according to the Agricultural Land Classification and is previously developed. 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 but SP17: Mixed use development site at Broadwater Road West and SADM21: Housing allocations in Welwyn Garden City promote the use of remediation strategies for potentially contaminated land. SP11: Protection and enhancement of critical environmental assets - protects 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 for 1,863 dwellings, which is more than 5% of the housing target and therefore it 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.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
			<p>SP17: Mixed use development site at Broadwater Road West - provide a wide mix of housing types, sizes and tenures, including a minimum of 30% affordable housing unless it would not be viable.</p> <p>SADM9: Loss of residential - limit the loss of one or more dwellings.</p>
	++	Affordable housing: This site will provide 30% of affordable housing and therefore a significant positive effect is identified.	Not required, but SP7: Type and Mix of Housing requires 30% affordable homes on sites with 11 or more new homes or sites that are 0.5ha or more.
	++	Dwellings for older people: This site will provide 20% of accessible and adaptable dwellings.	Not required but 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?	-/++	<p>The site is within an existing employment area but would result in less than a 50% loss of employment land; therefore a minor negative effect is expected.</p> <p>The site is identified for a residential-led mixed use development of 17,650sqm employment floorspace and will therefore deliver more than 5% (4,263 sq m) of the required net increase of 85,268 sq m of employment space between 2016 and 2036 using the East of England Forecasting Model.</p> <p>Overall, a mixed minor negative and significant positive effect is expected in relation to this objective.</p>	<p>Policy SP2: Targets for Growth - the council will support levels of employment, housing and retail growth.</p> <p>SADM10: Employment development - employment allocation EA10.</p> <p>SP17: Mixed use development site at Broadwater Road West supports the provision of 17,000 sqm of employment floorspace, in addition to what was already provided on the site.</p>
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 within 1,400m an area classified as the 20-40% most deprived areas nationally.	Not required.
6.3 ...enhance the vitality and attraction of Welwyn Garden	++	This site is within Welwyn Garden City Town Centre and it would also provide additional employment land. Therefore, it is likely to	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
City and Hatfield town retail centres?		have a significant positive effect upon this SA objective.	
6.4 ...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	0	The site is located within Welwyn Garden City 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, therefore a negligible effect is expected.	Not required.
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	<p>The site is within straight line walking distance (1,400m) 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.</p> <p>The effects of employment development on this objective are unknown as the opportunities for training and skills development are not known.</p>	Not required but SP17: Mixed use development site at Broadwater Road West requires proposals to include the provision of community uses, including a new school, fitness/leisure, and retail provision.

Table C.3: Assessment of HS16 (OMH5 and OMH8 combined)

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 facility including:</p> <ul style="list-style-type: none"> - Within 720m: Mardley General Stores, Post Office Oaklands Primary School and Gareths Butchers. - Within 1400m: Bridge Cottage Surgery and Pharmacy, Lloyds Pharmacy, Katies Bakery, Tesco Express, General Store, playgrounds, Sherrardswood School, and Acorn Pre School. <p>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 Great North 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>	<p>Not required, but SP1: Sustainable Development - promotes the increased supply of housing and contributes to the reduction of social and health inequalities.</p> <p>SADM28: Housing Allocations in Oaklands & Mardley Heath - Mitigate air and noise pollution from A1M and B197.</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 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 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: The site is considered to have a minor positive effect in relation to SA objective 4.2 as it is within 720m of a food/convenience store	Not required.
	++	Proximity to transport services: The site is considered to have a significant positive effect in relation to SA objective 4.2 as it is within 400m of bus stops on Great North Road, which is likely to encourage the use of sustainable transport modes.	Not required.
4.3: Avoid and reduce air pollution	+	Proximity to employment and services: The site is considered to have a minor positive effect in relation to SA objective 4.2	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		as it is within 720m of a food/convenience store	
	++	Proximity to transport services: The site is considered to have a significant positive effect in relation to SA objective 4.2 as it is within 400m of bus stops providing a six day a week service.	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 is therefore likely to have a negligible effect on open space.	Not required.
	0	Landscape character: The site was assessed as having low landscape sensitivity and therefore would have a negligible effect on landscape character.	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: Site OMH8 is identified as previously developed land whereas OMH5 is a greenfield site. Therefore, a minor positive effect is expected although this will be uncertain and dependent on the design of the site. The uncertainty relates 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 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.	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?	0	The site is between 250m and 1km of Listed Buildings at Lockleys Farm Barn, Danesbury (Hospital) front block and Old House and the Milepost. The A1(M) and associated infrastructure (e.g. trees and shrubbery) will provide screening to Danesbury (Hospital) front block and Old House to the north west. Milepost is located within an existing settlement around Welwyn Heath and is therefore likely to be screened from the effects of the development. 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.	Not required but SP1: Delivering Sustainable Development - heritage assets should be protected and enhanced.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		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.	
4.6: Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?	Danesbury Park Local Nature Reserve 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.	SP11: Protection and enhancement of critical environmental assets – appropriate protection, enhancement and management of ecological assets. SADM16: Ecology and Landscape - Protect and enhance biodiversity, and the integrity of ecological networks. SADM28: Oaklands & Mardley Heath - consider retaining and protecting the northern wooded area.
4.8 Avoid water pollution	0	The site is not within an inner or outer source protection zone; therefore a negligible effect is expected.	Not required but SP10: Sustainable design and construction requires water sensitive design principles to 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 on urban land according to the Agricultural Land Classification and site OMH8 comprises previously developed 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 but SP17: Mixed use development site at Broadwater Road West and SADM21: Housing allocations in Welwyn Garden City promote the use of remediation strategies for potentially contaminated land. SP11: Protection and enhancement of critical environmental assets - protects 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 for 25 homes, which is less than 1% of the Borough's housing target and therefore a negligible effect is expected.	Not required but SP1: Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: This site provides for 25 homes and therefore it is assumed that	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
		the site would accommodate 35% affordable dwellings.	
	++	Dwellings for older people: This site provides for 25 homes and therefore it is assumed that 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	The 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	The 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 minerals 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 (1,400m) 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 facilities rather than building new schools to serve new residents.	Not required.

Table C.4: Assessment of HS44 (WeG1 and WeG3a combined)

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 facility including:</p> <ul style="list-style-type: none"> • Within 720m: Kean Pharmacy, Londis, Premier Express Newsagent, Simmons Bakery and Welham Green Dental Surgery. • Within 1,400m: Travellers Lane employment area, The Sibthorpe Arms Public House, North Mymms Bowls Club, Playing fields (football pitch and tennis courts), North Mymms Youth & Community Centre, North Mymms Memorial Hall, Brookmans Park Golf Club, Welham Green Recreation Ground, Millwards Recreation Ground and Summerfield playgrounds, Potterells Medical Centre, Hatfield House Park. <p>Other facilities include Willowbrook Nursery, St Mary CE and Brookmans Park Primary Schools.</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>
Long-term Objective 2: Safe 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.
Long-term Objective 4: Improving the Environment			
4.2: Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: The site is considered to have a significant positive effect in relation to SA objective 4.2 (proximity to employment and services) as it is within 1400 m of Travellers Lane Employment Area and within 720m of five food/convenience stores.	Not required.
	++	Proximity to transport services: The site is considered to have a significant positive effect on SA objective 4.2 (proximity to transport services) as it is within 400m of a number of bus stops on a route providing a six day a week service, including two on Station Rd and five on Dixons Hill Rd, and it is within 1400 m of Welham Green rail station.	
4.3: Avoid and reduce air pollution	++	Proximity to employment and services: The site is considered to have a significant positive effect in relation to SA objective 4.3 (proximity to employment and services) as it is within 1400 m of Travellers Lane Employment Area and within 720m of five food/convenience stores.	Not required.

SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
	++	Proximity to transport services: The site is considered to have a significant positive effect on SA objective 4.3 (proximity to transport services) as it is within 400m of a number of bus stops on a route providing a six day a week service, including two on Station Rd and five on Dixons Hill Rd, and it is within 1400 m of Welham Green rail station.	
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 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 and SADM15: Heritage - heritage assets should be protected and enhanced.

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 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 undesignated biodiversity interests.	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 this site is within Grade 3 agricultural and greenfield land, and as such a minor negative effect is expected.	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 74 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.
	++	This site will provide 35% of dwellings as affordable housing and therefore a significant positive effect is identified.	Not required.
	++	This site will provide 20% of dwellings as 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 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 (1400 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.

Policy appraisals

Policy SP 14: New Schools

C.2 This policy refers to three new secondary schools and a number of new primary schools. The majority of these are identified within proposed strategic housing sites. As these school sites are generally considered through the assessment of the relevant site allocation policies, they are considered in more general terms here, rather than repeating the site-specific assessments. However, the new secondary school identified at New Barnfield is not included in any of the site allocation policies. Any key effects arising as a result of the specific location of the proposed New Barnfield school are discussed below.

C.3 A significant positive effect is expected on providing access to training and skills development (SA objective 6.6), as the policy will ensure additional secondary school places are available for increasing population.

C.4 Provision of school places is likely to improve the health and wellbeing of the Borough's residents and promote social inclusion, as well as ensuring educational facilities are more easily accessible, resulting in minor positive effects on health (SA objective 1.1 and 1.2) and reducing crime and anti-social behaviour (SA objective 2.1).

C.5 The New Barnfield school is to be located on brownfield land within the Green Belt, therefore significant positive effects are identified for sustainable use of land and landscape character (SA objective 4.4). Minor positive effects are identified for conservation (SA objective 4.10). A minor negative but uncertain effect is identified in relation to biodiversity (SA objective 4.6) because the site directly adjoins a Local Wildlife Site (Grasslands N. of Parsonage Road). The site is not at risk of flooding and does not contain any flood storage areas, and is also not within an inner or outer source protection zone. Hatfield Registered Park and Garden is located to the east of the site but is screened from the site by the settlement of Welham Green and Great North Road. Listed buildings located within Welham Green would also not be affected by development of the new school.

Locating new secondary schools close to the populations they are intended to serve would reduce the need to travel and associated greenhouse gas emissions from transport, resulting in minor positive effects for reducing greenhouse gases from transport and improving air pollution (SA objectives 4.2 and 4.3).

Table C.5: Assessment Policy SP14

SA Objective	Effect
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?	+
2.2: Ensure there is no increase in flood risk to people or property, taking into account climate change?	0
4.2: Significantly reduce greenhouse gas emissions from transport?	+
	+
4.3: Avoid and reduce air pollution	+
	+
4.4: Protect and enhance open space and landscape character, retaining local distinctiveness?	++
	+
	+
	+
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
4.6: Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	-?
4.8 Avoid water pollution	0
4.10: Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+
5.1: Provide the right amount, type and tenure of housing to meet identified local needs?	0
	++
	++
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
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0
6.5 Avoid sterilisation of mineral resources	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++

Appendix D

Updated summary score tables for allocated sites and reasonable alternatives

D.1 As set out in **Chapter 1** and **Appendix A**, the most up to date assessments of allocated sites and their reasonable alternatives are located primarily in the 2016 SA Report and the February 2020 SA Addendum. This chapter presents up to date tables of all site allocations, and reasonable alternatives, providing a summary of their likely sustainability effects. These replace the equivalent tables included in Chapter 6 of the 2016 SA Report.

Table D.1: SA scores for the allocated sites in and around Welwyn Garden City

SA Objectives		Likely Effects											
		Allocated Sites											
		Strategic Sites			Other key sites								
		SDS1 (WGC4/4a)	SDS2 (WGC5)	SDS3 (Pea102, Pea02b and Pea02c)	HS2 (WGC1)	HS3 (Pea08)	HS4 (Hat03)	HS5 (Hol19)	HS7 (Han40)	HS6 (Han91)	HS8 (Pea24)	HS12 (Han40a)	HS31 (Pea104)
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?		+	+	+	+	+	+	+	+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0	0	0	0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	++	++	++	++	++	++	++	++	++	++	++	+
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	++	++	++	++	++	++	++	++	++	++	++	+

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SA Objectives		Likely Effects												
		Allocated Sites												
		Strategic Sites			Other key sites									
		SDS1 (WGC4/4a)	SDS2 (WGC5)	SDS3 (Pea102, Pea02b and Pea02c)	HS2 (WGC1)	HS3 (Pea08)	HS4 (Hal03)	HS5 (Hol19)	HS7 (Han40)	HS6 (Han91)	HS8 (Pea24)	HS12 (Han40a)	HS31 (Pea104)	HS34 (Hol23)
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	--?	0	0	0	0	0	0	--?	--?	0	0	0	-
	Landscape character	-?	-?	?	0	?	?	?	?	?	?	?	?	?
	Previously Developed Land	++?	0	++?	0	++?	++?	++?	++?	0	++?	++?	++?	+?
	Retaining local distinctiveness	0	--	0	--	0	0	0	0	0	0	0	0	0
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	-?	0	--?	--?	0	--?	-?	-?	-?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	--?	--?	--?	-?	-?	0	-?	-?	-?	--?	-?	-?	-?

SA Objectives		Likely Effects												
		Allocated Sites												
		Strategic Sites			Other key sites									
		SDS1 (WGC4/4a)	SDS2 (WGC5)	SDS3 (Pea102, Pea02b and Pea02c)	HS2 (WGC1)	HS3 (Pea08)	HS4 (Hat03)	HS5 (Hol19)	HS7 (Han40)	HS6 (Han91)	HS8 (Pea24)	HS12 (Han40a)	HS31 (Pea104)	HS34 (Hol23)
4.8 Avoid water pollution		-?	-?	0	-?	0	0	0	0	0	0	0	0	-?
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		+	-	+	-	+	+	+	+	+/-	+	+	+	+
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	++	+	++	+	0	0	0	0	+	0	+	0/-	0
	Affordable housing	++	++	++	++	++	++	++	++	++	++	++	++	++
	Dwellings for older people	++	++	++	++	++	++	++	++	++	++	++	++	++
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	-/++	0	0	0	0	++?	-	0	0	0	0

SA Objectives	Likely Effects												
	Allocated Sites												
	Strategic Sites			Other key sites									
	SDS1 (WGC4/4a)	SDS2 (WGC5)	SDS3 (Pea102, Pea02b and Pea02c)	HS2 (WGC1)	HS3 (Pea08)	HS4 (Hat03)	HS5 (Hol19)	HS7 (Han40)	HS6 (Han91)	HS8 (Pea24)	HS12 (Han40a)	HS31 (Pea104)	HS34 (Hol23)
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?	N/A	N/A	+	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	++	0	+	+	+	++	+	+	++	+	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	0	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?

Table D.2: SA scores for the reasonable alternative sites in and around Welwyn Garden City

SA Objectives		Likely Effects		
		Reasonable Alternatives		
		Pea107	Pan01b (HS1)	WGC4 and WGC7 (scenario 2) (SDS1)
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?		+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	++	++	++
	Proximity to transport services	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	++	++	++
	Proximity to transport services	++	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	0	0	--?
	Landscape character	?	?	-?
	Previously Developed Land	++?	0	++?
	Retaining local distinctiveness	0	0	0
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	0	--?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		--?	-?	--?

SA Objectives		Likely Effects		
		Reasonable Alternatives		
		Pea107	Pan01b (HS1)	WGC4 and WGC7 (scenario 2) (SDS1)
4.8 Avoid water pollution		0	0	-?
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		+?	-	+?
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	0	0	++
	Affordable housing	++	++	++
	Dwellings for older people	++	++	++
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	?
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?		+	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?		+	0	0

SA Objectives	Likely Effects		
	Reasonable Alternatives		
	Pea107	Pan01b (HS1)	WGC4 and WGC7 (scenario 2) (SDS1)
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	0	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?

Table D.3: SA scores for the allocated sites in and around Hatfield

SA Objectives		Likely Effects												
		Allocated Sites												
		Strategic Sites	Other key sites											
		SDS5 (Hat1)	HS36 (HC100b)	HS37 (HW100)	HS9 (HE80)	HS10 (HS31)	HS11 (Hat11)	HS13 (HS91)	HS14 (HE23)	HS38 (HC11)	HS39 (HE17)	HS40 (HC08)	HS41 (HSW92)	HS42 (HSW94)
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?		+	+	+	+	+	+	+	+	++	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0	0	0	0	0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	++	++	++	++	++	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	++	++	++	++	++	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++	++
	Open Space	0	-?	0	--?	0	0	--?	0	0	0	0	0	0

SA Objectives		Likely Effects												
		Allocated Sites												
		Strategic Sites	Other key sites											
		SDS5 (Hat1)	HS36 (HC100b)	HS37 (HW100)	HS9 (HE80)	HS10 (HS31)	HS11 (Hat11)	HS13 (HS91)	HS14 (HE23)	HS38 (HC11)	HS39 (HE17)	HS40 (HC08)	HS41 (HSW92)	HS42 (HSW94)
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Landscape character	-?	?	?	?	?	-?	?	?	?	?	?	?	?
	Previously Developed Land	0	++?	++?	0	++?	0	0	++?	++?	++?	++?	++?	0
	Retaining local distinctiveness	-	0	0	0	0	-	0	0	0	0	0	0	0
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	-?	0	0	-?	-?	-?	-?	0
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		-?	-?	--?	--?	--?	--?	-?	0	0	-?	0	-?	?
4.8 Avoid water pollution		0	0?	-?	0	0	0	0	0	-?	-?	-?	-?	-?
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	+?	+?	-	+?	-	-	+?	+?	+?	+?	+?	-?

SA Objectives		Likely Effects												
		Allocated Sites												
		Strategic Sites	Other key sites											
		SDS5 (Hat1)	HS36 (HC100b)	HS37 (HW100)	HS9 (HE80)	HS10 (HS31)	HS11 (Hat11)	HS13 (HS91)	HS14 (HE29)	HS38 (HC11)	HS39 (HE17)	HS40 (HC08)	HS41 (HSW92)	HS42 (HSW94)
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	++	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable housing	++	++	++	++	++	++	++	++	++	++	++	++	++
	Dwellings for older people	++	++	++	++	++	++	++	++	++	++	++	++	++
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	++	0	0	0	0	0	0	0	0
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?		+	++	+	N/A	N/A	N/A	N/a	N/A	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?		0	++	+	+	0	0	0	+	++	++	++	+	+

SA Objectives	Likely Effects												
	Allocated Sites												
	Strategic Sites	Other key sites											
	SDS5 (Hat1)	HS36 (HC100b)	HS37 (HW100)	HS9 (HE80)	HS10 (HS31)	HS11 (Hat11)	HS13 (HS91)	HS14 (HE23)	HS38 (HC11)	HS39 (HE17)	HS40 (HC08)	HS41 (HSW92)	HS42 (HSW94)
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?

Table D.4: SA scores for the reasonable alternative sites in and around Hatfield

SA Objectives		Likely Effects	
		Reasonable alternatives	
		Hat20	Hat19 (scenario 2) (HS13)
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	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	+	++
	Proximity to transport services	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	+	++
	Proximity to transport services	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	0	0
	Landscape character	?	-?
	Previously Developed Land	0	0
	Retaining local distinctiveness	-	--?
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	-?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		--?	-?

SA Objectives		Likely Effects	
		Reasonable alternatives	
		Hat20	Hat19 (scenario 2) (HS13)
4.8 Avoid water pollution		0	-?
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		--	--
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	N/A	0
	Affordable housing	N/A	++
	Dwellings for older people	N/A	++
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
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	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?		0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?		0	N/A
6.5 Avoid sterilisation of mineral resources		0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs		N/A	++?

Table D.5: SA scores for the allocated sites in and around the villages north of Welwyn Garden City

SA Objectives		Likely Effects				
		Allocated Sites				
		Welwyn			Oaklands and Mardley Heath	
		HS20 (WeI3)	HS19 (WeI4)	HS18 (WeI1)	HS16 (OMH5 and OMH8)	HS32 (GTAA04)
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?		+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	+	+	+	+	0
	Proximity to transport services	0	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	+	+	+	+	0
	Proximity to transport services	0	++	++	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	0	0	0	0	0
	Landscape character	-?	-?	-?	0	0
	Previously Developed Land	++?	++?	0	??	++?

SA Objectives		Likely Effects				
		Allocated Sites				
		Welwyn			Oaklands and Mardley Heath	
		HS20 (Wel3)	HS19 (Wel4)	HS18 (Wel11)	HS16 (OMH5 and OMH8)	HS32 (GTAA04)
	Retaining local distinctiveness	-	-	-	-	-
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	0	0
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		-?	-?	--?	-?	--?
4.8 Avoid water pollution		-?	-?	-?	0	0
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		+?	+?	-	+?	+?
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	0	0	0	0	++
	Affordable housing	0	++	++	++	0
	Dwellings for older people	++	++	++	++	0

SA Objectives	Likely Effects				
	Allocated Sites				
	Welwyn			Oaklands and Mardley Heath	
	HS20 (Wel3)	HS19 (Wel4)	HS18 (Wel11)	HS16 (OMH5 and OMH8)	HS32 (GTAA04)
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	0	0	0	0
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?	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?

Table D.6: SA scores for the reasonable alternative sites in and around the villages north of Welwyn Garden City (Table 1 of 2)

SA Objectives		Likely Effects							
		Reasonable Alternatives Sites							
		Welwyn						Lemsford	
		Wel16	Wel6	Wel14b	Wel15	Wel1	Wel2	StL13	StL16
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	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	+	+	+	+	+	+	+	0
	Proximity to transport services	++	++	++	++	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	+	+	+	+	+	+	+	0
	Proximity to transport services	++	++	++	++	++	++	++	++

SA Objectives		Likely Effects							
		Reasonable Alternatives Sites							
		Welwyn						Lemsford	
		Wel16	Wel6	Wel14b	Wel15	Wel1	Wel2	StL13	StL16
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	0	0	0	0	0	0	0	0
	Landscape character	-?	-?	-?	-?	-?	-?	-?	-?
	Previously Developed Land	0	0	0	0	0	0	0	0
	Retaining local distinctiveness	-	-	-	-	-	-	0	0
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?		-?	--?	-?	--?	--?	--?	++	-?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		-?	--?	-?	--?	--?	--?	++	--
4.8 Avoid water pollution		-?	-?	-?	-?	-?	-?	0	0
4.10 Promote conservation and sustainable use of productive		-	-	-	-	-	-	-	-

SA Objectives		Likely Effects							
		Reasonable Alternatives Sites							
		Welwyn						Lemsford	
		Wel16	Wel6	Wel14b	Wel15	Wel1	Wel2	StL13	StL16
agricultural land and maximise the sustainable use of previously developed land									
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	0	0	0	0	+	0	0	0
	Affordable housing	++	++	++	++	++	++	++	++
	Dwellings for older people	++	++	++	++	++	++	++	++
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	0	0	0	0	0	0	0
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?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SA Objectives	Likely Effects							
	Reasonable Alternatives Sites							
	Welwyn						Lemsford	
	Wel16	Wel6	Wel14b	Wel15	Wel1	Wel2	StL13	StL16
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	0	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	++?

Table D.7: SA scores for the reasonable alternative sites in and around the villages north of Welwyn Garden City (Table 2 of 2)

SA Objectives		Likely Effects				
		Reasonable Alternatives Sites				
		Stanborough			Oaklands and Mardley Heath	
		StL15	StL1	StL3	OMH6	OMH9
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?		+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	+	+	++	0	0
	Proximity to transport services	++	++	++	0	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	+	+	++	0	0
	Proximity to transport services	++	++	++	0	++
4.4 Protect and enhance open space and landscape	Open Space	0	0	0	0	0
	Landscape character	-?	-?	-?	-?	0
	Previously Developed Land	0	0	0	0	0

SA Objectives		Likely Effects				
		Reasonable Alternatives Sites				
		Stanborough			Oaklands and Mardley Heath	
		StL15	StL1	StL3	OMH6	OMH9
character, retaining local distinctiveness?	Retaining local distinctiveness	?	0	-	0	-
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?		-?	-?	--?	-?	-?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		-?	--?	--?	--?	--
4.8 Avoid water pollution		0	0	0	0	0
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	-	--	-	-
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	0	0	+	0	0
	Affordable housing	0	++	++	++	++
	Dwellings for older people	++	++	++	++	++

SA Objectives	Likely Effects				
	Reasonable Alternatives Sites				
	Stanborough			Oaklands and Mardley Heath	
	StL15	StL1	StL3	OMH6	OMH9
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	0	0	0	0
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?	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?

Table D.8: SA scores for the allocated sites in and around the villages south of Hatfield (Table 1 of 2)

SA Objectives		Likely Effects							
		Allocated Sites							
		Cuffley				Woolmer Green		Digswell	
		HS29 (Cuf12)	HS30 (Cuf7)	HS27 (Cuf1)	HS26 (No02)	HS28 (Cuf6)	WE100	WGr1	Dig1
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?		+	+	+	+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	-	0	0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++
	Open Space	0	0	0	0	0	0	0	0

SA Objectives		Likely Effects							
		Allocated Sites							
		Cuffley					Woolmer Green		Digswell
		HS29 (Cuf12)	HS30 (Cuf7)	HS27 (Cuf1)	HS26 (No02)	HS28 (Cuf6)	WE100	WGr1	Dig1
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Landscape character	-?	-?	-?	?	-?	?	--?	-?
	Previously Developed Land	0	0	0	0	0	++?	0	0
	Retaining local distinctiveness	-	-	-	0	-	0	-	0
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	0	0	0	0	-?	--?	--?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		?	?	--?	--?	?	-?	-?	-?
4.8 Avoid water pollution		0	0	0	0	0	0	0	-?

SA Objectives		Likely Effects							
		Allocated Sites							
		Cuffley					Woolmer Green		Digswell
		HS29 (Cuf12)	HS30 (Cuf7)	HS27 (Cuf1)	HS26 (No02)	HS28 (Cuf6)	WE100	WGr1	Dig1
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	-	-	-	-	+	-	-
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	0	+	0	0	0	0	0	0
	Affordable housing	++	++	++	0	++	++	++	++
	Dwellings for older people	++	++	++	++	++	++	++	++
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	0	0	0	0	--	0	0
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?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SA Objectives	Likely Effects							
	Allocated Sites							
	Cuffley					Woolmer Green		Digswell
	HS29 (Cuf12)	HS30 (Cuf7)	HS27 (Cuf1)	HS26 (No02)	HS28 (Cuf6)	WE100	WGr1	Dig1
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	0	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	++?

Table D.9: SA scores for the reasonable alternative sites in and around the villages south of Hatfield (Table 1 of 2)

SA Objectives		Likely Effects							
		Reasonable Alternatives Sites							
		Cuffley				Woolmer Green			Rural areas
		Cuf15	Cuf12a	Cuf5	Cuf10	WGr7	WGr7a	WGr3	GTLAA08 (HS33)
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?		+	+	+	+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		-	0	0	0	0	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	++	++	0	0	+	+	++	0
	Proximity to transport services	++	++	++	++	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	++	++	0	0	+	+	++	0

SA Objectives		Likely Effects							
		Reasonable Alternatives Sites							
		Cuffley				Woolmer Green			Rural areas
		Cuf15	Cuf12a	Cuf5	Cuf10	WGr7	WGr7a	WGr3	GTLAA08 (HS33)
	Proximity to transport services	++	++	++	++	++	++	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	0	0	0	0	0	0	0	0
	Landscape character	-?	--?	--?	--?	--?	--?	--?	-?
	Previously Developed Land	0	0	0	0	0	0	0	0
	Retaining local distinctiveness	-	-	-	-	-	-	--	--
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	0	-?	-?	0	-?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		-?	-?	--?	--?	--	--?	0	-?

SA Objectives		Likely Effects							
		Reasonable Alternatives Sites							
		Cuffley				Woolmer Green			Rural areas
		Cuf15	Cuf12a	Cuf5	Cuf10	WGr7	WGr7a	WGr3	GTLAA08 (HS33)
4.8 Avoid water pollution		0	0	0	0	0	0	-?	
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	-	-	-	-	-	-?	
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	Amount of housing	+	0	+	-	0	0	0	++
	Affordable housing	++	++	++	++	++	++	++	0
	Dwellings for older people	++	++	++	++	++	++	++	0
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	0	0	0	0	0	0	0

SA Objectives	Likely Effects							
	Reasonable Alternatives Sites							
	Cuffley				Woolmer Green			Rural areas
	Cuf15	Cuf12a	Cuf5	Cuf10	WGr7	WGr7a	WGr3	GTLAA08 (HS33)
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?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	0	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	+

Table D.10: SA scores for the allocated sites in and around the villages south of Hatfield (Table 2 of 2)

SA Objectives		Likely Effects											
		Allocated sites											
		Brookmans Park		Welham Green					Little Heath				
		BrP13 (HS21)	BrP4 (HS22)	BrP14 (HS23)	HS22 (BrP4)	HS44 (WeG1 and WeG3a)	WeG3a	WeG4b (SDS7)	GTLAA01	WeG10	WeG12	WeG6	LHe1 (HS25)
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?		+	+	+	+	+	+	+	+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0	0	0	0	0	0	-	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	0	+	0	+	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++

SA Objectives		Likely Effects												
		Allocated sites												
		Brookmans Park		Welham Green					Little Heath					
		BrP13 (HS21)	BrP4 (HS22)	BrP14 (HS23)	HS22 (BrP4)	HS44 (WeG1 and WeG3a)	WeG3a	WeG4b (SDS7)	GTLAA01	WeG10	WeG12	WeG6	LHe1 (HS25)	LHe4/5
4.3 Avoid and reduce air pollution	Proximity to employment and services	0	+	0	+	++	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	--?	0	0	0	0	0	0	0	0	0	0	0	0
	Landscape character	-?	--?	-?	--?	-?	-?	-?	-?	-?	-?	-?	-?	-?
	Previously Developed Land	0	0	0	0	+	+	+	0	0	0	0	+	+
	Retaining local distinctiveness	-	--	-	--	-	-	0	0	-	-	-	-	-
4.5 Conserve and enhance the Borough's character, sense of		0	0	0	0	-?	-?	--? / +?	-?	0	0	--?	--?	--?

SA Objectives		Likely Effects												
		Allocated sites												
		Brookmans Park		Welham Green					Little Heath					
		BrP13 (HS21)	BrP4 (HS22)	BrP14 (HS23)	HS22 (BrP4)	HS44 (WeG1 and WeG3a)	WeG3a	WeG4b (SDS7)	GTLAA01	WeG10	WeG12	WeG6	LHe1 (HS25)	LHe4/5
place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?														
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		--?	--?	--?	--?	-?	-?	--	--?	--?	--?	--?	-?	-?
4.8 Avoid water pollution		0	0	0	-?	-?	-?	0	0	0	0	-?	0	0
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	-	-	-	-	-	-/+	-	-	-	-	-/+	-
5.1 Provide the right amount,	Amount of housing	0	+	0	+	0	0	0	++	0	0	0	0	

SA Objectives		Likely Effects											
		Allocated sites											
		Brookmans Park		Welham Green					Little Heath				
		BrP13 (HS21)	BrP4 (HS22)	BrP14 (HS23)	HS22 (BrP4)	HS44 (WeG1 and WeG3a)	WeG3a	WeG4b (SDS7)	GTLAA01	WeG10	WeG12	WeG6	LHe1 (HS25)
type and tenure of housing to meet identified local needs?	Affordable housing	++	++	0	++	++	++	++	0	++	++	++	++
	Dwellings for older people	++	++	++	++	++	++	++	0	++	++	++	++
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	0	0	0	0	0	++	0	0	0	0	0
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?		N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A

SA Objectives	Likely Effects												
	Allocated sites												
	Brookmans Park		Welham Green					Little Heath					
	BrP13 (HS21)	BrP4 (HS22)	BrP14 (HS23)	HS22 (BrP4)	HS44 (WeG1 and WeG3a)	WeG3a	WeG4b (SDS7)	GTLAA01	WeG10	WeG12	WeG6	LHe1 (HS25)	LHe4/5
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	0	0	0	0	0	0	0	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?	N/A	N/A	N/A	N/A	N/A	N/A	++?	N/A	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?

Table D.11: SA scores for the reasonable alternative sites in and around the villages south of Hatfield (Table 2 of 3)

SA Objectives		Likely Effects													
		Reasonable Alternatives													
		Brookmans Park					Welham Green						Little Heath		
		BrP5	BrP1	BrP6	BrP12 (scenario 1)	BrP12a (scenario 2)	WeG3	WeG17	WeG15	WeG4a	WeG12	WeG6	LHe5	LHe3	LHe4
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?		+	+	+	+	+	+	+	+	+	+	+	+	+	
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0	0	0	0	0	-	0	0	0	
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	++	0	++	+	+	++	++	++	++	++	++	++	++	
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++	++	

SA Objectives		Likely Effects													
		Reasonable Alternatives													
		Brookmans Park					Welham Green						Little Heath		
		BrP5	BrP1	BrP6	BrP12 (scenario 1)	BrP12a (scenario 2)	WeG3	WeG17	WeG15	WeG4a	WeG12	WeG6	LHe5	LHe3	LHe4
4.3 Avoid and reduce air pollution	Proximity to employment and services	++	0	++	+	+	++	++	++	++	++	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++	++	++	++	++
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	Open Space	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Landscape character	--?	-?	--?	-?	-?	-?	-?	-?	0	-?	-?	-?	--?	-?
	Previously Developed Land	0	0	0	0	0	+	0	+	+	0	0	+	0	0
	Retaining local distinctiveness	--	0	--	-	-	-	-	-	-	-	-	-	--	-
4.5 Conserve and enhance the Borough's character, sense of	--?	--?	--?	0	0	-?	-?	-?	--?/+?	0	--?	--?	-?	-?	

SA Objectives		Likely Effects													
		Reasonable Alternatives													
		Brookmans Park					Welham Green						Little Heath		
		BrP5	BrP1	BrP6	BrP12 (scenario 1)	BrP12a (scenario 2)	WeG3	WeG17	WeG15	WeG4a	WeG12	WeG6	LHe5	LHe3	LHe4
place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?															
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		--?	--?	--?	--?	--?	-?	-?	--?	--?	--?	--?	-?	0	-?
4.8 Avoid water pollution		-?	0	-?	-?	0	-?	-?	-?	0	0	-?	0	0	0
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	-	-	-	-	-	-	+/-	-	-	-	-	-	-
5.1 Provide the right amount, type and tenure of housing to	Amount of housing	+	0	+	0	0	0	N/A	0	0	0	0	0	0	0
	Affordable housing	++	++	++	++	++	++	N/A	++	++	++	++	++	++	++

SA Objectives		Likely Effects												
		Reasonable Alternatives												
		Brookmans Park					Welham Green						Little Heath	
		BrP5	BrP1	BrP6	BrP12 (scenario 1)	BrP12a (scenario 2)	WeG3	WeG17	WeG15	WeG4a	WeG12	WeG6	LHe5	LHe3
meet identified local needs?	Dwellings for older people	++	++	++	++	++	N/A	++	++	++	++	++	++	++
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	0	0	0	0	0	0	0	0	0	0	0	0
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?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?		0	0	0	0	0	N/A	0	0	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SA Objectives	Likely Effects													
	Reasonable Alternatives													
	Brookmans Park					Welham Green						Little Heath		
	BrP5	BrP1	BrP6	BrP12 (scenario 1)	BrP12a (scenario 2)	WeG3	WeG17	WeG15	WeG4a	WeG12	WeG6	LHe5	LHe3	LHe4
and other rural diversification, while protecting rural character?														
6.5 Avoid sterilisation of mineral resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?	++?

Table D.12: SA scores for the reasonable alternative sites in and around the villages south of Hatfield (Table 3 of 3)

SA Objectives		Likely Effects									
		Reasonable Alternatives									
		Northaw		Newgate Street				Potters Bar	Swanley Bar		
		Nor13	Nor13a	NS1	NS3a	NS3b	NS3c	PB1	SB1a	SB1b	SB1
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?		+	+	+	+	+	+	+	+	+	+
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?		0	0	0	0	0	0	-	0	0	0
4.2 Significantly reduce greenhouse gas emissions from transport?	Proximity to employment and services	0	0	0	0	0	0	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++
4.3 Avoid and reduce air pollution	Proximity to employment and services	0	0	0	0	0	0	++	++	++	++
	Proximity to transport services	++	++	++	++	++	++	++	++	++	++
4.4 Protect and enhance open space and landscape	Open Space	0	0	0	0	0	0	0	0	0	0
	Landscape character	--?	--?	--?	--?	--?	--?	--?	-?	-?	-?
	Previously Developed Land	0	0	0	0?	0?	0?	0	0	0	0

SA Objectives		Likely Effects									
		Reasonable Alternatives									
		Northaw		Newgate Street				Potters Bar	Swanley Bar		
		Nor13	Nor13a	NS1	NS3a	NS3b	NS3c	PB1	SB1a	SB1b	SB1
character, retaining local distinctiveness?	Retaining local distinctiveness	-	-	0	0	0	0	-	-	-	-
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?		--?	--?	-?	-?	-?	-?	-?	--?	--?	--?
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?		--	--	--?	--	--	--	--	-?	-?	--?
4.8 Avoid water pollution		0	0	0	0	0	0	0	0	0	0
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land		-	-	-	-?	-?	-?	-	-	-	-
5.1 Provide the right amount, type and tenure of housing to	Amount of housing	0	0	0	0	0	0	+	0	0	0
	Affordable housing	0	0	++	++	++	++	++	++	++	++

SA Objectives		Likely Effects									
		Reasonable Alternatives									
		Northaw		Newgate Street				Potters Bar	Swanley Bar		
		Nor13	Nor13a	NS1	NS3a	NS3b	NS3c	PB1	SB1a	SB1b	SB1
meet identified local needs?	Dwellings for older people	++	++	++	++	++	++	++	++	++	++
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	0	0	0	0	0	0	0	0	0
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?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?		0	0	0	0	0	0	0	0	0	0
6.4 Sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.5 Avoid sterilisation of mineral resources		0	0	0	0	0	0	0	0	0	0
6.6 Provide access to training, skills development and lifelong learning to meet identified needs		++?	++?	0	++?	++?	++?	++?	++?	++?	++?

Appendix E

Statement of reasons for the inclusion or exclusion of sites

Statement of reasons for why a site is allocated within the Proposed Submission Local Plan 2016 and why other sites (the reasonable alternatives) have been dismissed

E.1 All of the sites listed below are those that are deemed capable of allocation within the Local Plan as they meet the following criteria:

- Site has passed the HELAA Stage 2 assessment and is therefore suitable, available and achievable for housing or employment.
- Site is within or around Hatfield, Welwyn Garden City or the excluded villages, or could provide a new settlement.
- Site can provide Gypsy and Traveller pitches.

Sites to be allocated

Proposed land use	Site ref	Site name	Reasons for inclusion of site
Welwyn Garden City			
Housing	HS4 (Hal03)	Ratcliff Tail Lift Site, Bessemer Road	Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Mixed Use	HS7 (Han40)	Welwyn Garden City Town Centre North SPD Site	The site is also a rare opportunity to provide new retail floor space, is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS6 (Han91)	Land at Gosling Sports Park, Stanborough Road	The redevelopment of the site would result in the loss of some local sports facilities, however redevelopment would allow for reinvestment in the Gosling Sports Park. Site is within the urban area, the quantum and location of development it offers

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS1 (Pan01b)	Land at Bericot Way (North)	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Mixed Use	SDS3 (Pea02b)	Broadwater Road West SPD Site (North)	The site is part of one of the borough's key regeneration areas. Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Mixed Use	SDS3 (Pea02c)	Broadwater Road West SPD Site (West)	The site is part of one of the borough's key regeneration areas. Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	SDS3 (Pea102)	Bio Park, Broadwater Road	The site is part of one of the borough's key regeneration areas. Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS3 (Pea08)	80 Bridge Road East	The benefits of the site outweigh the loss of the current employment use on the site which is not within designated employment land nor is it envisaged to be designated. Site is within the urban area, makes use of previously developed land, and the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS8 (Pea24)	St Michaels House, Holwell Road	Site is within the urban area, makes use of previously developed land, and the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS2 (WGC1)	Creswick	The site's social and economic benefits are considered to outweigh the adverse impact upon the purposes of the Green Belt, weaker Green Belt boundary and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.

Proposed land use	Site ref	Site name	Reasons for inclusion of site
Housing	SDS1 (WGC4/4a)	Panshanger	The site's social and economic benefits, including the provision of a new secondary school, employment area and other community facilities, are considered to outweigh the adverse impact upon the purposes of the Green Belt, and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	SDS2 (WGC5)	South-east of Welwyn Garden City	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt, the weaker Green Belt boundary and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS12 (Han40a)	Town Centre North- Campus East	Site is within the urban area, makes use of previously developed land, and the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS31 (Pea104)	YMCA, 90 Peartree Lane	Site is within the urban area, makes use of previously developed land, and the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS34 (Hol23)	Neighbourhood Centre, Hollybush Lane	Site is within the urban area, makes use of previously developed land, and the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Hatfield			
Housing	HS36 (HC100b)	1-9 Town Centre	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS14 (HE23)	L Kahn Manufacturing, Wellfield Road	Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS9 (HE80)	Onslow St Audrey School, Howe Dell	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.

Proposed land use	Site ref	Site name	Reasons for inclusion of site
Housing	HS31 (Pea104)	Garages at Hollyfield	Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS13 (HS91)	Land south of Filbert Close	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS37 (HW100)	High View (Hilltop), SPD site	Site is within the urban area, makes use of previously developed land, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Mixed Use	SDS5 (Hat1)	North-west of Hatfield	The site's social and economic benefits, including the provision of a new secondary school, employment area and other community facilities, are considered to outweigh the adverse impact upon the purposes of the Green Belt, and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS11 (Hat11)	Land south of South Way	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS38 (HC11)	Meridien House, The Common	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS39 (HE17)	Link Drive (Site F)	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS40 (HC08)	Lemsford Road (Site H)	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.

Proposed land use	Site ref	Site name	Reasons for inclusion of site
Housing	HS41 (HSW92)	Minster Close	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS42 (HSW94)	College Lane	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Woolmer Green			
Housing	HS15 (WGr1)	East of Great North Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS43 (WE100)	51-53 London Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Oaklands and Mardley Heath			
Housing	H16 (OMH5 + OMH8)	2a-12 Great North Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt, the shortening of a fragile Green Belt gap between two 2nd tier settlements and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS32 (GTLAA04)		The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt, the shortening of a fragile Green Belt gap between two 2nd tier settlements and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			and compatible with the identified infrastructure constraints and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Welwyn			
Housing	HS20 (Wel3)	School Lane	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity and road network) and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS19 (Wel4)	Sandyhurst	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt, narrowing of a fragile gap between 1st and 2nd tier settlements, and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity and road network) and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS18 (Wel11)	The Vineyards	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity and road network) and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Welham Green			
Mixed Use	SDS7 (WeG4b)	Land at Marshmoor	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village. WeG4b offers a strategic advantage when compared to other sites being promoted for Welham Green (delivering much needed employment land to support jobs growth in the

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			borough alongside a limited amount of housing growth).
Housing	HS35 (GTLAA01)	Foxes Lane	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS44 (WeG1)	51 Welham Manor	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS44 (WeG3a)	Land South of Wel Manor	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS46 (WeG10)	Dixons Hill Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Brookmans Park			
Housing	HS22 (BrP4/4a)	Land west of Brookmans Park	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS21 (BrP13)	West of Golf Club Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Housing	HS23 (BrP14)	East of Golf Club Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and is compatible with the identified infrastructure constraints (primary school capacity) and the preferred solution to overcome those constraints and the resultant capacity for growth within the village, and overall it is considered to be a sustainable site.
Little Heath			
Housing	HS24 (LHe1)	Land north of Hawkshead Road	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS47 (LHe4/5)	Part of Studlands/Videne	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Cuffley			
Housing	HS26 (No02)	36 The Ridgeway and land to the rear	Site is within the urban area, the quantum and location of development it offers is consistent with the settlement strategy, and overall it is considered to be a sustainable site.

Proposed land use	Site ref	Site name	Reasons for inclusion of site
Housing	HS27 (Cuf1)	The Meadway	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS28 (Cuf6)	Land at Northaw Road East	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS30 (Cuf7)	Wells Farm	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Housing	HS29 (Cuf12)	Land at North Road East	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt and other adverse impacts. The quantum and location of development this site offers is consistent with the settlement strategy and overall it is considered to be a sustainable site.
Rural Areas			
Housing	HS33 (GTLAA08)	Barbraville	The site's social and economic benefits are considered to outweigh the adverse impacts upon the purposes of the Green Belt and other adverse impacts. Overall it is considered to be a sustainable site.

Reasonable alternatives

Proposed land use	Site ref	Site name	Reasons for inclusion of site
Woolmer Green			
Housing	WGr3	Adjacent to 52 London Road	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. A new Green Belt boundary would be weaker than the existing boundary and the development of the site would significantly reduce an existing fragile Green Belt gap between villages, which is considered to outweigh the social and economic benefits of the site.
Oaklands and Mardley Heath			
Housing	OMH9	Land to the rear of 19-23 The Avenue	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The Inspector has noted that the site has access problems along both The Avenue and Danesbury Park Road. The Avenue does not have footpaths on much of its length beyond the A1(M) whilst Danesbury Park Road has none. It is also noted that the area currently presents a range of challenges and barriers to sustainable travel and this is further hindered by the distances and topography with the nearest schools being beyond a walkable distance although the local facilities are cyclable, they are beyond the distance that most people would walk
Welwyn			
Housing	Wel1	Land at Kimpton Road	The site's social and economic benefits are not considered to outweigh the uncertain achievability, impact upon Green Belt purposes and other adverse impacts associated with this site and collectively with Wel2 and Wel15. The site would erode an important gap between Welwyn and Codicote, resulting in continuous ribbon development. In addition, the quantum of development this site, in combination with Wel2 and Wel15 which need to come forward together with Wel1, would not be compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village.
Housing	Wel2	Land adjoining Welwyn cemetery	The site does not adjoin the existing urban boundary and needs to be considered alongside and come forward with other sites. The site's social and economic benefits are not considered to outweigh the uncertain achievability, impact upon Green Belt purposes and other adverse impacts associated with this site and collectively

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			with Wel1 and Wel15. The site would erode an important gap between Welwyn and Codicote, resulting in continuous ribbon development. In addition, the quantum of development this site, in combination with Wel1 and Wel15 which need to come forward together with Wel2, would not be compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village.
Housing	Wel15	Fulling Mill Lane (south)	The site's social and economic benefits are not considered to outweigh the uncertain achievability, impact upon Green Belt purposes and other adverse impacts associated with this site and collectively with Wel1 and Wel2. The site would erode an important gap between Welwyn and Codicote, resulting in continuous ribbon development. In addition, the quantum of development this site, in combination with Wel1 and Wel2 which need to come forward together with Wel15, would not be compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village.
Housing	Wel6	Land at Kimpton Road	The site's social and economic benefits are not considered to outweigh the uncertain achievability, impact upon Green Belt purposes and other adverse impacts associated with this site and collectively with Wel1 and Wel2. The site would erode an important gap between Welwyn and Codicote, resulting in continuous ribbon development. In addition, the quantum of development this site, in combination with Wel1 and Wel2 which need to come forward together with Wel15, would not be compatible with the identified infrastructure constraints (primary school capacity) and resultant capacity for growth within the village.
Welham Green			
Housing	WeG6	Skimpans Farm	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. Whilst the site itself is a sustainable site, its lack of any strategic advantage over and above that provided by WeG4b (significant provision of employment land alongside limited housing development) combined with the identified infrastructure constraint (primary school capacity) within the village, which is a considerable barrier to growth in Welham Green, means that WeG4b represents a more sustainable site than WeG6
Housing	WeG12	Pooleys Lane	The site's social and economic benefits are not considered to outweigh the adverse impacts on

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			the purposes of the Green Belt and other adverse impacts. When considered alongside the allocation of Hat11, development of this site and the further narrowing of the fragile gap between Hatfield and Welham Green is not justified by any benefits which this site would bring, in contrast to Hat11 which provides the strategic advantage of delivering extra cemetery space. Furthermore, the site's lack of any strategic advantage over and above that WeG4b (significant provision of employment land alongside limited housing development) combined with the identified infrastructure constraint (primary school capacity) within the village, which is a considerable barrier to growth in Welham Green, means that WeG4b represents a more sustainable site than WeG12.
Housing	WeG15	Potterells Farm	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. Whilst the site itself is a sustainable site, its lack of any strategic advantage over and above that provided by WeG4b (significant provision of employment land alongside limited housing development) combined with the identified infrastructure constraint (primary school capacity) within the village, which is a considerable barrier to growth in Welham Green, means that WeG4b represents a more sustainable site than WeG15
Brookmans Park			
Housing	BrP1	Upper Bell Lane Farm	The site's social and economic benefits do not outweigh the fact that development of the site would be inconsistent with the settlement strategy resulting in a disproportionate expansion of a small Green belt settlement (Bell Bar) that is not generally suitable for further development. Development would also result coalescence between settlements.
Housing	BrP12a	Peplins Wood	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. The site would, together with commitments, completions, existing allocations, and sustainability preferable additional sites (BrP4a) would exceed the number of dwellings over the proportional requirement of the settlement.
Cufley			
Housing	Cuf15	King George V Playing Fields	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			impacts. However, the site is not required to deliver the spatial strategy.
Digswell			
Housing	Dig1	Land East of New Road	The site's social and economic benefits are not considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. When considering Dig1 the Inspector noted that there is the potential to accommodate development on this site, which is within walking distances of a primary school and local shops, without causing unacceptable harm to the wider Green Belt or the surrounding heritage assets. However, the site is not required to deliver the spatial strategy.
Lemsford			
Housing	StL13	Land at Roebuck Farm	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. Lemsford is currently designated as a Green Belt village which is a fifth tier settlement in the settlement hierarchy with some limited services and facilities. The settlement would need to be re-designated in the settlement hierarchy and removed from the Green Belt should StL13 be proposed for allocation. The site is not required to deliver the spatial strategy.
Stanborough			
Housing	Stl15	East of Great North Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. Stanborough is currently designated as a Small Green Belt settlement and village which is a sixth tier settlement in the settlement hierarchy which looks to other settlements for services and facilities. It would need to be re-designated in the settlement hierarchy and removed from the Green Belt should the site be proposed for allocation. Stanborough is not a particularly sustainable settlement it having no facilities within its boundary.
Housing	StL1	East of Great North Road	The site's social and economic benefits are considered to outweigh the adverse impacts on the purposes of the Green Belt and other adverse impacts. Stanborough is currently designated as a Small Green Belt settlement and village which is a sixth tier settlement in the settlement hierarchy which looks to other settlements for services and facilities. It would need to be re-designated in the settlement hierarchy and removed from the Green

Appendix E
Statement of reasons for the inclusion or exclusion of sites

Sustainability Appraisal of Welwyn Hatfield Local Plan
November 2022

Proposed land use	Site ref	Site name	Reasons for inclusion of site
			Belt should the site be proposed for allocation. Stanborough is not a particularly sustainable settlement it having no facilities within its boundary. The site is also considered to represented disproportional growth in Stanborough.

Appendix F

Schedule of Main Modifications and implications for the SA

Contents

No main modifications.

Foreword

No main modifications.

Welwyn Hatfield Now

No main modifications.

Vision and Boroughwide Objectives

MM1

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 29 Spatial Vision; Third paragraph	42,000 15,200 new homes will be built on a range of sites, about two thirds of which will be within and adjoining Welwyn Garden City and Hatfield. A new village settlement of around 1,100-1,500 dwellings will have been created as an exemplar of sustainable best practise whilst more limited development will take place within and around the villages. New employment opportunities will be provided both within our existing employment areas and in a new life science park at Marshmoor, Welham Green. Partnerships with service providers, Government bodies, the Local Enterprise Partnership, developers, other local authorities and other key bodies will ensure the timely delivery of the necessary supporting infrastructure.	To reflect the FOAHN and identified strategy	None, as set out in paragraph 6.8 of the 2016 SA Report (submission document SUB/3), the vision remains a high-level aspiration that seeks to deliver a large number of new homes. The SA already records a minor positive effect in relation to SA objective 5 (decent housing), and while the change would increase the number of homes the plan aims to deliver, the vision remains high level (and therefore attracts a minor positive effect) as opposed to more specific policies elsewhere in the Plan (which may attract a significant positive effect).
Page 29 Spatial Vision; Fourth paragraph	Opportunities for development within settlement boundaries will be maximised but a planned release of a limited amount of land from the Green Belt will take place to meet the need for 6,200 4,734 dwellings up to year 10 which cannot be provided for within the existing towns and villages	To reflect the FOAHN and identified strategy and plan review	None, as the vision remains a high-level aspiration that seeks to deliver a large number of new homes. The SA already records a minor positive effect in relation to SA objective 5 (decent housing).
Page 30 Strategic objective 1	To provide for the borough's development needs over the plan period, in a form which maintains the existing settlement pattern, protects areas of highest environmental value, prevents coalescence of our towns and villages and releases a limited amount of land from the Green Belt. To ensure its boundaries will not need reviewing before 2032.	To reflect the Plan's review	None, as the overall intention of the strategic objective has not changed.
Page 30 Strategic objective 2	...where it can be supported by the timely delivery of the appropriate infrastructure.	To provide clarity, in response to request from HCC.	None, as the overall intention of the strategic objective has not changed.

Sustainable Development

No main modifications.

How Much Growth

MM2

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 35 SP2; First bullet point	<p>294.1 hectares of employment land have been identified to maintain a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace to be provided between 2013 and 2032, allowing for flexibility in the face of economic changes. Provision will be made for at least 116,400sqm of net additional new floorspace for industry, offices and warehousing over the plan period from designated employment areas and mixed use sites including the strategic development site at Marshmoor, Welham Green as set out on the Policies Map.</p> <p><u>Land which makes a valuable contribution to the local economy is designated as Employment Areas, as shown on the Policies Map. Over the plan period, provision will be made for at least 59,000 sq.m of new floorspace for industry, offices and warehousing. This will allow for a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace over the plan period, allowing for flexibility in the face of economic changes. Employment floorspace provision will include the strategic development sites at Marshmoor, Welham Green, and North West Hatfield, as set out on the Policies Map.</u></p>	Referring to the total area of the designated employment sites can be confusing. The net additional floorspace total within the plan has been updated.	None. The net additional new floorspace for industry, offices and warehousing has been revised from 116,400 sq m to 59,000 sq m. Although this represents a decrease in floorspace and there will be a subsequent shortfall of floorspace for industry, offices and warehousing (-26,479 sq m), the mixed significant positive and minor negative effect recorded against SA objective 6.1 (business and employment) remains. This is because the original Policy SP 2 also resulted in a shortfall in floorspace. Some mitigation for this shortfall is built into the policy, which states it will provide "at least 59,000 sq m of new floorspace for industry, offices and warehousing".
Page 35 SP2; Second bullet point	<p>Opportunities have been identified in and around the towns and excluded villages to facilitate the delivery of a borough wide housing target of around 12,000 dwellings between 2013 and 2032, as set out in the Settlement Strategy. The overall target will be phased over the plan period at the following rates:</p> <p>2013/14 to 2021/22: 4,485 dwellings (an average of 498 dwellings per annum);</p> <p>2022/23 to 2031/32: 7,515 dwellings (an average of 752 dwellings per annum)</p> <p><u>The examination has identified a Full Objectively Assessed Housing Need (FOAHN) for the borough of 15,200 dwellings between 2016 and</u></p>	To reflect the updated housing strategy.	None. 13,392 dwellings will be delivered but the FOAHN is 15,200, resulting in a shortfall of 1,808 dwellings. The SA already records a mixed significant positive and minor negative effect in relation to SA objective 5 (decent housing) with uncertainty attached and it is unknown whether the required build rates will be achieved or not.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p><u>2036. Between 1st April 2016 and 31st March 2022, 2,731 dwellings have already been delivered and 613 dwellings are expected to be delivered in 2022/23. This plan has identified opportunities on specific sites in and around the towns and excluded villages to facilitate the delivery 9,209 dwellings between 2023/24 and 2032/33 and 13,392 dwellings over the plan period 2016-36.</u></p> <p><u>Opportunities to meet the remaining need will be the subject of an early review of the plan to be submitted for examination within five years from adoption. The review would be undertaken in the context of housing need, national policy, and other relevant circumstances at the time. The review will determine additional sites to be allocated to meet the requirement in future years and provides an opportunity to examine the plan's performance to that date.</u></p> <p><u>Over the first 17 years of the plan from 2016/17 to 2032/33, opportunities for 12,553 dwellings have been identified, equating to an annual housing supply for this period of 738 dwellings per annum.</u></p>		
<p>Page 35 SP2; Third bullet point</p>	<p>Through the provision of a net increase of around 330 <u>201</u> bed-spaces for specialist (Use Class C2) residential or nursing care between 2016 and 2036</p>	<p>Following the release of the 2018-based population projections.</p>	<p>None, as the overall intention of the policy has not changed.</p>
<p>Page 35 SP2; Fifth bullet point</p>	<p>Opportunities have been identified to facilitate the provision of 12,500 square metres new retail floorspace to meet predicted expenditure growth in the borough to 2026 as set out in Table 1 through the allocation of sites within existing centres and new centres in some of the Strategic Development Sites and through existing permissions</p> <p><u>Given the increasing shift towards online shopping, which was likely accelerated by the Covid-19 pandemic, the future of retail remains somewhat uncertain. The Council will therefore keep policies relating to town centres and retail under review, and may bring forward revised policies if necessary.</u></p>	<p>To reflect the impact of a shift towards online shopping and the covid-19 pandemic on retail and town centres, uncertainty on the long term impact / changes.</p>	<p>None, as the overall intention of the policy has not changed.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 35 Paragraph 5.4</p>	<p>The Council's <u>original</u> evidence base considered three different scenarios for job growth from 2013 to 2032. The scenario based on Experian employment projections forecast an increase of 15,960 total jobs. The East of England Forecasting Model (EEFM)-based scenario forecast an increase of 17,900 total jobs. So this suggests the need to plan for a range of 15,960 to 17,900 total jobs from 2013 to 2032. There were significant differences in the structural make up of the jobs growth figures for each of these scenarios with the Experian based scenario predicting a substantially higher proportion of the growth would be in Class B8 (storage and distribution) than the EEFM-based scenario. Because it was difficult to predict which of these two scenarios would provide a more accurate projection of future changes, the Study recommended that a hybrid scenario be adopted taking the mean of the Experian and EEFM-based scenarios. The hybrid scenario gives a total jobs growth figure of 16,900, but with smaller land and floorspace requirements than the Experian scenario. Translating this into land, the hybrid scenario of the Economy Study Update predicts that there will be a shortfall of about 5.4 hectares of employment land by 2032. The Marshmoor strategic development site (SDS7 (WeG4b)) near Welham Green assists in meeting this shortfall alongside other sites allocated elsewhere in the borough. <u>over the plan period, using economic forecasts produced by both Experian and the East of England Forecasting Model (EEFM). These resulted in slightly different figures for the number of jobs which should be planned for, and a slightly different make up of these jobs in terms of economic sectors. As it was difficult to tell which of these would be the most accurate, the study recommended that a hybrid scenario of the two forecasts should be adopted. This resulted in the original Local Plan proposing planning for 16,900 jobs and identifying a future supply of employment floorspace of 116,400sqm, which would have been significant growth for the borough.</u></p>	<p>To ensure that the summary of the way that forecasting was undertaken was accurate and reflected the revised approach adopted by the Council.</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 36/37 Paragraph 5.5</p>	<p>The hybrid scenario would require an increase in floorspace for offices, industry and warehousing of 138,000 square metres. Since 2013, substantial amounts of Class B floorspace have been allowed through the permitted development right enabling offices to be converted to residential without planning permission, with losses likely to continue. Although there is some new supply, it is only possible to plan for about 116,400 square metres of additional Class B floorspace from 2013 to 2032, assuming that the borough's best resources of existing office space have been protected, by the use of Article 4</p> <p>Directions, from conversion to residential uses. This figure takes into account vacant sites that have been allocated but do not have planning permission, planning permissions, capacity at new development sites and losses resulting from prior approvals and planning permissions, as well as an estimate for further windfall losses as a result of office to residential prior approvals. Theoretically, this would constrain total jobs growth to 14,500 over the plan period. However, it is notable that provisional government estimates (15) indicate that the number of jobs in Welwyn Hatfield increased by 2,600 from 2013 to 2014. Adding the likely total number of jobs that could be accommodated in the supply of employment floorspace to the number of jobs that have already been created since 2013 gives a total jobs growth of about 17,100, which is very similar to the 16,900 total jobs figure recommended in the Economy Study Update.</p> <p><u>Since submitting the Local Plan, it has become clear that extensive losses of floorspace through Permitted Development rights would make it difficult to deliver significant net additional floorspace. Furthermore, whilst the evidence base suggested that the Council should plan for significant employment growth, such an approach could result in an increase in the current level of in-commuting into the borough, which would be inherently unsustainable.</u></p>	<p>To explain the revised method of forecasting employment need calculated a floorspace requirement</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.¹</p>

¹ The change to the overall employment need for the Borough changes the assumptions used in the SA against SA objective 6.1 (business and employment). This change to the assumptions for the SA of employment sites is reflected in Appendix B of this Main Modifications SA Addendum.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p><u>Following extensive consideration, the Council decided that the most appropriate approach would be to make some provision for the expected growth in the working age population of the borough of 24,786 people. This would ensure that there was provision for an appropriate number of jobs whilst not increasing commuting into the borough.</u></p> <p><u>This approach used the East of England Forecasting Model to forecast a distribution of these jobs across different use classes, which allowed the floorspace requirement to be calculated for B and E(g) classes. As a result, the Council forecasts that it would need to make provision for a net additional 85,268 square metres of B or E(g) class floorspace to the end of the plan period. However, due to constraints and losses of existing floorspace, this will not be possible and the Council estimates that there will be a shortfall of 26,479 square metres of floorspace over the plan period. However, without releases of land from the green belt, identified in this plan, this shortfall would be far more significant at 80,870 square metres. The vast majority of this additional floorspace will be provided within the designated employment sites or new mixed use sites.</u></p>		
<p>Page 37/38 Paragraph 5.8 and 5.9</p>	<p>A housing target of around 12,000 over a 19 year period from 2013 to 2032 represents an uplift of around 10% above the official baseline demographic 'starting point'(16) and includes a positive allowance to help improve household formation rates among younger people. The target of 12,000 equates to an average of 637 dwellings a year between 2013 and 2032. However, the target is staged at a rate of 498 dwellings per year between 2013/14 and 2021/22 (4,485 over 9 years), and 752 dwellings per year between 2022/23 and 2031/32 (7,515 over 10 years). This reflects infrastructure and other constraints identified for many of the sites which may affect lead in times and completion rates in the early years of the plan period, and the fact that the large Strategic Sites are likely to take a number of years to develop alongside associated infrastructure.</p> <p>Whilst the housing target falls short of the full Objectively Assessed Need range(17), it does represent a significant step change, with an increase of around 55% in annual delivery rates relative to the historical rate of development in the borough completed between 2001 and 2015(18). Clearly the relationship between jobs and dwellings has been considered</p>	<p>To reflect the updated housing strategy</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>but inevitably, forecasting employment growth and labour force behaviour carries a degree of uncertainty, with forecasts using different assumptions. The housing target is higher than the modelled dwelling outputs for economic forecasts derived from the Experian scenario (people based), which(19) includes an uplift for household formation rates amongst younger households.</p> <p><u>Housing completions prior to the plan's adoption are forecast to total 3,344 dwellings. Opportunities have been identified on specific developable sites in and around the towns and excluded villages to facilitate the delivery of 9,209 dwellings over the first ten years of the plan, following adoption anticipated in 2023/24. Therefore, over the 17 year period between the start of the plan in 2016/17 and the end of the first ten years (2032/33), total identified supply amounts to 12,553 dwellings (an average of 738.4 dwellings per year). A further 839 dwellings have been identified for years 11-13 (2033/34 to 35/36).</u></p> <p><u>Whilst this falls short of the Full Objectively Assessed Housing Need (FOAHN) of 15,200 dwellings over the full plan period 2016-36, an early review will consider additional sites to be allocated to meet the remaining requirement from year 11, and will provide an opportunity to examine the plan's performance to that date. The review will be undertaken in the context of housing need and national policy at that time and will be submitted within five years from adoption.</u></p> <p><u>The delivery of 738 dwellings per annum to 2032/33, still represents a significant uplift of 58% above the baseline demographic 'starting point' and would make an allowance to help improve both household formation rates among younger people and affordability. In line with the identified supply for this period, the housing target is set at 738 dpa over the 17 years 2016/17 – 2032/33.</u></p>		
Page 38 Paragraph 5.13	<p>... vitality of our villages. Though the Covid-19 pandemic has had a significant impact on retail and town centres, as well as the wider economy, the Council still believes that town and village centres are at the heart of our communities and should be the focal point for retail, leisure, services and other facilities. Focussing investment...</p>	To reflect the economic impact of the covid-19 pandemic on retail and town	None, as this is a change to the supporting text, rather than the policy itself.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
		centres, and the current uncertainty on the long term impact and possible changes.	
Page 38 Paragraph 5.14	...The Council's evidence on retail capacity forecasting, <u>and the long term impacts on retail and town centres from the covid-19 pandemic and subsequent economic recovery</u> will be kept under regular review throughout the plan period.	To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes.	None, as this is a change to the supporting text, rather than the policy itself.
Page 40 Paragraph 5.21	Retail Development: Town Centre boundaries and sites for new retail development have been identified on the Policies Map, which together with planning permissions will deliver sufficient floorspace to meet the <u>previously forecasted</u> need to 2026. <u>As noted elsewhere, this Local Plan and the evidence base underpinning it were prepared before the Covid-19 pandemic and the consequent impact on retail and town centres, as well as on the economy more generally. It also pre-dates changes to the Use Classes Order 2020 which gave greater flexibility for changes to and from retail uses through Class E.. It is currently unclear what impact these, and the subsequent economic recovery will have on town centres and retail in the long term. At this moment in time, it would seem likely that this level of additional floorspace need will be sufficient for later in the plan period than originally forecast. However, it is important to make sufficient provision to meet future demand for town centre uses. As a result, the Council will keep this area under review and if in the meantime, the Council's evidence indicates that there have been significant <u>long lasting</u></u>	To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes. In addition, these changes reflect the broader "main town centre uses"	None, as this is a change to the supporting text, rather than the policy itself.

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	changes in the economy, or changes in the way in which retailing is carried out, meaning that the amount of retail floorspace needed has changed, shopping floorspace targets will be updated through an early review of the Local Plan.	as set out in the NPPF.	

Settlement Strategy and Green Belt boundaries

MM3 to MM4

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 41 SP 3	<p><u>In order to meet the need for housing and employment land this plan has identified land which has been released from the Green Belt.</u> Green Belt boundaries <u>have been defined as</u> shown on the Policies Map. <u>Planting and landscape buffers are proposed, as appropriate, to define newly established Green Belt boundaries, as indicated in the Local Plan and on the Policies Map. Green Belt boundaries will be</u> maintained throughout the plan period and will only be reviewed through a review of this plan.</p> <p>Consistent with the settlement ...</p> <p>The secondary focus for development will be in and around the excluded villages at a more limited scale, compatible with the more limited range of job opportunities, shops, services and other facilities available in these locations. A location for a new village at Symondshyde to the north west of Hatfield has been identified on the Policies Map.</p>	To reflect modifications made elsewhere in the plan which seek to minimise the harm to the Green Belt from its release.	Although intended as a Green Belt boundary, the provision of planting buffers would contribute positively to SA objective 4.6 (biodiversity). The deletion of the new village at Symondshyde will not change the effects already recorded for SP3, as the overall intention of the policy remains the same in that development is still to be focused in and around the towns of Welwyn Garden City and Hatfield, followed by the excluded villages at a more limited scale.
Page 43 Paragraph 6.5	The settlement strategy and hierarchy direct growth to the most sustainable locations, appropriate to the levels of existing infrastructure, services and facilities, and assisting regeneration where needed. A new village at Symondshyde has the same place within the hierarchy as the existing small excluded villages reflecting the level of services and facilities likely to be delivered alongside new homes.	To reflect the revised housing strategy	None, as this is a change to the supporting text, rather than the policy itself.
Page 44 Table 2 Distribution of housing growth	See revised Table 2 below	To reflect the proposed housing strategy July 2022	None, as this is a change to the supporting text, rather than the policy itself.

Table 2 Distribution of housing growth

Sub-area	Completions 2013-2016	Capacity within urban areas and from planning permissions 2016- 2032	Capacity from Green Belt/Area of Special of Restraint release 2016- 2032	Total Capacity 2013-2032
Welwyn Garden City	359	2,424	2,140	4,923
Hatfield	484	685	1,770	2,936
Woolmer Green	0	4	150	154
Oaklands & Mardley Heath	9	16	31	56
Welwyn	133	153	67	353
Digswell	3	12	0	15
Welham Green	23	6	92	121
Brookmans Park	6	53	274	333
Little Heath	4	5	135	144
Cuffley	32	98	286	416
Rural Areas	10	28	1,144	1,182
Sub-total	1,057	3,484	6,089	10,630
Allowance for applications awaiting determination	Planning applications currently awaiting determination which are estimated to deliver dwellings by 2020			79

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Sub-area	Completions 2013-2016	Capacity within urban areas and from planning permissions 2016- 2032	Capacity from Green Belt/Area of Special of Restraint release 2016- 2032	Total Capacity 2013-2032
Allowance for windfall	Average of 110 dwellings p.a from 2020-2032 (12 yrs)			1,315
Deduction for non-implementation	A non-implementation rate of 2.5% (the historic average level of dwellings permitted but not built			20
Total				12,004

Table 2 – Distribution of housing growth

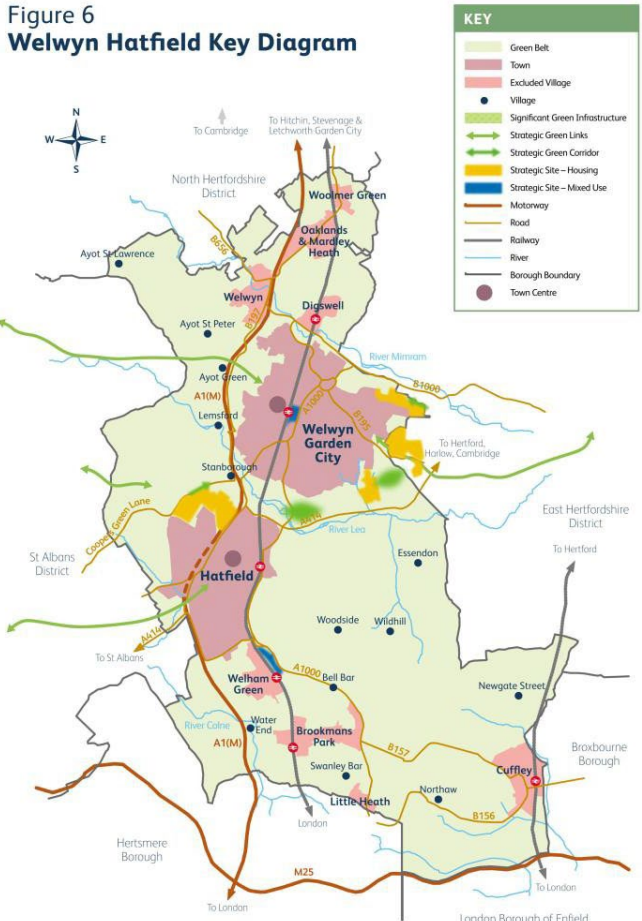
	<u>Completions 1 Apr 2016 – 31 Mar 2022</u>	<u>Commitments (1st Apr 2022)</u>	<u>Capacity from Allocations to 2036</u>	<u>Total 2016-36</u>
<u>Welwyn Garden City</u>	<u>1,416</u>	<u>251</u>	<u>4,296</u>	<u>5,963</u>
<u>Hatfield</u>	<u>853</u>	<u>230</u>	<u>2,605</u>	<u>3,688</u>
<u>Woolmer Green</u>	<u>76</u>	<u>0</u>	<u>184</u>	<u>260</u>
<u>Oaklands & Mardley Heath</u>	<u>25</u>	<u>9</u>	<u>31</u>	<u>65</u>
<u>Welwyn</u>	<u>178</u>	<u>12</u>	<u>76</u>	<u>266</u>
<u>Digswell</u>	<u>12</u>	<u>20</u>	<u>0</u>	<u>32</u>
<u>Lemsford</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Stanborough</u>	<u>17</u>	<u>2</u>	<u>0</u>	<u>19</u>
<u>Rural North</u>	<u>2</u>	<u>32</u>	<u>0</u>	<u>34</u>
<u>Welham Green</u>	<u>12</u>	<u>1</u>	<u>316</u>	<u>329</u>
<u>Brookmans Park</u>	<u>54</u>	<u>20</u>	<u>452</u>	<u>526</u>
<u>Little Heath</u>	<u>6</u>	<u>0</u>	<u>98</u>	<u>104</u>
<u>Cuffley</u>	<u>52</u>	<u>9</u>	<u>335</u>	<u>396</u>
<u>Rural South</u>	<u>28</u>	<u>133</u>	<u>4</u>	<u>165</u>

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	<u>Completions 1 Apr 2016 – 31 Mar 2022</u>	<u>Commitments (1st Apr 2022)</u>	<u>Capacity from Allocations to 2036</u>	<u>Total 2016-36</u>
<u>Sub- total</u>	<u>2,731</u>	<u>719</u>	<u>8,397</u>	<u>11,847</u>
<u>Small Sites</u>				<u>16</u>
<u>Windfall</u>				<u>1,529</u>
<u>Total</u>				<u>13,392</u>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 46 Figure 6</p>	<p>Figure 6 Welwyn Hatfield Key Diagram</p>	<p>To reflect spatial strategy</p>	<p>None, as the SA did not assess figures separately.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>Figure 6 Welwyn Hatfield Key Diagram</p>  <p>KEY</p> <ul style="list-style-type: none"> Green Belt Town Excluded Village Village Significant Green Infrastructure Strategic Green Links Strategic Green Corridor Strategic Site – Housing Strategic Site – Mixed Use Motorway Road Railway River Borough Boundary Town Centre 		

Movement

MM6

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 51 SADM2; sub paragraph i	There would be no unacceptable impacts on the local and/or strategic transport network. <u>There would be no severe residual cumulative impacts on the local and/or strategic transport network once any cost-effective and achievable mitigation measures have been taken into account.</u>	For consistency with national policy	None, as the overall intention of the policy has not changed.
Page 51 SADM2; sub paragraph iii	They are designed to allow safe and suitable means of access and site operation <u>to and from the site for all users; and</u>	For consistency with national policy	None, as the overall intention of the policy has not changed.
Page 51 SADM2; sub paragraph iv	They provide satisfactory and suitable levels of parking, <u>in accordance with the criteria set out in SADM12 and the Council's parking standards, and taking into account the opportunities for public transport, cycling and walking.</u>	For clarity and consistency with national policy	None, as the SA already recognised potential increases in sustainable transport.

Centre, Services and Facilities

MM7

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 53 SP 5	"...to meet forecast expenditure growth to 2026 <u>at least 2033</u> in the defined retail centre..."	Date changed to 2033 to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan. In previous forecasting work, the growth in any one year was small and it was considered that existing outlets could absorb a degree of additional growth within existing floorspace. Combined with the current uncertainty, it is not considered necessary to update floorspace requirements.	None, as the overall intention of the policy has not changed.
Page 54 SP 5	Individual Small Convenience Stores: "A number of small convenience shops (below 280sq.m gross floorspace) provide for..."	To reflect that small convenience stores come in a variety of sizes, and an actual floorspace based	None, as the overall intention of the policy has not changed.

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		definition is unnecessary.	
Page 56 Paragraph 8.7	<p>“There is considerable uncertainty in retail forecasting beyond ten years, partly for...”</p> <p>“...trends in retailing will play out in the future <u>particularly given the impact on retail and town centres from the Covid-19 pandemic</u>. It is for this reason that the council’s strategy for quantity of retail development is focussed on 2026 <u>at least 2027/2028</u>. The Council will keep its retail evidence base under review”.</p>	To reflect the impact of Covid-19 and the subsequent uncertainty around future retail needs. Date changed to 2027/2028 to be five years from the adoption of the plan.	None, as this adds further detail to the supporting text, rather than altering the policy

MM8

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 57 SADM 4; Town Centre Frontages	At least 70% of the defined Primary Frontage (by length) within which the unit is located will remain in those categories of class <u>E A1</u> retail uses considered appropriate in town centres [<u>footnote to be added: As set out in the definition of "Main Town Centre Uses" in the National Planning Policy Framework</u>]	For clarity	None, as the overall intention of the policy has not changed.
Page 58 SADM 4 ; Small Neighbourhood or Small Village centres; Bullet point (i)	...within the wider neighbourhood or village whose centre the <u>premises</u> shop is within	For clarity.	None, as the overall intention of the policy has not changed.

MM9

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 59 SADM 5; Bullet point (i)	“...there is a lack of demand for an A1 a shop in that location...”	To reflect changes to the Use Classes Order.	None, as the overall intention of the policy has not changed.

Housing

MM10

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 66 SP7; Second paragraph	Proposals for 44 <u>10</u> or more new dwellings should demonstrate ...	To reflect the requirement as set out in National Planning Policy Guidance Paragraph: 023 Reference ID: 23b-023-20190901	None, as although this is a slight improvement in terms of affordable housing delivery and therefore will contribute more positively to affordable housing delivery, Policy SP7 is already expected to have a significant positive effect in relation to SA objective 5.1 (housing). ²
Page 66 SP7; Second paragraph	...or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites <u>has had regard</u> to will reflect the council's latest evidence of housing need...	For clarification. Tables in the plan are not prescriptive. In response to request from a representor.	None, as the overall intention of the policy has not changed.

² The change in threshold from 11 dwellings to 10 dwellings changes the assumptions used in the SA against SA objective 5.1 (housing). This change to the assumptions for the SA of housing sites is reflected in Appendix B of this Main Modifications SA Addendum.

MM11

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 66 SP7; in the last row of the affordable housing table	...in sustainable <u>accessible</u> locations compatible with Green Belt policy.	For clarification. Affordable housing should be located in locations with good accessibility to services and facilities. Consistent with the approach in other parts of SP7.	None, as the overall intention of the policy has not changed.

MM12

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 67 SP7; Self-build and custom housebuilding	Strategic Development Sites SDS1 (WGC4), SDS2 (WGC5), SDS5 (Hat1) and SDS6 (Hat15) should make provision for a proportion of <u>On sites of 100 or more new dwellings, 2% of serviced dwelling plots should be provided</u> of land to contribute towards meeting the evidenced demand for Self-build and Custom Housebuilding in the borough.	To specify the requirement for self-build and housebuilding plots on sites of 100 dwellings or more to assist the Council's in meeting its duties. To enable the Council to better meet the evidenced demand from the Council's Self build register.	None, as the overall intention of the policy to provide sufficient self- and custom-build housing remains.
Page 72 Paragraph 9.21	Self-build and custom housebuilding: The Council has a Self-Build and Custom Housebuilding Register which commenced on 1 April 2016 and as such it is too soon to draw conclusions on the evidenced demand for serviced plots in Welwyn Hatfield over the plan period. However, it is already apparent from the limited number of applicants who have registered their interest Register that the demand for plots is often directed at multiple search locations and not solely for plots of land within Welwyn Hatfield. <u>and the demand for serviced plots will be monitored to inform the implementation of this policy at strategic Development Sites and on other allocated or windfall sites. Measures will be put in place, either through the use of planning conditions or planning obligations to secure a proportion of serviced self-build or custom housebuilding plots on relevant sites. The requirement to provide plots will be reviewed and waived only where it can be robustly demonstrated that plots have been made available and actively, continuously and extensively marketed at a realistic market value for at least 12 months. Where there is robust evidence of no realistic demand for plots, then with the agreement of the local planning</u>	To provide a proportionate response to the latest evidence of demand and provide clarification of the approach to be taken if the demand for self-build does not materialise on a site by site basis.	None, as this is a change to the supporting text, rather than the policy itself.

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	<u>authority, these may then be offered to the Council or a Registered Housing Provider for affordable housing or be built out by the developer to the open market.</u>		

MM13

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 67 SP7; Housing for older people	As part of the overall housing target, a net increase of around 745 <u>620</u> dwellings will be supported to help meet the varied housing needs of an aging population, through the provision of a range of housing <u>types and</u> options such as...	The need was revised following the release of the 2018-based population projections. To clarify that a range of housing types (e.g. bungalows/flats) can contribute towards meeting the housing needs of older people as well as supported housing options.	None, as the policy still seeks to meet the needs of the older population.
Page 69 Paragraph 9.7; Housing for older people - second sentence onwards	In 2011, around 15% of the borough's population was aged 65 and over. Forecasts indicate that there will be around 4,500 <u>3,650</u> additional older people (aged 75+) living in the borough by the end of the plan period and evidence suggests that between 2012 -2020 there will be a 13% to 14% increase in people aged 65 and over in Welwyn Hatfield who are unable to manage at least one self-care activity or a domestic task on their own.... This plan supports the provision of around 745 <u>620</u> dwellings to help meet the varied housing needs of an ageing population as part of the overall housing target	The need was revised following the release of the 2018-based population projections EX203A The Implications of the 2018 based SNPP and SNHP on the Welwyn Hatfield OAN.	None, as this is an update to background information, not the policy itself.

MM14

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 67 SP7; Specialist Housing	In addition to the overall housing target, a net increase of around 330 <u>200</u> bed-spaces to help meet the accommodation needs of those who need specialist (Use Class C2) residential or nursing care will be supported in the borough's towns and excluded villages.	The need was revised following the release of the 2018-based population projections.	None, as the policy still seeks to provide sufficient specialist housing.
Page 69 Paragraph 9.8; Specialist housing	...In addition to the overall housing target, this plan supports a net increase of around 330 <u>200</u> C2 bed-spaces, primarily to help meet the accommodation needs of older people who need to live in an environment which provides residential or nursing care.	The need was revised following the release of the 2018-based population projections.	See previous row.

MM15

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 67 SP7; Accessible and adaptable dwellings</p>	<p>Accessible and adaptable and wheelchair user dwellings: At least 23³⁰% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for accessible and adaptable dwellings (or as subsequently amended). the delivery of which should be distributed across market and affordable tenures (35). This proportion may be varied where a proportion of dwellings are proposed to meet. <u>In addition, 1.5% of all new dwellings on sites involving 50 or more new dwellings will be required to meet</u> Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended)</p>	<p>Update following a review of the evidence and to correct original assessment. To increase the M4(2) policy requirement to 30% so that growth over the plan period would make an increased contribution to meeting the needs of households who would most benefit from higher design standards being incorporated from the start. This would cut across all age groups and would deliver around 2,400 new homes to M4(3) standard.</p>	<p>This revised text would add to the positive effects already recognised for SA objective 1.1 (reducing health inequalities) but would not change the overall score.</p>
<p>Page 73 Paragraph 9.24</p>	<p>The policy includes ... in accordance with Building Regulations requirements for M4(2) and M4(3) standards. <u>The on-site delivery target may be varied where dwellings that meet standards for M4(3) Category 3 'wheelchair user housing' (or as subsequently amended) are provided, subject to National Planning Practice Guidance which indicates that a policy requirement should only be applied to M4(3)</u></p>	<p>To correct a factually incorrect sentence and modify the sentence in line with the proposed modification to</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>Category 3 'wheelchair user housing'. <u>The policy requirement is a 'minimum' requirement for sites involving a qualifying number of new dwellings and wherever practical and viable, all homes specially designed for older people should be built to at least M4(2) standards. Delivery to M4(3)(2)(a) standard will be required across all tenures and delivery to M4(3)(2)(b) standard will only be required where the local authority is responsible for allocating or nominating a person to live in that dwelling. For both M4(2) and M4(3), provision will be rounded up to the nearest whole number. For the M4(2) and M4(3) standards to be applied, a condition on a planning consent must require it.</u></p>	<p>Policy SP7. To highlight that a planning condition must be imposed in order to apply the M4(2) and M4(3) standards via the Building Regulations. To ensure that housing for older people is suitably designed to take account of the ongoing needs of future occupants.</p>	

MM16

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 68 SP7; twelfth paragraph of policy (subsection on purpose built student accommodation)</p>	<p>Purpose built student accommodation to meet the demonstrated needs of higher education providers in the borough will be supported where:</p> <p><u>On campus provision</u>: this is in accordance with a master plan that has been approved by the Council.</p> <p>Off site <u>campus provision</u>: purpose built student accommodation will be supported where it is highly accessible to a main university or college campus within the borough by walking, cycling and public transport and provides sufficient on-site car parking, <u>where required</u>;</p>	<p>Turned into bullet points for ease of reading and clarity.</p> <p>To address concerns raised by the University of Hertfordshire during hearing sessions.</p>	<p>None, as the overall intention of the policy has not changed.</p>

MM17

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 68 SP7; twelfth paragraph of policy (subsection on purpose built student accommodation) New final sentence</p>	<p>Development should not on its own, or cumulatively with other similar developments in the area, have a significant adverse impact on the amenity of residents and local communities, or on the character of the area. <u>Applications should be accompanied by details setting out proposals for the organisation and management of the accommodation to demonstrate that the proposal will meet the specific need for student accommodation. Where necessary, the Council will use conditions to ensure that such accommodation remains specifically for students.</u></p>	<p>To ensure that student accommodation remains for student use</p>	<p>None. While this is positive in terms of ensuring sufficient student accommodation, it does not have an impact on any of the SA objectives over and above effects already recorded.</p>
<p>Page 74 Paragraph 9.27</p>	<p>Student accommodation: Masterplans may be brought forward for the delivery of on-campus purpose built student accommodation but the Council recognises that not all students will be accommodated on campus. Whilst a number of students may reside with family if local enough to commute, many will move into the borough for the period of their studies. The demand for off-site campus accommodation is mainly satisfied through the private rented market, for example in shared houses or in purpose built student accommodation. The provision of such accommodation will primarily be driven by market demand but <u>In Hatfield planning permission is required to convert a single family dwelling into shared accommodation. Off campus purpose built provision will need to demonstrate that it is meeting a specific need for such accommodation. Supporting information could include a nomination agreement with one or more educational institution in the borough. Off campus provision will also need to be in accessible locations. However,</u> care will need to be taken to ensure that existing residents and communities are not adversely affected by the scale or concentration of such uses in any one area. In accordance with national planning guidance, the provision of student accommodation may be counted towards the number of completed dwellings based on the amount of accommodation that <u>it releases into the housing market. For monitoring purposes, this is calculated using a cautious 5:1 ratio between student bedrooms and dwelling equivalents based on an</u></p>	<p>To address concerns raised by the University of Hertfordshire during hearing sessions, and to reflect that national guidance now exists on the ratio to use to calculate dwelling equivalents from student accommodation.</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

Appendix F
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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	average of 4.5 bedrooms per house in multiple occupation, which has received planning permission in the borough in recent years.		

MM18

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 71 Table 4 – Estimated size and type of all new housing required	studio/small 1 bed flat	2 bed flat/small house	2 bed or small 3 bed family house	3 bed or small 4 bed family house	Larger 4 bed + family house	Revised to take into account the 2018-based population projections	None, as this is a change to the supporting text, rather than the policy itself.
	41%	26%	30%	14%	20%		
	<u>1 Bed property</u>	<u>2 bed flat</u>	<u>2 bed house</u>	<u>3 bed property</u>	<u>4 bed + house</u>		
	<u>14.5%</u>	<u>9.5%</u>	<u>13.7%</u>	<u>40.9%</u>	<u>21.4%</u>		

MM19

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 73 Paragraph 9.25	<p>The Council recognises that the latest needs assessment...a number of sites. <u>Table 6 below indicates that the delivery of 61 pitches is anticipated across 7 sites, to potentially include an element of transit provision.</u> The size of any new site should generally not exceed 15 pitches, and in most cases be smaller.</p> <p>Allocations associated with Strategic Development Sites are proportionate to the overall number of dwellings estimated to be delivered at these locations and provision is either made within Strategic Development Sites or on suitable alternative sites nearby</p>	To reflect updated provision in line with Table 6	None, as this is a change to the supporting text, rather than the policy itself.

MM20

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 73 SP7, Table 6 – Gypsy and Traveller Sites and pitch provision	See revised Table 6 below	To reflect the modification debated and agreed with a representor at the Stage 4 Hearing session.	<p>Policy SP7 does not allocate these sites, although the table makes reference to allocations.</p> <p>The February 2020 SA Addendum (examination document EX200) recognised that site GTLAA09 is no longer considered reasonable. The removal of this site allocation is considered further under main modifications relating to Policy SADM35: Site allocations within the Rural Areas.</p> <p>The change in the number of pitches to be provided at site WGC4 does not change any of the effects previously reported.</p>

Revised Table 6 – Gypsy and Traveller Sites and pitch provision

Site	Site Ref	Number of pitches provided By 2022	Number of pitches provided 2017-2027	Number of pitches provided 2027-2032	Total
Foxes Lane, Welham Green (extension to existing site)	HS35 (GTLAA01)	12	-	-	12
Marshmoor Lane, Welham Green	GTLAA03	1	-	-	1
Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)	HS32 (GTLAA04)	6	-	-	6
North West Hatfield	SDS5 (Hat1)	0	8	7	14 5
Barbaraville, Mill Green (extension to existing site, <u>in-part to meet need from this site and in-part an off- site contribution for SDS6/Hat15)</u>)	HS33 (GTLAA08)	0	4	0	4
Coopers Green Lane (off site contribution for site SDS6 (Hat15))	HS34 (GTLAA09)	0	6	4	40
North East Welwyn Garden City	SDS1 (WGC4)	-	3 6	3 6	6 12
South East Welwyn Garden City	SDS2 (WGC5)	-	6	5	11

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Site	Site Ref	Number of pitches provided By 2022	Number of pitches provided 2017-2027	Number of pitches provided 2027-2032	Total
Symondshye New Village (partly met at site HS33)	SDS6 (Hat15)	0	2	4	6
		19	23 24	19 18	61

Economy

MM21

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 76 Policy SP8	<p>First bullet point: Resisting the loss of land from <u>industrial, storage, office and research uses</u> Class B uses;</p> <p>Final bullet point: Recognising the important role played by non-Class B land uses <u>other employment generating uses</u> (including retail) in providing employment and contributing to the local economy.</p> <p>Final sentence: The Council will also support the provision of other uses that are ancillary to, but supportive of, Class B <u>or Class E(g)</u> uses in designated employment areas.</p>	To reflect changes in Use Classes Order 2020	None, as the overall intention of the policy has not changed.
Page 77 Paragraph 10.3	<p>... (known as Class B uses <u>and Class E(g) uses</u>). The Council's evidence shows that, to meet predicted growth in employment, loss of land from Class B <u>and Class E(g)</u> uses should be minimised as far as possible. Since 2013, substantial amounts of Class B <u>and Class E(g)</u> employment floorspace have been lost through the permitted development right enabling offices to be converted to residential without planning permission. and it is likely there will be continued losses throughout the plan period. <u>Whilst this may continue to some degree, the Council has introduced an Article 4 Direction which removes this permitted development right on some key employment areas. This should help restrict further losses through the plan period and may introduce further directions if necessary.</u></p>	To reflect changes in Use Classes Order 2020 and to reflect the adopted Article 4 Direction plus potential for further.	None, as this is a change to the supporting text, rather than the policy itself.
Page 78 Paragraph 10.7	<p>For the reasons set out in paragraphs 5.3 X and 5.4 X, <u>Chapter 5,</u> the Council is planning for the number of total jobs in the borough to increase by about 16,000 from 2013 to 2026. <u>sought to make provision for the growth in the working age population over the plan period.</u></p> <p>Notwithstanding the gains in floorspace that will accrue from the mixed use designation (including Class B <u>E(g)</u> employment) at Marshmoor and Broadwater Road West, losses of office Class B1(a) <u>office Class B1(a)</u> floorspace that have taken place since 2013 <u>2016</u> and the losses that are likely to</p>	To reflect revised employment forecasts including a different method of assessing need, and the most recent calculation of supply.	None, as this is a change to the supporting text, rather than the policy itself.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>occur in <u>the</u> future mean that the supply of Class B <u>and Class E(g)</u> floorspace the Council is planning for is about <u>26,479</u> 22,000 square metres short of the 138,000 square metres square metres short of the 85,268 square metres identified recommended in the most recent analysis Economy Study Update, 2015, though this is subject to some uncertainty. It is clear that the Council cannot meet its full requirement for employment floorspace without having to designate further sites in the Green Belt <u>and without this the shortfall would increase by a further 54,400 square metres to 80,879 square metres.</u> National policies have also restricted the ability of the Council to retain existing employment land. For this reason, it is important that existing reserves of employment land are, as far as possible, retained in Class B <u>and Class E(g)</u> uses and measures are implemented to ensure that this happens</p>		
<p>Page 78 Paragraph 10.12</p>	<p>The Council will consider putting <u>has put</u> in place <u>two</u> Article 4 Directions to prevent the <u>loss of important employment space to redevelopment</u> change of use of important office blocks for residential, once that provision of the Housing and Planning Act 2016 has been put in place <u>on several key sites and will consider further such directions if necessary. To further protect employment areas and to ensure that they contain the most appropriate uses, on new planning permissions the Council may use conditions or planning obligations to restrict changes to different uses falling within the same Use Class or to restrict the use of Permitted Development.</u></p>	<p>To reflect that an Article 4 Direction has been put in place and to explain the use of conditions on new permissions.</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

MM22

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 79 SADM 10	All references to use class B1 in tables to be replaced with <u>E(g)</u>	To reflect changes to the Use Classes Order 2020	None, as the overall intention of the policy has not changed.
Page 79 SADM 10; EA2	Site Area: <u>12.0ha</u>	To reflect removal of Chequersfield site.	No change, as this is an existing employment site so was not assessed separately.
Page 79 SADM 10; EA10	Site Area: 4.4 <u>1.3ha</u>	Reduction in employment area to remove the Entech House site to the west of London Road which is being developed for housing. This also takes account of employment land to be included in site HS15 (WGr1).	No change, as this is an existing employment site so was not assessed separately.
Page 80 Bullet point ii	<p>Additional text in bullet point (ii):...Any retail elements of the development would clearly be ancillary to the main business use <u>and the extent controlled by condition or planning obligation accordingly.</u></p> <p>After bullet point (ii):<u>Where necessary, conditions will be used to restrict changes between different uses falling within the same Use Class</u></p> <p><u>New industrial, storage, office and research buildings (currently Use Classes B and E(g)) will be subject to conditions or planning obligations to restrict changes to different uses falling within the same use class and/or allowed under permitted development. On existing sites, the</u></p>	To reflect changes to the Use Classes Order 2020, including the need to ensure that new permissions are for appropriate uses within Use Classes, to give further policy justification for Article 4 directions	None, as the policy still seeks to provide and protect suitable employment land - this change further adds to that but will not change the SA scores.

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	<p><u>Council will consider the use of Article 4 Directions to remove Permitted Development Rights where necessary.</u></p>	<p>where necessary, and to add a missing word.</p>	
<p>Page 80 Bullet point v</p>	<p>...<u>they</u> provide facilities which are supportive <u>of</u> Class B <u>or Class E(g)</u> uses</p>	<p>To reflect changes to the Use Classes Order 2020, including the need to ensure that new permissions are for appropriate uses within Use Classes, to give further policy justification for Article 4 directions where necessary, and to add a missing word.</p>	<p>None, as the overall intention of the policy has not changed.</p>
<p>Page 80 Paragraph 10.14</p>	<p>...sufficient employment floorspace to meet forecast job requirements to 2032 <u>2036</u>.</p>	<p>To reflect revised plan period.</p>	<p>None, as the overall intention of the policy has not changed.</p>

Quality of New Development

MM23

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 82 SP9; new section at the end of the Policy	<p><u>Masterplanning</u></p> <ul style="list-style-type: none"> <u>A comprehensive approach will be taken to the development of large sites. Masterplans will provide a spatial framework and, as a minimum, will set out the vision and objectives for the development; establish the quantum and distribution of land uses; identify sustainable transport linkages and a movement hierarchy; and the core design concepts for the site, which will be based on the principles set out in this policy. The masterplan should be informed by an appropriate evidence base together with consultation and be agreed by the Council prior to the determination of any relevant planning application.</u> <u>Masterplans will be required in the following circumstances</u> <ul style="list-style-type: none"> <u>Proposals for 500 or more dwellings;</u> <u>Large scale³ mixed use proposals;</u> <u>Proposals related to major development (as defined by the NPPF) in the Green Belt</u> <u>Sites where there are complex or sensitive issues such as listed buildings, conservation areas or heritage assets with archaeological interest, sites in multiple land ownership, where coordination between parties will be required to ensure the delivery of a high quality, coherent development, or mixed-use sites where consideration needs to be given to their integration into the surrounding area.</u> 	To address concerns at the Examination that policy should address the need for masterplanning.	None. While Masterplanning will help to ensure a comprehensive approach on larger sites, it will not result in any changes to SA findings.

³ Mixed use proposals comprising of at least 500 dwellings and/or at least 10,000m² of employment floorspace

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 82 SP9; second bullet point in the Safe and secure subsection	<ul style="list-style-type: none"> Building entrances and public spaces are appropriately sited, designed and lit in order to maximise natural surveillance and a sense of safety. <u>Proportionate steps may need to be taken to reduce vulnerability and increase resilience in locations where large numbers of people may be expected to congregate.</u>⁴ 	In order to comply with paragraph 95 and footnote of the NPPF.	This additional text would add to the positive effects already recognised for SA objective 2.1 (crime) but would not change the overall SA score.
Page 82 SP9; insert after Safe and Secure section	<p><u>Healthy and Active</u></p> <ul style="list-style-type: none"> <u>Open space should be multi functional, attractive and accessible public spaces, which facilitate sport and physical activity.</u> <u>The internal and external layout, use and design of buildings should promote opportunities for physical activity.</u> 	To ensure new development promotes healthy and active lifestyles.	This additional text would add to the positive effects already recognised for SA objective 1.1 (reducing health inequalities) but would not change the overall score.
Page 82 SP9; Taller buildings subsection; third and fourth bullet point	<ul style="list-style-type: none"> Impact on skyline, townscape, <u>the historic environment</u> and landscape. Shadowing <u>and overlooking.</u> 	In response to request from a representor to take into account the historic environment.	This revised text would add to the positive effects already recognised for SA objective 4.5 (character, sense of place and heritage) but would not change the overall score.
Page 83 New subsection after paragraph 11.4	<p><u>Taller Buildings</u></p> <p><u>A taller building is defined as one that is significantly taller than its surroundings resulting in a prominent feature on the skyline. Welwyn Hatfield is not generally characterised by taller buildings but there are emerging pressures for this type of development and the National Planning Policy Framework 2021 encourages higher density development in accessible locations.</u></p> <p><u>Applicants will be expected to demonstrate a good understanding of an area's character and context in order to identify if a proposal is considered tall and if it is likely to be appropriate. Tall buildings can</u></p>	To provide greater clarity about how proposals for taller buildings in Welwyn Hatfield should be considered.	None. Changes to the supporting text are not likely to change the SA score.

⁴ Locations such as transport hubs, shopping centres, places of worship, visitor attractions and commercial centres and where advice obtained from the relevant agencies indicates that appropriate steps need to be taken.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p><u>have a visual and environmental impact and it is important that these issues are addressed. The views from these buildings, at different distances, need to be considered. The zones of visual influence of a proposal should be defined and used to understand the character of the areas that may be affected.</u></p> <p><u>Buildings should have a positive relationship with their location. Drawings and models should be used to demonstrate how proposals will deliver a high quality scheme and pre-application consultation is encouraged.</u></p>		

1. Mixed use proposals comprising of at least 500 dwellings and/or at least 10,000m² of employment floorspace.
2. Locations such as transport hubs, shopping centres, places of worship, visitor attractions and commercial centres and where advice obtained from the relevant agencies indicates that appropriate steps need to be taken.

MM24

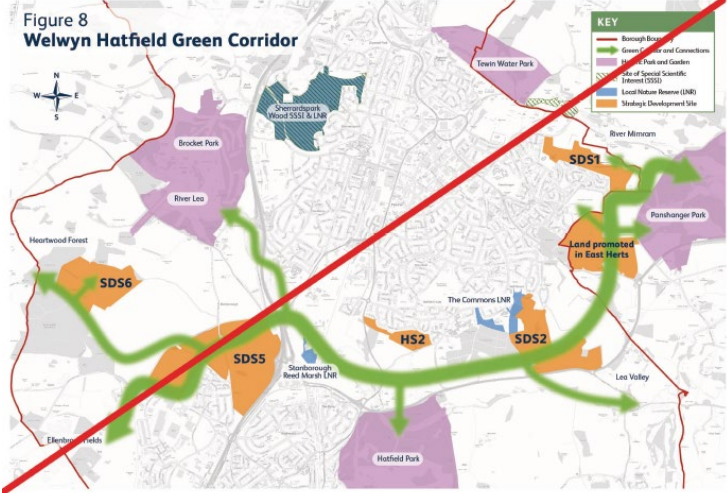
Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 85 SADM11; point b	Dwellings are dual aspect, <u>wherever feasible, in order</u> to enable passive ventilation and avoid the need for mechanical ventilation, subject to any noise and air pollution mitigation.	To reflect that dual aspect is not always feasible.	None, as the overall intention of the policy has not changed.

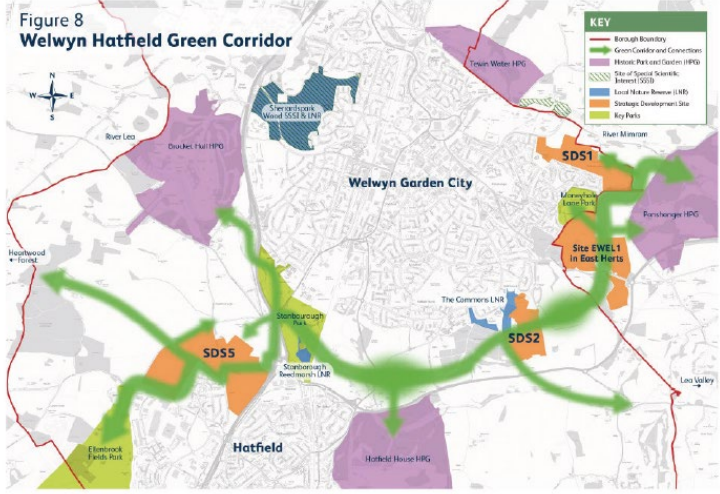
MM25

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 88 SADM12; criterion ii	The siting, layout and design of vehicle and cycle parking, including detached garage blocks, within development proposals will be required to ensure <u>that</u> an attractive and coherent street scene is maintained, not prejudice the wider functionality of public and private space, and create an effective functional link and relationship to the buildings and areas they will serve <u>that the main purpose of any adjacent open space is protected, and that parking spaces are appropriately related to the part of the development that they serve.</u>	For clarification.	None, as the overall intention of the policy has not changed.
Page 88 SADM12; criterion iii	<u>An appropriate level and type of vehicle charging infrastructure</u> Electric vehicle charging points will be incorporated into <u>town centre</u> parking areas <u>and at</u> for new <u>or regenerated</u> neighbourhood centres <u>where the opportunity arises, and the necessary infrastructure provided for major</u> <u>Appropriate provision should also be made within new residential, schemes employment and leisure related development.</u>	In order to better future proof development in preparedness for this growing technology.	While expanding this requirement to town centres, employment and leisure development will add to the positive effects currently identified for SA objectives 4.2 (reduce greenhouse gas emissions from transport) and 4.3 (avoid and reduce air pollution), the overall SA scores will not change.

Environmental Assets

MM26

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 103 SP12	Strategic Green Infrastructure	For clarity as the policy relates to all Green Infrastructure.	None, as the overall intention of the policy has not changed.
Page 105 Figure 8	<p style="text-align: center;">Picture 1</p> 	<p>To ensure consistency and to reflect conclusion of Inspector following hearing sessions.</p> <p>Widening of Green Corridor in key areas</p> <p>Deletion of SDS4</p> <p>Correction removing HS2 as a Strategic Development Site</p> <p>Boundary amended Strategic Sites and corresponding</p>	None, as the SA does not rely on Figure 8 for assessment.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p style="text-align: center;">Picture 2</p>  <p>The map, titled 'Figure 8 Welwyn Hatfield Green Corridor', shows a network of green spaces connecting Welwyn Garden City and Hatfield. Key features include: <ul style="list-style-type: none"> Green Corridor and Connections: A central green line connecting the two towns. Local Nature Reserves (LNRs): The Cammers LNR, St Albans LNR, and Hatfield House HRG. Special Scientific Areas (SSAs): The Great Ouse Valley SSAs and the River Lea. Development Sites: SDS1, SDS2, and SDS5. Parks: Elmrook Park, Hatfield House HRG, and various other green spaces. </p>	<p>Green Corridor links</p>	
<p>Page 104 SP12; Third paragraph</p>	<p>New development should have regard to <u>meet the</u> standards for <u>the</u> provision of open space...</p>	<p>To strengthen policy wording as discussed at the stage 3 hearing sessions.</p>	<p>None, as although the policy wording has been strengthened and therefore contributes more positively towards open space provision, Policy SP12 is already expected to have a significant positive effect in relation to SA objective 4.4 (landscape character).</p>

MM27

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 108 SADM15; sixth bullet point	Recording appropriately the fabric or features that are to be lost or compromised takes place and making provision for archive deposition of the analysis and records of the site investigation. is deposited into the Historic Environment Record	To reflect comments from the Historic Environment Unit at Herts County Council.	None. Minor text change is not likely to change the meaning of the policy.
Page 108 SADM15; second paragraph	A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment will be required if the scale and/or nature of the proposal are likely to have an impact on the significance of all or part of the asset. <u>An assessment may be required in locations which are not designated but where the potential to contain heritage assets exists or further understanding of the significance of known heritage assets is needed.</u>	To acknowledge sites that may have potential to contain unidentified heritage assets.	This additional policy text would add to the positive effects already recognised for SA objective 4.4 (landscape character) and 4.5 (character, sense of place and heritage) but would not change the overall score.
Page 108 SADM15; third paragraph	Permission for proposals that result in substantial harm to the significance of a designated heritage asset including a Conservation Area, <u>and to its setting,</u> will be exceptional or wholly exceptional in accordance with national policy and guidance.	In response to request from Historic England, to provide clarification.	While this further adds to the positive effect for SA objective 4.5 (character, sense of place and heritage), the overall SA scores will not change.
Page 108 SADM15; fourth paragraph	Proposals that result in less than substantial harm to the significance of a designated heritage asset <u>will be weighed against the possible</u> will also be refused unless the need for, and the public benefits of the development in that location <u>and whether or not these</u> significantly outweigh that harm and the desirability of preserving the asset...	To provide clarity in response to request from Historic England.	None, as the overall intention of the policy has not changed.

MM28

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 113 SADM17; new criterion iv	<u>..or iv. Be educational development associated with the delivery of school facilities required to meet the evidenced need for additional school places where it can be demonstrated that the impact on the Urban Open Land has been reduced to the minimum possible and where the provisions of criterion iii of the policy have been met.</u>	To provide clarity on the implementation of the policy in respect of education uses.	This additional policy text would add to positive effects already recognised for SA objective 4.4 (landscape character) but would not change the overall score.

MM29

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 115 SADM18; noise and vibration point iii	iii. Intrusive and would have an adverse effect on human health <u>the quality of life</u> or the natural environment will be resisted unless the need for, and benefits of, the development outweigh the harm and all feasible solutions to avoid <u>reduce to a minimum</u> and mitigate that harm have been fully implemented, <u>including the use of planning conditions.</u>	To provide clarity.	None, as the overall intention of the policy has not changed.

Infrastructure

MM30

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 120 SP13; fourth paragraph	The Council will use <u>grant funding</u> the adopted Planning Obligations SPD , Section 106 agreements, unilateral undertakings, planning conditions, and when adopted, the Council's CIL Charging Schedule, to secure this. <u>The adopted Planning Obligations SPD sets out guidance in relation to the negotiation of Section 106 contributions and will be updated in due course to reflect the Council's approach to planning obligations once the Community Infrastructure Levy has been implemented.</u>	To clarify the Council's approach to infrastructure delivery.	None, as the overall intention of the policy has not changed.

MM31

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 122/3 Paragraph 13.20	These sewage treatment works also serve other parts of Hertfordshire, and it will therefore be necessary to work with neighbouring local authorities to take forward significant upgrades to these waste water treatment works where required, in order to support the planned levels of housing and employment growth. Further to this, where specific upgrades to waste water treatment works are required to deliver certain sites, it will be important for the land owner/ developer to work with Thames Water to <u>ensure that deliver the necessary infrastructure can be delivered</u> at an appropriate stage in the development process. and to ensure that the funding is in place to secure this.	To reflect Thames Water's changed approach and presented to the examination to funding new infrastructure.	None, as this is a change to the supporting text, rather than the policy itself.
Page 122/3 New paragraph after 13.20	<u>The Council will seek to ensure that there is adequate surface water, foul drainage and sewage treatment capacity to serve all new developments. Developers are encouraged to discuss their proposals with Thames Water ahead of the submission of any application to help ensure that any network reinforcement works are delivered in tandem with development. Where necessary phasing conditions will be used to ensure that any relevant phase of development is not occupied until any necessary network upgrades have been completed or it has been confirmed that sufficient capacity exists within the existing network.</u>	To reflect Thames Water's changed approach and presented to the examination to funding new infrastructure.	None, as this is a change to the supporting text, rather than the policy itself.

MM32

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 127/8 SP14; point i	<p>i. The Council's housing target for the plan period leads to a requirement for additional secondary education capacity equivalent to three new secondary schools for the borough. Locations for two new secondary schools are identified <u>within proposed strategic housing sites</u>; one within SDS5 (Hat1) at North West Hatfield and the other at Birchall Garden Suburb, east of Welwyn Garden City within the administrative area of East Hertfordshire District. <u>A site for the third new secondary school is identified at New Barnfield in southern Hatfield, which is previously developed land within the Green Belt. The site of the former school buildings is also a Major Developed Site as defined in Policy SADM34 and shown on the Policies Map.</u> If available evidence indicates that a site for a third secondary school to serve the borough is required, the identification of this site should follow a sequential approach; sites within the urban area should be investigated first. If there are no suitable sites within the urban area, sites within the Green Belt will be considered if a case for very special circumstances can be demonstrated. Previously developed sites within the Green Belt should be considered before greenfield sites. The additional school capacity should be provided in a location well related to the communities it is intended to serve.</p>	To meet the infrastructure needs arising from the higher housing target.	Re-assessment of the policy to account for the identification of a site for the third new secondary school at New Barnfield is presented in Appendix C of this Main Modifications SA Addendum.
Page 128 SP14; point ii	<p>The Council's housing target for the plan period also leads to a requirement for new primary education capacity. In the case of the new neighbourhoods at SDS1 (WGC4), SDS2 (WGC5) and SDS5 (Hat1), the new village at SDS6 (Hat15) and the site east of Welwyn Garden City within the administrative area of East Hertfordshire District; locations for new primary schools are identified within the proposed new developments. <u>New primary school sites are also identified within housing sites HS11 (Hat11) south of Hatfield and HS22 (BrP4) at Brookmans Park.</u> Other Additional identified housing growth, however, may lead to the requirement for a further new primary school at Welwyn Garden City further primary education capacity. If available evidence indicates that this is the case, the identification of a site for</p>	To meet the infrastructure needs arising from the higher housing target.	Identification of additional school locations are considered against the modifications to the relevant allocation policies elsewhere in this document.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	this school location for this capacity should follow a sequential approach as set out in i. above		
Page 128 Paragraph 13.56	To accord with the strategic objectives 1, 2 and 5 of the Local Plan, new schools should be located close to the populations they are intended to serve in order to reduce the need to travel and help foster community identity. New development of this type should preferably be located within the existing urban area or the proposed strategic housing allocations to be sustainable and to avoid unnecessary additional impacts on the openness of the Green Belt. <u>Where this is not possible, previously developed sites within the Green Belt should be considered before greenfield sites.</u>	To provide clarity on the sequential approach	None, as this is a change to the supporting text, rather than the policy itself.

Welwyn Garden City

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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 131 Following paragraph 14.6	<p>Garden City Principles for masterplanning strategic developments</p> <p>1. Strong vision, leadership and community engagement will be exercised by the Council in co-ordinating the masterplanning of the strategic development sites.</p> <p>2. Land value capture and long term stewardship of high quality green infrastructure, biodiversity, open spaces, allotments and landscaping will be achieved through planning obligations.</p> <p>3. Mixed tenure homes and housing types that are genuinely affordable for everyone – genuinely mixed, as occurred in the older parts of Welwyn Garden City. 4. A wide range of local jobs in the Garden City within easy commuting distance – with scope to work from home facilitated by future proofed broadband services.</p> <p>5. Beautifully and imaginatively designed homes set in gardens and attractive green spaces will be achieved through the masterplanning process at a range of densities to suit 21st century living, combining the best of town and country to create healthy and vibrant communities.</p> <p>6. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero carbon and energy positive technology and adaptation measures to ensure climate resilience.</p> <p>7. Strong cultural, recreational and shopping facilities will be incorporated into walkable, vibrant, sociable, healthy neighbourhoods with a clear sense of place and a clustered, identifiable hub.</p> <p>8. Integrated and accessible transport systems should be integrated into the design of new neighbourhoods from the outset, ensuring that walking, cycling and public transport are attractive, to encourage healthy</p>	<p>Replacement text combines the MHCLG 2018 Garden Communities Prospectus with Garden City Principles in response to discussion during hearing sessions.</p>	<p>None, because this modification refers to changes made within a paragraph, not a policy. Therefore, it will have no implications for the SA.</p>

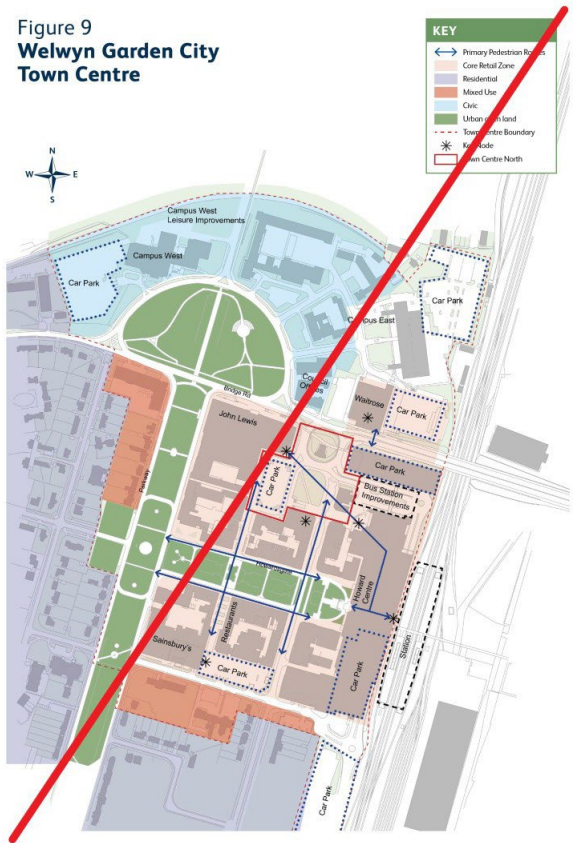
Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>lifestyles, and that car parking is adequate but not dominant in the design.</p> <p>9. A strategic approach—the Local Plan will deliver a series of well-designed, integrated strategic developments to meet the needs of the borough to 2032.</p> <p><u>Garden City Principles for master-planning strategic development</u></p> <p><u>a. Clear identity</u> – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.</p> <p><u>b. Sustainable scale</u> – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.</p> <p><u>c. Well-designed places</u> – with vibrant mixed use communities that support an attractive range of housing type and tenure, local employment types and premises, retail opportunities, recreational, cultural and community facilities designed in accordance with the principles set out in Policies SP9 and 10.</p> <p><u>d. Strong local vision and engagement</u>– designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.</p> <p><u>e. Transport</u> – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking and cycling, so that settlements are easy to navigate, and facilitating simple and sustainable access to jobs, education, and services.</p> <p><u>f. Healthy places</u> – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.</p>		

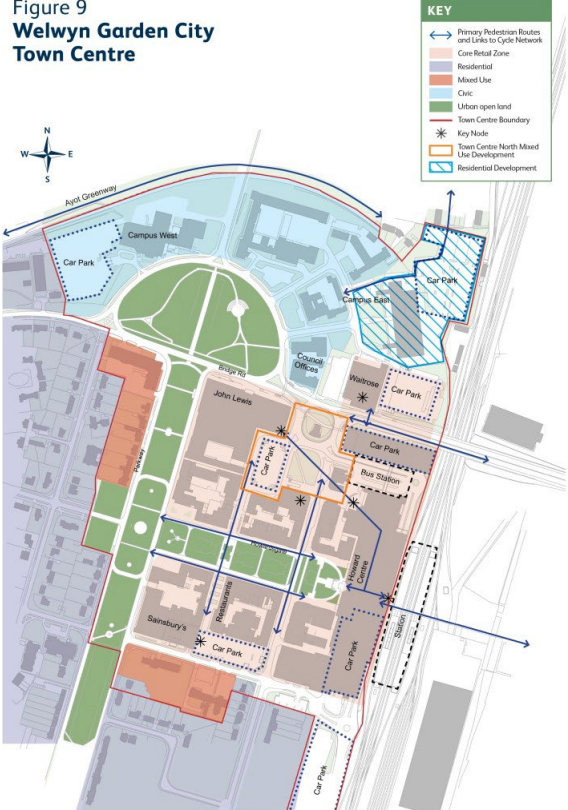
Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>g. Green space – <u>generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity new gain and enhancements to natural capital.</u></p> <p>h. Legacy and stewardship arrangements– <u>should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.</u></p> <p>i. Future proofed – <u>designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy.</u></p>		

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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 133 SP15; first paragraph	Proposals for new development should protect conserve and where appropriate enhance heritage assets <u>and their settings</u> .	To reflect wording recommended by Historic England.	This additional text and use of the term 'conserve' which incorporates 'protect', will add to the positive effect for SA objective 4.5 (character, sense of place and heritage) but the overall SA findings will not change.

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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 135 Figure 9</p>	<p>Figure 9 Welwyn Garden City Town Centre</p>  <p>The map shows the Welwyn Garden City Town Centre with various zones and features. A red diagonal line is drawn across the map from the top-left to the bottom-right. The map includes labels for 'Campus West Leisure Improvements', 'Campus West', 'Campus East', 'John Lewis', 'Sainsbury's', 'Waitrose', 'Bus Station Improvements', and 'Railway Station'. A key in the top right corner defines symbols for Primary Pedestrian Routes, Core Retail Zone, Residential, Mixed Use, Car, Urban Orchard, Town Centre Boundary, and Town Centre North. A north-south compass rose is also present.</p>	<p>To reflect modified strategy</p> <p>Identification of allocation Han40a including route through the development</p> <p>Minor modification of boundary of mixed use site south of Church Road</p> <p>Identification of pedestrian routes across the railway line by station and along Brige Road, and of Ayot Greenway</p> <p>Change of colours of Town Centre North site boundary and Town Centre boundary for clarity</p> <p>Removal of label denoting Bus Station</p>	<p>None, as the SA did not assess figures separately.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>Figure 9 Welwyn Garden City Town Centre</p> 	<p>Improvements and Campus West Leisure Improvements as works now completed.</p>	

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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 140 SADM20; bullet point ii	Preserve and or enhance the character <u>or appearance</u> of the Conservation Area <u>and its setting...</u>	For clarification	This additional text will add to the positive effects for SA objective 4.5 (character, sense of place and heritage) but the overall SA findings will not change.
Page 140 SADM20; fifth paragraph	On the western side of Parkway and the south side of Church Road, proposals for new or replacement buildings, and any significant alterations or extensions to the redevelopment of existing buildings, in these areas will not be permitted unless it can be demonstrated that the new building development <u>proposed</u> would	To provide a more comprehensive policy approach to not only cover redevelopment, but to address new buildings, including extensions or significant alterations.	None, as the overall intention of the policy has not changed.

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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA																									
Page 141 SADM21	<p>Strategic Sites</p> <p style="text-align: center;">Table 1</p> <table border="1" data-bbox="331 549 1037 1385"> <thead> <tr> <th data-bbox="331 549 465 692">Site</th> <th data-bbox="465 549 629 692">Location</th> <th data-bbox="629 549 786 692">Use</th> <th data-bbox="786 549 913 692">Dwelling Capacity</th> <th data-bbox="913 549 1037 692">Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 692 465 852">SDS1 (WGC4 and <u>WGC4a</u>)</td> <td data-bbox="465 692 629 852">North east of Welwyn Garden City</td> <td data-bbox="629 692 786 852">Residential mixed use</td> <td data-bbox="786 692 913 852">725 <u>872</u></td> <td data-bbox="913 692 1037 852">6-10 years <u>0-10 Years</u></td> </tr> <tr> <td data-bbox="331 852 465 970">SDS2 (WGC5)</td> <td data-bbox="465 852 629 970">South east of Welwyn Garden City</td> <td data-bbox="629 852 786 970">Residential mixed use</td> <td data-bbox="786 852 913 970">1,200 <u>600</u></td> <td data-bbox="913 852 1037 970"><u>0-10 Years</u></td> </tr> <tr> <td data-bbox="331 970 465 1209">SDS3 and SDS4 (<u>Pea 102, Pea02b, Pea02c</u>)</td> <td data-bbox="465 970 629 1209">Broadwater Road West SPD site and <u>Bio Park</u></td> <td data-bbox="629 970 786 1209">Residential mixed use</td> <td data-bbox="786 970 913 1209">850 <u>1,863</u></td> <td data-bbox="913 970 1037 1209"><u>0-15 Years</u></td> </tr> <tr> <td data-bbox="331 1209 465 1385">SDS4 (Pea02c) and <u>Pea102</u></td> <td data-bbox="465 1209 629 1385">Broadwater Road West SPD site (West) and <u>Bio Park</u></td> <td data-bbox="629 1209 786 1385">Mixed use employment and residential</td> <td data-bbox="786 1209 913 1385">171-421</td> <td data-bbox="913 1209 1037 1385">11-15 years</td> </tr> </tbody> </table>	Site	Location	Use	Dwelling Capacity	Delivery within plan period	SDS1 (WGC4 and <u>WGC4a</u>)	North east of Welwyn Garden City	Residential mixed use	725 <u>872</u>	6-10 years <u>0-10 Years</u>	SDS2 (WGC5)	South east of Welwyn Garden City	Residential mixed use	1,200 <u>600</u>	<u>0-10 Years</u>	SDS3 and SDS4 (<u>Pea 102, Pea02b, Pea02c</u>)	Broadwater Road West SPD site and <u>Bio Park</u>	Residential mixed use	850 <u>1,863</u>	<u>0-15 Years</u>	SDS4 (Pea02c) and <u>Pea102</u>	Broadwater Road West SPD site (West) and <u>Bio Park</u>	Mixed use employment and residential	171-421	11-15 years	To reflect revised strategy	<p>A number of the listed sites have changed dwelling capacity. This can have effects on the site appraisal findings, especially when the capacity has significantly increased or decreased.</p> <p>Site SDS2 (WGC5) is expected to have a minor positive effect (rather than a significant positive effect) in relation to SA objective 5.1 (housing), due to the substantial decrease in the number of homes to be provided here. Likewise, site HS6 (Han91) is now expected to have a negligible effect (rather than a minor positive effect) in relation to SA objective 5.1. These changes are reflected in the updated score table for the Welwyn Garden City sites in Appendix D.</p> <p>The remaining sites where there has been a change to the dwelling capacity are still expected to have the same effect against SA objective 5.1, as previously recorded.</p> <p>Site SDS1 (WGC4) now includes site WGC4a. A new appraisal matrix has therefore been prepared to reflect this (see Appendix C). As the previous housing number proposed for this site was already above the threshold for a significant positive effect under SA objective 5.1 (housing), there is no change to this effect.</p> <p>Sites SDS3 (Pea02b) and SDS4 (Pea102 and Pea02c) have been merged to form SDS3. A new appraisal matrix has therefore also been prepared to reflect this (see Appendix C). There have been no changes to the effects previously recorded for Pea02b. However, there have been some changes to the effects previously recorded for Pea102 and Pea02c.</p> <p>Pea102 and Pea02c were previously assessed as having minor positive effects in relation to SA objective 5.1 (housing) because they each provided 1-5% of the Borough's housing target. Now that they have been merged into a larger site, they will be providing more than 5% of the housing target and therefore receive a significant positive effect in relation to SA objective 5.1. Pea102 was previously recorded as having an uncertain significant negative effect against SA objective 4.5 (character, sense of place and heritage) but now that it has been merged, is expected</p>
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	<p>Other key sites</p> <p style="text-align: center;">Table 2</p> <table border="1"> <thead> <tr> <th>Sites</th> <th>Location</th> <th>Use</th> <th>Dwelling Capacity</th> <th>Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td>HS1 (Pan01b)</td> <td>Land at Boricot Way and Waterbech</td> <td>Residential</td> <td>28</td> <td>0-5 years</td> </tr> <tr> <td>HS2 (WGC1)</td> <td>Creswick</td> <td>Residential</td> <td>290 340</td> <td>0-10 Years</td> </tr> <tr> <td>HS3 (Pea08)</td> <td>80 Bridge Road East</td> <td>Residential</td> <td>32</td> <td>10-10 Years</td> </tr> <tr> <td>HS5 (Hol19)</td> <td>Hyde Valley House, Hyde Valley</td> <td>Residential</td> <td>13 (*)</td> <td>0-10 years</td> </tr> <tr> <td>MUS1 HS7 (Han40)</td> <td>Town Centre North Development Site</td> <td>Retail-led mixed use</td> <td>98 100</td> <td>6-10 years</td> </tr> <tr> <td>HS6 (Han91)</td> <td>Land at Gosling Sports Park,</td> <td>Residential</td> <td>250 100</td> <td>6-15 10 years</td> </tr> </tbody> </table>	Sites	Location	Use	Dwelling Capacity	Delivery within plan period	HS1 (Pan01b)	Land at Boricot Way and Waterbech	Residential	28	0-5 years	HS2 (WGC1)	Creswick	Residential	290 340	0-10 Years	HS3 (Pea08)	80 Bridge Road East	Residential	32	10-10 Years	HS5 (Hol19)	Hyde Valley House, Hyde Valley	Residential	13 (*)	0-10 years	MUS1 HS7 (Han40)	Town Centre North Development Site	Retail-led mixed use	98 100	6-10 years	HS6 (Han91)	Land at Gosling Sports Park,	Residential	250 100	6-15 10 years		<p>to have a mixed significant positive and significant negative but uncertain effect. Likewise, Pea102 was previously recorded as having a minor positive effect in relation to SA objective 6.3 (town centre vitality) but this effect has now been upgraded to a significant positive effect as a result of it forming part of a larger site.</p> <p>The three additional site allocations HS12 (Han40a), HS31 (Pea104) and HS34 (Hol23) were assessed within the February 2020 SA Addendum (examination document EX200).</p>
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Page 142 Table 9	<p>Table 3</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Site Specific Considerations</th> </tr> </thead> <tbody> <tr> <td>HS2 (WGC1)</td> <td> <ul style="list-style-type: none"> Easement of <u>Retain</u> public rights of way <u>and enhance public access to areas of recreation.</u> <u>A substantial tree planting screen within the Green Belt along the site's southern boundary, and additional green infrastructure supporting the delivery of the green</u> </td> </tr> </tbody> </table>	Site	Site Specific Considerations	HS2 (WGC1)	<ul style="list-style-type: none"> Easement of <u>Retain</u> public rights of way <u>and enhance public access to areas of recreation.</u> <u>A substantial tree planting screen within the Green Belt along the site's southern boundary, and additional green infrastructure supporting the delivery of the green</u> 	To reflect revised strategy	<p>With regards to HS2 (WGC1), the additional text will add to the positive effects already recognised in relation to SA objective 1.1 (reducing health inequalities). The requirement to mitigate any heritage impacts will contribute positively to SA objective 4.5 (character, sense of place and heritage).</p> <p>The new site specific considerations in relation to site HS6 (Han91) are likely to add to the positive effects for SA objective 1.1 (reducing health inequalities). The requirement to mitigate any heritage impacts will contribute positively to SA objective 4.5 (character, sense of place and heritage).</p> <p>The site specific considerations in relation to site HS12 (Han40a) are likely to add to the positive effects already identified for SA objective 4.3</p>																					
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Policy/Para No.	Proposed Main Mod		Reason	Implications for the SA
		<p><u>corridor in order to provide a strong Green Belt boundary, protect the Green Belt's open character and mitigate any heritage impacts.</u></p>		<p>(avoid and reduce air pollution). The requirement for a Heritage Impact Assessment will help to mitigate the significant negative effect identified for SA objective 4.5 (character, sense of place and heritage).</p>
	<p>HS6 (Han91)</p>	<ul style="list-style-type: none"> • <u>Development will need to preserve or enhance the character or appearance of the conservation area and its setting</u> • <u>Any potential loss of sports facilities will need to be justified in accordance with Policy SADM7.</u> • <u>A masterplan will be required to support the planning application, setting out how the development will support the delivery of enhancements to the remainder of Gosling Sports Park and help sustain it for future use by the community.</u> • <u>A positive relationship will be achieved between existing/new sports facilities and new residential uses having particular regard to potential noise and lighting issues.</u> 		


Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA						
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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 143 SP17	Mixed use development site at Broadwater Road West (SDS3 - Pea02b, Pea02c and Pea102)	To include the allocation of Bio-Park site for residential (289 dwellings consented scheme).	<p>None. Site Pea102 was assessed within the February 2020 SA Addendum (examination document EX200).</p> <p>Sites SDS3 (Pea02b) and SDS4 (Pea102 and Pea02c) have been merged to form SDS3. A new appraisal matrix has therefore also been prepared to reflect this (see Appendix C). There have been no changes to the effects previously recorded for Pea02b. However, there have been some changes to the effects previously recorded for Pea102 and Pea02c.</p> <p>Pea102 and Pea02c were previously assessed as having minor positive effects in relation to SA objective 5.1 (housing) because they each provided 1-5% of the Borough's housing target. Now that they have been merged into a larger site, they will be providing more than 5% of the housing target and therefore receive a significant positive effect in relation to SA objective 5.1. Pea102 was previously recorded as having an uncertain significant negative effect against SA objective 4.5 (character, sense of place and heritage) but now that it has been merged, is expected to have a mixed significant positive and significant negative but uncertain effect. Likewise, Pea102 was previously recorded as having a minor positive effect in relation to SA objective 6.3 (town centre vitality) but this effect has now been upgraded to a significant positive effect as a result of it forming part of a larger site.</p>
Page 143 SP17	Land at Broadwater Road West is allocated for development to accommodate approximately 1,020 1,863 new homes over the plan period.	To amend policy to reflect planning permissions, revised capacity of the site and proposed allocation of Bio Park site for residential.	While the number of dwellings to be provided has changed, this does not change the SA findings. This is because the change is due to the allocation of additional homes at SDS3 but the site will still provide more than 5% of the overall housing requirement.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 143 SP17; bullet point ii.	To establish strong connections between the east side of town, the site and through to the town centre <u>by the provision of footpath and cycleway links;</u>	To clarify the requirement of the policy in terms of cycling and walking links, as debated at Stage 4 Hearing Session.	This additional text will add to the positive effects already recognised in relation to SA objective 1.2 (reducing health inequalities) but will not change the overall SA findings.
Page 143 SP17; new bullet point	<u>Building heights should be lower in the southern part of the site;</u>	To ensure appropriate heights on the site and to respond to issues raised by Historic England during consultation. This reflects the guidance in the SPG and its local context where the southern part adjoin lower density residential development.	This additional text will add to the positive effects already recognised in relation to SA objective 4.4 (landscape character) for SDS3, but will not change the overall SA findings.
Page 143 SP17; new bullet point	<u>The setting of, and longer views to, heritage assets, including Hatfield House, should be preserved.</u>	To ensure appropriate heights on the site and to respond to issues raised by Historic England	This additional text will help to mitigate the significant negative effect identified for SA objective 4.5 (character, sense of place and heritage) but will not change the overall SA findings.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
		during consultation.	
Page 144 SP17; x.	At least 17,650 <u>17,000</u> square metres of Class B4 <u>E(g)</u> employment floorspace will be provided in addition to that which was already provided on the site as at 1st April 2016. Within this total, SDS3 should provide a minimum of 6,400 square metres of Class B1 E(g) employment floorspace and SDS4 should provide a minimum of 11,250 square metres of E(g) employment floorspace. The BioPark site will be retained in Class B1b use unless it can be demonstrated that it is no longer suitable for use as a research facility or it is reprovided elsewhere in Welwyn Hatfield.	To reflect changes in Use Classes Order 2020.	None, as the overall intention of the policy has not changed.
Page 144 SP17; xi.	About 4,020 <u>1,850</u> dwellings will be provided.	To reflect total across the site.	This increased number of dwellings would add to the positive effect already recognised for SA objective 5.1 (housing) but the overall score would not change for SDS3.
Page 144 SP17	Once constructed, all new class B <u>E(g)</u> development on this site will be afforded the same policy protection as that accorded by Policy SADM9 <u>SADM10</u> of this plan.	To reflect changes in Use Classes Order 2020 and re-numbering of policies.	None, as the overall intention of the policy has not changed.
Page 144 Justification Para 14.28 additional text at end of paragraph.	<u>It is envisaged that 1,863 new homes will be delivered across the area as a whole spread across the sites Pea102 (289 dwellings), Pea02b (1403 dwellings) and Pea02c (171 dwellings).</u>	To identify development areas within the site, to reflect the approved planning permission, the inclusion of the Bio Park and to reflect revised estimate of	None, as this is a change to the supporting text, rather than the policy itself.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
		capacity on the site.	
Page 145 Figure 10 to be amended	<p data-bbox="353 491 674 560">Figure 10 SDS3 (Pea02B) & SDS4 (Pea02C) Broadwater Road West</p>  <p data-bbox="745 1050 891 1300">KEY Site Boundary Main Vehicular Route Railway Pedestrian / Cycle Route Vehicular Access Point Pedestrian / Cycle Access Point Mixed Use Hub Health Centre / Community Building Landmark / Feature Building Landscape Buffer Green Space Area of Residential Development Area of Mixed Use Development Employment Existing Development</p>	<p data-bbox="1122 470 1305 523">To reflect revised strategy</p> <p data-bbox="1122 544 1305 679">Inclusion of Pea102 (Bio Park, consented scheme for 289 dwellings)</p>	None, as the SA did not assess figures separately.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>Figure 10 SDS3 (Pea02B), SDS4 (Pea02C) and Pea102 Broadwater Road West</p>  <p>The site plan shows a rectangular development area bounded by Bridge Road to the north, A1000 Broadwater Road to the east, and a Railway Line to the west. A central yellow circle represents a Mixed Use Hub. A red square indicates a Landmark / Feature Building. A purple rectangle represents a Health Centre / Community Building. The plan also shows various access points, routes, and green spaces. A key in the bottom right corner defines the symbols used in the plan.</p>		

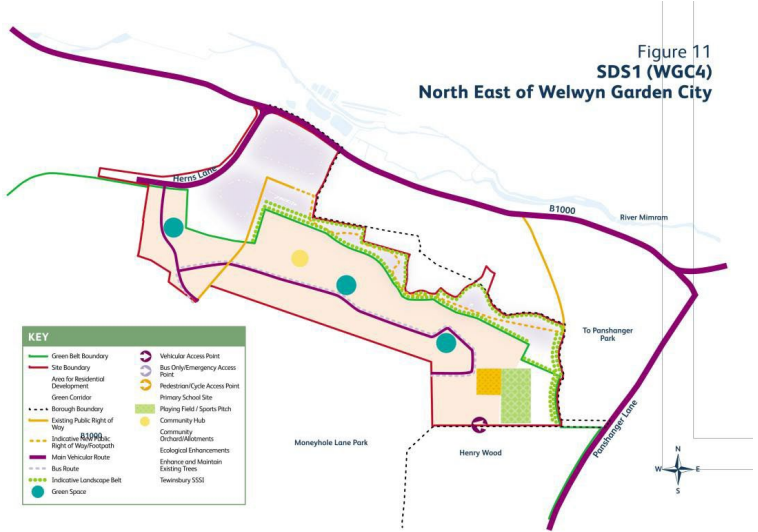
MM39

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 146 SP18	...accommodate approximately 650 <u>870</u> new homes over the plan period.	To reflect the proposed allocation of land to the north.	This change of text would contribute to the significant positive effect already recognised for site SDS1 (WGC4/4a) in relation to SA objective 5.1 (housing) and therefore would not change the overall effect.
Page 146 SP19	Masterplan, <u>to be prepared by the site promoter working with the Council and other stakeholders, and subject to public consultation and confirmation by the planning authority</u> , will set out the quantum and distribution of land uses, access <u>and</u> sustainable design and layout principles prepared by Council, working with the landowner and other key stakeholders . The Strategy Diagram in Figure 11 below will inform the Masterplan, which will <u>form an element of the planning obligation for the site and</u> form the basis of a Supplementary Planning Document to provide further guidance on site specific matters. Any application for development should be preceded by, and consistent with, the Masterplan. The site will be planned comprehensively, <u>in order</u> to create a new extension to the neighbourhood of Panshanger, incorporating Garden City principles. <u>These principles will be enshrined in a Design Code to be adopted as part of the planning permission (outline or equivalent) and implemented through the consideration of details.</u>	To reflect the role of the site's masterplan.	None. While masterplanning will help to ensure a comprehensive approach on larger sites, it will not result in any changes to SA findings.
Page 146 SP18; second main bullet point	Gypsy and Traveller provision sufficient to accommodate a total of 6 <u>12</u> pitches;	To reflect the requirement of sufficient pitches to be provided though the plan period.	This additional number would add to the significant positive effects already identified for site SDS1 (WGC4/4a) for SA objective 5.1 (housing) but would not change the overall findings.
Page 146 SP18; third main bullet	A new small convenience shop in an accessible location to meet the day-to-day convenience shopping needs of new residents and to include community facilities including a community hall. <u>and to</u>	To provide clarification	None. Minor text change – this modification will not impact the SA findings.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
point	<u>augment the existing neighbourhood centre at Moors Walk;</u>		
Page 146 SP18; new bullet point	<u>New community facilities including a community hall.</u>	To provide clarification	The provision of new community facilities including a community hall would add to the positive effects already recognised for SA objectives 1.1 (reducing health inequalities) and 4.2 (reduce greenhouse gas emissions from transport) but would not change the overall score.
Page 146 SP18; sixth main bullet point	Sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives <u>within the site and linking to adjoining streets, footpaths and cycleways;</u>	To provide clarification	None. Minor text change – this modification will not impact the SA findings.
Page 147 SP18; eighth main bullet point	<u>The conservation and, where appropriate, Protection and enhancement of heritage assets and their settings</u> , both on-site and in the wider area, through <u>careful masterplanning and</u> appropriate mitigation measures, having regard to the findings of the <u>heritage impact assessment</u> .	Changes agreed with Historic England through SOCG (EX31) to be consistent with national policy and to provide additional protection to historic environment.	None. This policy text is not likely to change the overall findings for SA objective 4.5 (character, sense of place and heritage), as the SA already recognises that the policy requires protection and enhancement of heritage assets (as set out in paragraph 6.211 of the Local Plan SA (2016)).
Page 147 SP18; tenth main bullet point	An area of ecological enhancements in the north <u>and east</u> west of the site;	To correct an error	None, as the overall intention of the policy has not changed.
SP18; first paragraph following bullet points	In addition, the Masterplan will allow the opportunity for a realigned grass runway on land to the north of the Green Belt boundary.	To reflect discussions at Hearing Session and the proposed	None, as the overall intention of the policy has not changed.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
		allocation of land to the north.	
Page 147 Paragraph 14.32	On balance, the Council consider that the need for housing is of greater importance than the need to retain a former airfield facility as a potential SASP for future sport provision. Consequently, it is appropriate that to release the site be released for development now. However, development at the site will be configured in such a way that the opportunity remains for the relocation of the grass runway to be provided on Green Belt land to the north of SDS4 in a manner that would be consistent with the protection of heritage assets.	To reflect discussions at Hearing Session and the proposed allocation of land to the north.	None, as the overall intention of the policy has not changed.
Page 147 new paragraph prior to 14.34	<u>A large part of the site has outline planning permission, which is subject to a number of agreements and conditions relating to the delivery of ecological enhancements, infrastructure and an illustrative masterplan. The expansion of the site during the preparation of the local plan from 650 to about 872 dwellings means that some enhancements to those requirements may be appropriate to deal with the additional population. Therefore, a new masterplan for the expanded site will need to be prepared by the site promoters and incorporated into a new planning consent. It would also be highly desirable to adopt a design code for the site to deliver the high quality design in accordance garden city principles which the council requires.</u>	To provide clarification.	None, because it refers to changes made within a paragraph, not a policy, and so it will have no implications for the SA.
Page 149 Paragraph 14.34	To guide the development of this neighbourhood extension, the council will seek to adopt an agreed masterplan of the site as a supplementary planning document. <u>The site has been purchased by Homes England, the government's housing delivery agency. They are committed to working with the council to ensure delivery of a high quality urban extension at pace. They plan to deliver the spine road and then to act as master-developer for the remainder of the</u>	To reflect updated position	None, because it refers to changes made within a paragraph, not a policy, and so it will have no implications for the SA.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>site</p>		
<p>Page 149 Figure 11</p>	<p>Figure 11 SDS1 (WGC4) North East of Welwyn Garden City</p> <p>KEY</p> <ul style="list-style-type: none"> Green Belt Boundary Site Boundary Area for Residential Development Green Corridor Borough Boundary Existing Public Right of Way Indicative Footpath Indicative Right of Way Indicative Route Indicative Landscape Belt Withaker Access Point Bus Only/Emergency Access Point Public Cycle Access Point Primary School Site Community Hub Community Orchard/Allotments Ecological Enhancements Enhance and Maintain Existing Trees Temporary SSSI 	<p>Amended area of residential development</p> <p>Amended Green Belt Boundary</p> <p>Amended landscape belt and additional green buffering on eastern boundary of site</p> <p>Extended area of ecological enhancements</p> <p>Relocation of the community hub</p> <p>Relocation of the Primary school</p> <p>Identification of school playing fields / sports pitches</p> <p>Identification of green spaces</p> <p>Relocation of community</p>	<p>None, as the SA did not assess figures separately.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p style="text-align: center;">Figure 11 SDS1 (WGC4) North East of Welwyn Garden City</p> 	<p>orchard / allotments</p> <p>Additional pedestrian / cycle access point in south eastern corner</p>	

MM40

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 149 SP19	Land at Birchall Garden Suburb is allocated for development in both the Welwyn Hatfield Local Plan (SDS2) and the East Herts District Plan (EWEL1), to accommodate approximately 1,950 2,550 new homes over the plan period, of which 4,200 600 will be in Welwyn Hatfield Borough and 1,350 in East Herts District	To reflect the Inspector's Interim Report.	With the reduction in housing proposed (from 1,200 to 600), site SDS2 is expected to have a minor positive effect (rather than a significant positive effect) in relation to SA objective 5.1 (housing). This is reflected in the updated score table for the Welwyn Garden City sites in Appendix D .
Page 150 SP19; third paragraph	A joint masterplan setting out the quantum and distribution of land uses, <u>key views to protect heritage assets</u> , access, sustainable design.... The Masterplan, which will be informed by the Strategy Diagram shown in Figure 12 below, will <u>inform the basis of a Supplementary Planning Document</u> , which will provide further guidance on site specific matters. <u>The SPD will provide additional detail with regard to design and layout principles (including any design code), the approach to character areas and site density, treatment of ecological and heritage assets, the approach to remediation, access and sustainable transport measures, the location of a Gypsy and Traveller site, phasing and delivery of infrastructure, mineral extraction and built development.</u> Any application for development should be preceded by, and <u>be</u> consistent with, the Masterplan.	Changes agreed through SOCG (EX30) to ensure that the potential impacts of proposals on heritage assets are adequately considered, during the master planning stage, in line with the NPPF.	The inclusion of a requirement for the SPD to set out design and layout principles will help to mitigate the significant negative effects recorded for SA objective 4.4 (landscape character) for SDS2 (WGC5), along with the benefits of green infrastructure already recognised in paragraph 6.222 of the 2016 SA Report. In relation to SA objective 4.5 (character, sense of place and heritage), no changes to the findings are identified, as the assessment already notes that the policy already supports applications that enhance heritage assets.
Page 150 SP19; fourth paragraph	The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles. <u>Land adjacent to the existing edge of Welwyn Garden City will be formal in layout reflecting the character of the Garden City and Garden City principles. Further from the town, lower density development of a more semi-rural character that responds to the locale and landscape will be more appropriate</u>	Modification in response to issue raised by Inspector at the joint hearing session.	None. No changes to the (WGC5) appraisal findings for site SDS2 are identified.
Page 150 SP19; fifth paragraph	The developer must demonstrate the extent of the <u>any</u> mineral that may be present and the <u>potential for likelihood</u> of prior extraction...	There is known mineral bearing land on the site in East Herts.	None, as the overall intention of the policy has not changed.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 150 SP19; new paragraph following fifth paragraph	...within the plan period should be provided. <u>The developer will submit a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife. Following remediation, the developer will submit sufficient information to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990</u>	To ensure the approach to remediation complies national policy.	None. This policy change provides remediation actions, however, no changes to the assessment effects are identified.
Page 150 SP19; second bullet point	b) A Gypsy and Traveller site of an area sufficient to accommodate a total of 15 pitches <u>serviced site for Gypsies and Travellers, which should deliver a total of 15 pitches</u> (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities, <u>the location should be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of both authorities;</u>	To clarify the policy requirement.	None, as the overall intention of the policy has not changed.
Page 150 SP19; third bullet point	c) A neighbourhood centre in the East Herts part of the development and a small neighbourhood centre in the Welwyn Hatfield part of the development, each in an accessible location <u>and of a size and scale</u> to meet the day-to-day retail needs of new residents.	For clarification, following discussion at the Birchall Garden Suburb joint session. Removal of requirement for a small neighbourhood centre following reduction of the allocation to be provided.	None, as the overall intention of the policy has not changed.
Page 150 SP19; sixth bullet point	f) Education facilities, including <u>land for a two</u> one -2 form entry primary school with Early Years Provision in Welwyn Hatfield, <u>Also and land for</u> an all through school in East Herts for comprising a 2 form entry <u>a primary school of up to three forms of entry</u> with Early Years Provision and a secondary school of up to 8 <u>eight</u> forms of entry.	Clarification at request of HCC development services.	None as the overall intention of the policy has not changed.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	All Schools <u>schools</u> should provide for the dual use of facilities for community purposes		
Page 150 SP19; seventh bullet point	<u>g) ...sustainable transport measures that prioritise and encourage walking, cycling and the use of new and existing passenger transport networks. A sustainable transport strategy should support the application, which will set out the location of new routes and improved connections and will detail what measures will be in place to encourage patronage of passenger transport services from the outset of occupation; including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives</u>	Modification in response to issue raised by Inspector at the joint hearing session.	This additional text would add to the positive effects already identified for SA objective 4.2 (reduce greenhouse has emissions from transport) but would not change the overall findings.
Page 151 SP19; tenth bullet point	<u>j) The conservation and, where appropriate, Protection and enhancement of heritage assets and their settings, including Panshanger Registered Park and Garden, Hatfield House, Hatfield Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse, both on site and in the wider area through careful masterplanning and appropriate mitigation measures, having regard to the findings of the Heritage Impact Assessment. A buffer of open land will be required adjacent to Panshanger Park, Birchall Farm and Holwell hyde Farmhouse.</u>	Changes agreed with Historic England through SOCG (EX30) to be consistent with national policy and to provide additional protection to historic environment.	This additional text will add to the positive effects already identified for SA objectives 4.4 (landscape character) and 4.5 (character, sense of place and heritage).
Page 151 SP19; eleventh bullet point	<u>k) Landscape and planting In order to complement the wider green corridor and ecological network objectives, the site, will protect and enhance areas of ecological importance through a landscape-led green infrastructure strategy. This strategy will create a network of linked habitats across the site which will provide links to green infrastructure outside the site, facilitate the migration and movement of species, create buffers alongside existing ecological features, provide for recreational access in a way that protects sensitive habitats, and contributes to achieving net gains to biodiversity across the site. A multifunctional green corridor with a width of about 100m or greater will be provided to link Howell Park Wood with The Commons Local Nature Reserve. An appropriate land management strategy will also</u>	Modification in response to issue raised by Inspector at the joint hearing session	This additional text would add to the positive effects already identified for SA objectives 4.2 (reduce greenhouse gas emissions from transport), SA objective 4.3 (avoid and reduce air pollution) and 4.6 (biodiversity) but would not change the overall SA findings.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<u>be required.</u>		
Page 151 SP19; new bullet point	<u>l) a landscaped green infrastructure buffer adjacent to the A414 and Burnside will be required to provide visual screening, and to ensure that homes and other land uses are not adversely affected by the impacts of noise and air pollution. The buffer will comprise appropriate design features to provide noise and air quality mitigation, flood attenuation, the creation of new habitats and public rights of way. This buffer will also provide visual screening of development from the A414 and mitigate the harm to heritage assets. Appropriate evidence will be required to inform the design of this buffer;</u>	Modification in response to issue raised by Inspector at the joint hearing session	This additional text would add to the positive effects already identified for SA objectives 4.2 (reduce greenhouse gas emissions from transport), 4.3 (avoid and reduce air pollution) and 4.6 (biodiversity) but would not change the overall SA findings.
Page 153 Para 14.36	...residential scheme for about 2,550 <u>1,950</u> dwellings..	To reflect the Inspector's Interim Report and reduction in allocation	None. This reflects the change to Policy SP19 discussed above.
Page 153 Para 14.37	SDS2 will need to have vehicular access from Cole Green Lane. and the A414 (probably in the vicinity of the Holwell roundabout).	To reflect the Inspector's Interim Report and reduction in allocation	None, as changes to supporting text would not impact on the SA assessment findings.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 152 Figure 12</p>	<p>Figure 12 Birchall Garden Suburb</p> <p>The map shows the Birchall Garden Suburb with various proposed and existing features. A key identifies symbols for: Borough Boundary, Site Boundary, Existing Roads/Access Route, New Main Vehicular Access Route, Existing Public Right of Way, New Non-Motorised Access Route, Vehicular Access Point, Upgrade Highway Junction, Upgrade Underpass, Primary School, Secondary School, Neighbourhood Centre, Green Corridor, Green Buffer, Existing Wildlife/Landscape Feature, The Commons Local Nature Reserve, Heritage Asset Buffer Zone, Existing water body/course, Area for Residential Development, Area for Employment Development, Protect Setting of Listed Building, and Existing Waste Management Facility. The map also shows the locations of Moneyhole Lane Park, Henry Wood, Birchall Wood, Greater Captain's Wood, Howell Park Wood, and the Commons Local Nature Reserve. The map is divided into two areas: EWEL1 East of Welwyn Garden City (East Herts District Plan) and SDS2 (WGCS) South East of Welwyn Garden City (Welwyn Hatfield Local Plan).</p>	<p>To reflect amendments to Policy SP19</p> <p>Amended area of residential development</p> <p>Amended Green Belt boundary</p> <p>Additional landscape buffering</p> <p>Relocation of primary school and neighbourhood centre in response to reduced area of residential development</p> <p>Removal of proposed upgraded highway junction and access from A414 in WGC</p> <p>Amended access / circulation routes in area of residential development in WGC</p>	<p>None, as the SA did not assess figures separately.</p>

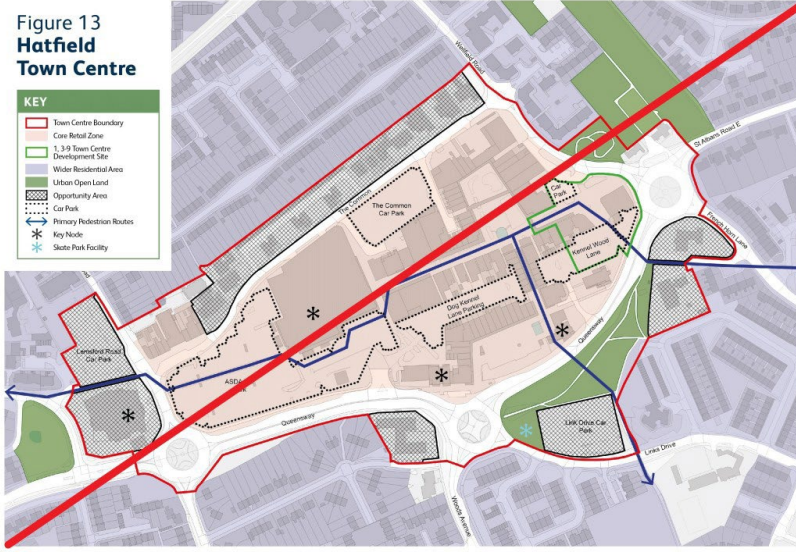
Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>Figure 12 Birchall Garden Suburb</p> <p>KEY</p> <ul style="list-style-type: none"> Borough/District Boundary Policy Area Boundary Existing Road/Access Route New Main Vehicular Access Route Existing Public Right of Way New Non-Motorised Access Route (footpath/cycle path/birdseyeway) Vehicular Access Point Non-Vehicular Access Point Upgrade Highway Junction Upgrade Underpass Site for Primary School Building envelope for Primary and Secondary Schools Playing fields for Primary and Secondary Schools Neighbourhood Centre Green Corridor Green Belt Boundary Green Buffer Existing Wildlife/Landscape Feature The Commons Local Nature Reserve Rookland Heritage Asset Buffer Zone Existing water body/course Area for Residential Development Area for Employment Development Protect Setting of Listed Building Existing Waste Management Facility <p>EWEL1 East of Welwyn Garden City (East Herts District Plan)</p> <p>SDS2 (WGC5) South East of Welwyn Garden City (Welwyn Hatfield Local Plan)</p>		


Hatfield

MM41

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 158 Vision for Hatfield Town Centre	To secure the regeneration of Hatfield Town Centre and create a <u>vibrant and successful</u> centre which <u>meets the community's needs for retail, leisure and community service provision</u> not only serves but is a proud asset of its local community.	To clarify the vision as requested by members prior to submission.	None, because the SA focused on appraisal of policies.

MM42

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 160 Figure 13</p>	<p>Figure 13 Hatfield Town Centre</p> 	<p>Link Drive, Lemsford Road and Meridian House sites identified for residential development</p> <p>Colour of boundary for 1, 3 – 9 Town Centre amended to bring into line with Welwyn Garden City diagram</p> <p>Label of key amended to be just "Primary Pedestrian Routes" to reflect the fact that cycling is forbidden through the town centre.</p> <p>Routes along the Alban Way, and to this along Wellfield Road and Lemsford Road, shown.</p>	<p>None, as the SA did not assess figures separately.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p>Figure 13 Hatfield Town Centre</p>  <p>KEY</p> <ul style="list-style-type: none"> Town Centre Boundary Core Retail Zone 1, 3 & 5 Town Centre Mixed Use Development Site Residential Development Wider Residential Area Urban Open Land Opportunity Area Car Park Primary Pedestrian Routes and Links to Cycle Network Key Node Skate Park Facility 		

MM43

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 162 Policy SADM22</p>	<p>Land at 1 Town Centre and 3-9 Town Centre as shown on the Policies Map (Site MUS2/HC100b) is allocated for high density, mixed use development comprising approximately 1200 square metres retail <u>E(a) and / or E(b) uses</u> and including 66 dwellings to meet the requirement for retail floorspace in the town centre identified in the plan.</p> <p>Applications for land at 1 Town Centre and 3-9 Town Centre will be required to address the following design and land use principles:</p> <p>i. Uses located on the ground floor will be in a retail <u>E(a) and / or E(b) use</u></p>	<p>For clarification and to respond to discussions at the examination session.</p>	<p>None, as the overall intention of the policy has not changed.</p>

MM44

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 167 SP 21	The Council will support proposals for the enhancement of the University's <u>teaching and learning environment and of its</u> campus facilities subject to the following key principles:	To reflect the University's wish to specifically refer to teaching and learning facilities.	None, because the overall intention of the policy has not changed.

MM45

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA																				
Page 168 SADM26	<p>Strategic Sites</p> <p style="text-align: center;">Table 4</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Use</th> <th>Dwelling Capacity</th> <th>Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td>SDS5 (Hat1 inc Hat13)</td> <td>North West Hatfield</td> <td>Residential mixed use</td> <td>1,650 <u>1,750</u></td> <td>0-15 years</td> </tr> </tbody> </table> <p>Other key sites</p> <p style="text-align: center;">Table 5</p> <table border="1"> <thead> <tr> <th>Sites</th> <th>Location</th> <th>Use</th> <th>Dwelling Capacity</th> <th>Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site	Location	Use	Dwelling Capacity	Delivery within plan period	SDS5 (Hat1 inc Hat13)	North West Hatfield	Residential mixed use	1,650 <u>1,750</u>	0-15 years	Sites	Location	Use	Dwelling Capacity	Delivery within plan period						<p>Factual update, updated site reference numbers, reflect planning consents and revised strategy</p>	<p>The changes in dwelling numbers for each of the sites will not result in any changes to the effects recorded in relation to SA objective 5.1 (housing). This is because the changes do not cross the thresholds included in the SA assumptions made use of during the appraisal of sites.</p> <p>The inclusion of a primary school at HS11 (Hat11) will add to the positive effects already identified with regards to SA objectives 1.1 (reducing health inequalities) and 6.6 (education), and is expected to ensure sufficient primary school capacity.</p> <p>The five additional sites HS38 (HC11), HS42 (HSW94), HS41 (HSW92), HS39 (HE17) and HS40 (HC08) were assessed within the February 2020 SA Addendum (examination document EX200).</p>
Site	Location	Use	Dwelling Capacity	Delivery within plan period																			
SDS5 (Hat1 inc Hat13)	North West Hatfield	Residential mixed use	1,650 <u>1,750</u>	0-15 years																			
Sites	Location	Use	Dwelling Capacity	Delivery within plan period																			

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
	MUS2 HS36 (HC100b)	1-9 Town Centre	Retail-led mixed use	66 -71	0-5 years		
	MUS3 HS37 (HW100)	High View	Residential-led mixed use	87 net -140	0-5 years		
	HS9 (HE80)	Land at Onslow St Audreys School, Howe Dell	Residential	64 net 86 net	0-5 years		
	HS10 (HS31)	Garages at Hollyfield	Residential	44 8	0-5 years		
	HS11 (Hat11)	Land at South Way	Residential	120 (+ 2FE Primary School)	0-10 years		

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
	HS13 (HS91)	Land to the rear of Filbert Close	Residential	<u>39</u>	<u>0 - 5 years</u>		
	HS14 (HE23)	L.Kahn Manufacturing site, Wellfield Road	Residential	62	<u>6-10 years</u>		
	<u>HS38</u> <u>(HC11)</u>	<u>Meridian House</u>	<u>Residential</u>	<u>11</u>	<u>0-5 Years</u>		
	<u>HS42</u> <u>(HSW94)</u>	<u>College Lane (North)</u>	<u>Residential</u>	<u>115</u>	<u>6-10 Years</u>		
	<u>HS41</u> <u>(HSW92)</u>	<u>Minster Close</u>	<u>Residential</u>	<u>91</u>	<u>0-5 Years</u>		
	<u>HS39</u> <u>(HE17)</u>	<u>Link Drive</u>	<u>Residential</u>	<u>80</u>	<u>0-5 Years</u>		
	<u>HS40</u> <u>(HC08)</u>	<u>Lemsford Road (Site H)</u>	<u>Residential</u>	<u>32</u>	<u>0 - 5 years</u>		

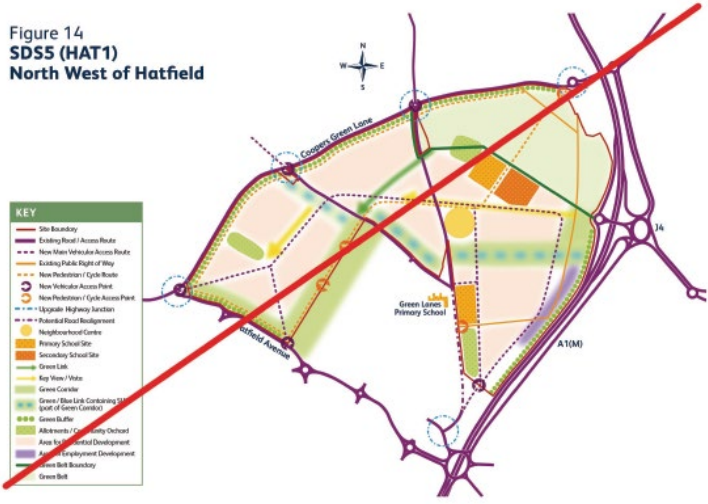
Policy/Para No.	Proposed Main Mod		Reason	Implications for the SA
<p>Page 168 SADM26</p>	<p><u>Site</u></p>	<p><u>Site Specific Considerations</u></p>	<p>To reflect revised strategy</p>	<p>The requirement to respect the setting of Hatfield House, the conservation area, and Church of St John the Evangelist and the requirement for a Heritage Impact Assessment for HS39 (HE17) and HS40 (HC08) may help to mitigate the negative effects identified for SA objective 4.5 (character, sense of place and heritage) for MUS2 and MUS3.</p> <p>The requirement for playing field provision for HS11 (Hat11) will contribute positively to SA objective 1.1 (reducing health inequalities) and SA objective 4.4 (open space). The inclusion of a primary school at Hat11 will add to the positive effects already identified with regards to SA objectives 1.1 (reducing health inequalities) and 6.6 (education), and is expected to ensure sufficient primary school capacity.</p> <p>Retention of trees, hedgerows and tree planting at Hat11, and the requirement for a Preliminary Ecological Appraisal at HSW94 may help to mitigate the negative effects identified for SA objective 4.6 (biodiversity).</p> <p>The site specific considerations regarding air quality in relation to site HS42 (HSW94) and HS39 (HE17) are likely to add to the positive effects already identified for SA objective 4.3 (avoid and reduce air pollution) but overall, the SA scores remain the same.</p>
	<p>MUS2 (HC100b)</p>	<ul style="list-style-type: none"> As a mixed-use site, the design of development needs to mitigate potential noise and odour conflicts. Potential for contaminated land which would require remediation. <u>The scale of the proposed development should respect the setting of Hatfield House.</u> 		
	<p>MUS3 (HW100)</p>	<ul style="list-style-type: none"> <u>Development should be appropriately designed to respect the setting of the grade II listed Church of St John the Evangelist.</u> 		
<p>HS9 (HE80)</p>	<ul style="list-style-type: none"> Mitigate any potential heritage impacts on Hatfield House Historic Park and Garden <u>or on Old Hatfield conservation area and its setting.</u> <u>Equivalent or better replacement playing field provision should be made off-site, or alternatively, mitigation could be undertaken in the form of new and/or enhanced sports facilities that would be available for community use on the adjoining Onslow St Audrey school site if it can be demonstrated that the needs for the sports facilities clearly outweigh the loss of the playing fields.</u> 			


Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA						
	<table border="1"> <tr> <td data-bbox="309 379 461 762"> <p>HS11 (Hat11)</p> </td> <td data-bbox="461 379 1055 762"> <ul style="list-style-type: none"> • <u>Provision of land for a new 2FE Primary School site and playing field. Access to be provided through the housing allocation from South Way</u> • <u>A master-plan led approach to landscaping the site should be followed, including the protection of existing trees/hedgerows where possible. Tree planting along the western site boundary, outside but adjoining the southern site boundary and also along the ridgeline to the south, should be included. Broken link - possible circular reference To create a robust and permanent green belt boundary and maintain the open nature of the green belt in this location.</u> </td> </tr> <tr> <td data-bbox="309 762 461 879"> <p>HS38 (HC11)</p> </td> <td data-bbox="461 762 1055 879"> <ul style="list-style-type: none"> • <u>A noise survey and report may be required at planning application stage due to proximity to Town Centre uses.</u> </td> </tr> <tr> <td data-bbox="309 879 461 1342"> <p>HS42 (HSW94)</p> </td> <td data-bbox="461 879 1055 1342"> <ul style="list-style-type: none"> • <u>Air quality survey and report may be required (proximity to A1(M)).</u> • <u>An acoustic buffer and single aspect (habitable rooms) design may be required</u> • <u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees/reptiles in rough vegetation)</u> • <u>Wastewater infrastructure upgrades likely to be required</u> • <u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site.</u> </td> </tr> </table>	<p>HS11 (Hat11)</p>	<ul style="list-style-type: none"> • <u>Provision of land for a new 2FE Primary School site and playing field. Access to be provided through the housing allocation from South Way</u> • <u>A master-plan led approach to landscaping the site should be followed, including the protection of existing trees/hedgerows where possible. Tree planting along the western site boundary, outside but adjoining the southern site boundary and also along the ridgeline to the south, should be included. Broken link - possible circular reference To create a robust and permanent green belt boundary and maintain the open nature of the green belt in this location.</u> 	<p>HS38 (HC11)</p>	<ul style="list-style-type: none"> • <u>A noise survey and report may be required at planning application stage due to proximity to Town Centre uses.</u> 	<p>HS42 (HSW94)</p>	<ul style="list-style-type: none"> • <u>Air quality survey and report may be required (proximity to A1(M)).</u> • <u>An acoustic buffer and single aspect (habitable rooms) design may be required</u> • <u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees/reptiles in rough vegetation)</u> • <u>Wastewater infrastructure upgrades likely to be required</u> • <u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site.</u> 		
<p>HS11 (Hat11)</p>	<ul style="list-style-type: none"> • <u>Provision of land for a new 2FE Primary School site and playing field. Access to be provided through the housing allocation from South Way</u> • <u>A master-plan led approach to landscaping the site should be followed, including the protection of existing trees/hedgerows where possible. Tree planting along the western site boundary, outside but adjoining the southern site boundary and also along the ridgeline to the south, should be included. Broken link - possible circular reference To create a robust and permanent green belt boundary and maintain the open nature of the green belt in this location.</u> 								
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Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA						
	<table border="1"> <tr> <td data-bbox="309 379 463 603">HS41 (HSW92)</td> <td data-bbox="463 379 1050 603"> <ul style="list-style-type: none"> • <u>Mitigate noise pollution from Bishops Rise. A noise report may be required at planning application stage.</u> • <u>Potential for nesting birds/roosting bats in trees/reptiles in pond to the north.</u> • <u>Site located within Ground Source Protection Zone</u> </td> </tr> <tr> <td data-bbox="309 603 463 783">HS39 (HE17)</td> <td data-bbox="463 603 1050 783"> <ul style="list-style-type: none"> • <u>Noise and air quality survey and report may be required (proximity to Queensway)</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> </td> </tr> <tr> <td data-bbox="309 783 463 1064">HS40 (HC08)</td> <td data-bbox="463 783 1050 1064"> <ul style="list-style-type: none"> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u> </td> </tr> </table>	HS41 (HSW92)	<ul style="list-style-type: none"> • <u>Mitigate noise pollution from Bishops Rise. A noise report may be required at planning application stage.</u> • <u>Potential for nesting birds/roosting bats in trees/reptiles in pond to the north.</u> • <u>Site located within Ground Source Protection Zone</u> 	HS39 (HE17)	<ul style="list-style-type: none"> • <u>Noise and air quality survey and report may be required (proximity to Queensway)</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> 	HS40 (HC08)	<ul style="list-style-type: none"> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u> 		
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HS40 (HC08)	<ul style="list-style-type: none"> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u> 								

MM46

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 170 SP22	Land at north west Hatfield is allocated for development in this Local Plan to accommodate approximately 4,650 <u>1,750</u> new homes over the plan period.	Factual update	The increased number of dwellings at the site would add to the positive effect already recognised for SA objective 5.1 (housing) but the overall SA findings would not change.
Page 170 SP22; delete existing sixth bullet point and replace with two new bullet points	<ul style="list-style-type: none"> Education facilities, including provision for a new secondary school and associated playing field facilities east of Green Lanes, also provision for four forms of entry at primary school level, in the form of new schools within SDS5 and/or linked to the secondary school as a 'through school' and/or in the form of an expansion of Green Lanes primary school. The primary school provision should include a nursery and a children's centre. Schools should provide for the dual use of facilities for community purposes; <u>A new secondary school site of up to 8 forms of entry (with expansion potential to 10 FE) and associated playing facilities east of Green Lanes. The site will be made available early in the build period.</u> <u>Provision of 3 forms of entry at primary school level, in the form of new schools within SDS5 (Hat1) and /or linked to the secondary school as an 'all through school' and/or in the form of an expansion of Green Lanes primary school. All schools should provide for the dual use of facilities for community purposes.</u> 	To provide clarity, in response to request and to reflect the wording agreed in the submitted SoCG between WHBC, HCC and Gascoyne Cecil Estates.	These changes add clarity in relation to school facility provision. These requirements were already included in the policy and reflected in the appraisal.
Page 171 SP22; additional text to eighth bullet point of the policy	...around Junction 4 of the A1(M). <u>Off-site highway works required in connection with development of this site may include new or improved cycle and pedestrian footbridge or underpass facilities above or below the A1(M), to improve connectivity by active travel modes to the rest of Hatfield, particularly in the direction of the town centre and railway station.</u>	In the interests of promoting use of active travel and to reflect the discussion at the relevant Stage 4 hearing session.	This change may help contribute towards the positive effects already recorded in relation to SA objectives 1.1 (reducing health inequalities), 1.2 (health) and 4.2 (reduce greenhouse gas emissions from transport), as it will improve opportunities for non-car access to services and facilities. The existing sustainable transport measures proposed by the policy are already reflected in the appraisal.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 171 SP22; tenth bullet point</p>	<p><u>Conservation and, where appropriate, protection and enhancement of heritage assets and their settings, in particular the setting of old cottage, which is a grade II listed building through careful masterplanning and appropriate mitigation measures, having regard to the findings of the heritage impact assessment;</u></p>	<p>Changes agreed with Historic England through SOCG (EX31) to be consistent with national policy and to provide additional protection to historic environment.</p>	<p>These changes add clarity in relation to the need to protect heritage assets. These requirements were already included in the policy and reflected in the appraisal.</p>
<p>Page 171 Figure 14</p>	<p>Insert new item in key - <u>Protect Setting of Listed Building</u></p>  <p>Figure 14 SD55 (HAT1) North West of Hatfield</p>	<p>Agreed as part of SOCG with Historic England (EX31) to ensure consistency across strategic diagrams in the plan.</p> <p>To reflect updates to the Policy</p>	<p>None, because the SA does not assess figures separately.</p>

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p data-bbox="331 454 533 518">Figure 14 SD55 (HAT1) North West of Hatfield</p>  <p data-bbox="331 614 470 917">KEY</p> <ul data-bbox="331 630 470 917" style="list-style-type: none"> Site Boundary Existing Road / Access Route New Main Vehicular Access Route Existing Path, Right of Way New Pedestrian / Cycle Route New Vehicular Access Point New Pedestrian / Cycle Access Point Upgrade Highway Junction Proposed Road Development Neighbourhood Centre Primary School Site Secondary School Site School Playing Fields Sports Pitches Green Link Key Street / Mile Green Corridor Green / Blue Link Containing SUDS (part of Green Corridor) Green Buffer Abandonment / Community Orchard Area for Residential Development Area for Employment Development Green Belt Boundary Green Belt 		

Woolmer Green

MM47

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 174 SADM27	Site	Location	Use	Dwelling Capacity	Delivery within plan period	Additional Site	The additional site HS43 (WE100) was assessed in the February 2020 SA Addendum (examination document EX200).
	<u>HS43 (WE100)</u>	<u>51 - 53 London Road</u>	<u>Residential</u>	<u>34</u>	<u>6-10 years</u>		
Page 175 Table 11	<u>Site</u>	<u>Site Specific Considerations</u>				To reflect discussion held at hearing sessions regarding this site and the need to include site specific considerations for the allocation.	<p>The requirement for an archaeological field evaluation for HS15 (WGr1) would contribute positively to SA objective 4.5 (conservation of heritage and cultural assets) but would not change the overall SA findings. Although intended as a Green Belt boundary, the requirement for substantial woodland planting would contribute positively to SA objective 4.6 (biodiversity).</p> <p>The requirement for a Preliminary Roost Assessment and a Preliminary Ecological Appraisal would also contribute positively to SA objective 4.6.</p>
	HS15 (WGr1)	<ul style="list-style-type: none"> <u>Location of a small shop (farm/convenience shop) and ancillary café to be assessed at planning application stage (small shop and ancillary café to not exceed 280m²)</u> <u>Archaeological field evaluation may be required and appropriate considerations subject to findings.</u> <u>Provision of a vehicular access between this site and site WE100 to ensure good quality connectivity and permeability in line with SADM 3 'Sustainable Transport for All'.</u> <u>Provision of substantial woodland planting to the north of the development site in order to</u> 					

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA				
	<table border="1"> <tr> <td data-bbox="309 379 562 595"></td> <td data-bbox="562 379 994 595"> <p><u>define a long term robust Green Belt boundary and to protect the Green Belt's open character, as well as providing screening to existing employment buildings between the site and London Road.</u></p> </td> </tr> <tr> <td data-bbox="309 595 562 1062"> <p><u>HS43 (WE100)</u></p> </td> <td data-bbox="562 595 994 1062"> <ul style="list-style-type: none"> • <u>Provision of a vehicular access between this site and site HS15 to ensure good quality connectivity and permeability in line with SADM 3 'Sustainable Transport for All</u> • <u>A contaminated land survey would be required at planning application stage</u> • <u>Noise survey and report required at planning application stage (proximity to B197).</u> • <u>Preliminary Roost Assessment required at planning application stage, given the proximity to known bat roosts</u> </td> </tr> </table>		<p><u>define a long term robust Green Belt boundary and to protect the Green Belt's open character, as well as providing screening to existing employment buildings between the site and London Road.</u></p>	<p><u>HS43 (WE100)</u></p>	<ul style="list-style-type: none"> • <u>Provision of a vehicular access between this site and site HS15 to ensure good quality connectivity and permeability in line with SADM 3 'Sustainable Transport for All</u> • <u>A contaminated land survey would be required at planning application stage</u> • <u>Noise survey and report required at planning application stage (proximity to B197).</u> • <u>Preliminary Roost Assessment required at planning application stage, given the proximity to known bat roosts</u> 		
	<p><u>define a long term robust Green Belt boundary and to protect the Green Belt's open character, as well as providing screening to existing employment buildings between the site and London Road.</u></p>						
<p><u>HS43 (WE100)</u></p>	<ul style="list-style-type: none"> • <u>Provision of a vehicular access between this site and site HS15 to ensure good quality connectivity and permeability in line with SADM 3 'Sustainable Transport for All</u> • <u>A contaminated land survey would be required at planning application stage</u> • <u>Noise survey and report required at planning application stage (proximity to B197).</u> • <u>Preliminary Roost Assessment required at planning application stage, given the proximity to known bat roosts</u> 						

Oaklands and Mardley Heath

MM48

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 176 SADM28	Site	Location	Use	Dwelling Capacity	Delivery within plan period	To reflect discussions held at hearing session 8 in relation the merging of the site allocations.	<p>Sites HS16 (OMH5) and HS17 (OMH8) have been merged to form HS16. A new appraisal matrix has therefore been prepared to reflect this (see Appendix C).</p> <p>OMH5 was previously recorded as having a negligible effect in relation to SA objective 4.4 (previously developed land). The effect has changed to a minor positive effect now that OMH5 has been combined with OMH8 and HS16 therefore comprises a mix of greenfield and previously developed land. OMH5 was previously recorded as having an uncertain significant negative effect in relation to SA objective 4.6 (biodiversity). The site is now expected to have an uncertain minor negative effect in relation to SA objective 4.6, as although Danesbury Park Local Nature Reserve is within 250m of the site, it is on the other side of the A1(M) motorway which is likely to already be affecting the Local Wildlife Site. OMH5 was previously recorded as having a negligible effect in relation to SA objective 4.10 (conservation and sustainable use of land). A minor positive effect is now expected, as OMH8 which now forms part of the site, comprises brownfield land. The effect will be uncertain, until more information is known about the potential for the brownfield land to support habitats and species of biodiversity importance.</p> <p>Site OMH8 was previously recorded as having negligible effects in relation to SA objectives 4.2 (reduce greenhouse gas emissions from transport) and 4.3 (avoid and reduce air pollution). The site is now expected to have minor positive effects in relation to these two objectives, as it is now within 720m of a food/convenience store, as a result of being merged with site OMH5. OMH8 was previously recorded as having an uncertain significant positive effect in relation to SA objective 4.4 (previously developed land). It now has an uncertain minor positive effect, because site OMH5 which it has been merged with, is a greenfield site. Therefore, H16 overall comprises a mix of greenfield and brownfield land. Lastly, OMH8 was previously recorded as having a negligible effect in relation to SA objective 5.1 (housing). It is now</p>
	9	2 Great North Road	Residential	5	0-5 years		
	HS17 (OMH5)	Land rear of 2-12 Great North Road	Residential	20	6-10 years		
	<u>HS16 (OMH5/8)</u>	<u>Land at 2 Great North Road and to the rear of 2-12a Great North Road.</u>	<u>Residential</u>	<u>25</u>	<u>0-10 years</u>		

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA								
			<p>expected to have a significant positive effect in relation to this objective, now that it has been merged with OMH5 to form a larger site and will subsequently provide more than 5% of the housing target.</p>								
<p>Page 176 Table 12</p>	<table border="1"> <thead> <tr> <th data-bbox="306 489 560 557">Site</th> <th data-bbox="560 489 994 557">Site Specific Considerations</th> </tr> </thead> <tbody> <tr> <td data-bbox="306 557 560 687">HS16 (OMH8)</td> <td data-bbox="560 557 994 687"> <ul style="list-style-type: none"> • Mitigate air and noise pollution from the A1 (M) and B197 • Retain and protect northern wooded area </td> </tr> <tr> <td data-bbox="306 687 560 991">HS17 (OH5)</td> <td data-bbox="560 687 994 991"> <ul style="list-style-type: none"> • Mitigate air and noise pollution from the A1(M) and B197 • Retain and protect northern wooded area • Avoid and mitigate impact on the amenity of adjacent properties • Multiple land owners with an interest in the site will need to work jointly to bring the site forward </td> </tr> <tr> <td data-bbox="306 991 560 1359">HS16/17 (OMH5/8)</td> <td data-bbox="560 991 994 1359"> <ul style="list-style-type: none"> • <u>Both sites should be brought forward together as a comprehensive development.</u> • Multiple land owners with an interest in the site (OMH5) will need to work jointly to bring the site forward, alongside OMH8. • <u>Mitigate air and noise pollution from the A1 (M) and B197, noise and air quality reports required at planning application stage.</u> • Retain and protect northern wooded area </td> </tr> </tbody> </table>	Site	Site Specific Considerations	HS16 (OMH8)	<ul style="list-style-type: none"> • Mitigate air and noise pollution from the A1 (M) and B197 • Retain and protect northern wooded area 	HS17 (OH5)	<ul style="list-style-type: none"> • Mitigate air and noise pollution from the A1(M) and B197 • Retain and protect northern wooded area • Avoid and mitigate impact on the amenity of adjacent properties • Multiple land owners with an interest in the site will need to work jointly to bring the site forward 	HS16/17 (OMH5/8)	<ul style="list-style-type: none"> • <u>Both sites should be brought forward together as a comprehensive development.</u> • Multiple land owners with an interest in the site (OMH5) will need to work jointly to bring the site forward, alongside OMH8. • <u>Mitigate air and noise pollution from the A1 (M) and B197, noise and air quality reports required at planning application stage.</u> • Retain and protect northern wooded area 	<p>To reflect discussions held at hearing sessions and improve consistency.</p>	<p>The requirement to mitigate air pollution will add to the positive effects already identified for SA objective 4.3 (avoid and reduce air pollution).</p>
Site	Site Specific Considerations										
HS16 (OMH8)	<ul style="list-style-type: none"> • Mitigate air and noise pollution from the A1 (M) and B197 • Retain and protect northern wooded area 										
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HS16/17 (OMH5/8)	<ul style="list-style-type: none"> • <u>Both sites should be brought forward together as a comprehensive development.</u> • Multiple land owners with an interest in the site (OMH5) will need to work jointly to bring the site forward, alongside OMH8. • <u>Mitigate air and noise pollution from the A1 (M) and B197, noise and air quality reports required at planning application stage.</u> • Retain and protect northern wooded area 										

Welwyn

MM49

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 179 SADM29	Site	Location	Use	Dwelling Capacity	Delivery within plan period	To demonstrate an increase in dwelling capacity.	None, as the number of dwellings to be provided at the site is in line with the policy assessed in the February 2020 SA Addendum (examination document EX200).
	HS20 (Wel3)	School Lane	Residential	79	0-5 years		
Page 176 Table 13	<u>Site</u>		<u>Site Specific Considerations</u>			To reflect discussion held at hearing sessions regarding this site.	Although intended as a Green Belt boundary, the requirement for a tree screen and enhancements to the hedgerows would contribute positively to SA objective 4.6 (biodiversity) for sites HS18 (Wel11) and HS20 (Wel3), respectively.
	HS18 (Wel11)		<ul style="list-style-type: none"> Provide buffer zone to existing Wildlife Sites/Local Nature Reserve <u>a tree screen within the site along the western and northern boundaries adjoining the Local Nature Reserve, designed to protect its ecological value and provide a robust and defensible Green Belt boundary</u> 				
	HS20 (Wel3)		<ul style="list-style-type: none"> <u>Enhance the hedgerows along the north and north western boundaries with tree planting within the site to provide a robust and defensible Green Belt boundary and screen from wider views</u> 				

Digswell

No main modifications.

Welham Green

MM50

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 182 SADM30	Site	Location	Use	Dwelling Capacity	Delivery within plan period	Amendments to reflect changes in the Use Classes Order 2020, and number of dwellings. Updated delivery. Additional Sites	Sites SDS7 (WeG4b) and HS46 (WeG10) were appraised in the February 2020 SA Addendum (examination document EX200). Sites HS44 (WeG1) and HS45 (WeG3a) were appraised (separately) in the February 2020 SA Addendum. Therefore, an updated, combined appraisal has been prepared in this SA Addendum and can be found in Appendix C .
	SDS7 (WeG4b)	Marshmoor	Class <u>E(g)</u> and Residential	Approximately 40,500sqm of Class <u>E(g)</u> employment floorspace and around <u>100</u> dwellings	<u>0-5 years</u>		
	<u>HS44/HS45 (WeG1/WeG10)</u>	<u>Land at Welham Manor and west of Station Road</u>	<u>Residential</u>	<u>84</u>	<u>0-5 years</u>		
	<u>HS46 (WeG10)</u>	<u>Land at Dixons Hill Road</u>	<u>Residential</u>	<u>120</u>	<u>6-10 years</u>		

Policy/Para No.	Proposed Main Mod		Reason	Implications for the SA
Page 176 Table 13	<u>Site</u>	<u>Site Specific Considerations</u>	To provide clarification. To reflect discussion held at hearing sessions regarding this site and the need to include site specific considerations for the allocations.	Although intended as a Green Belt boundary, the requirement for planting along and within the southern boundary of site HS35 (GTLAA01) will contribute positively to SA objective 4.6 (biodiversity) but not change the overall effect. The requirement for a Heritage Statement/Impact Assessment for site HS44/HS45 (WeG1/WeG3a) is expected to help mitigate the potential minor negative effects identified for SA objective 4.5 (character, sense of place and heritage) in the site appraisal. Similarly, the requirement for consultation with Natural England with regards to effects on SSSIs (particularly Water End Swallow Holes) will help to mitigate the potential minor negative effects identified for SA objective 4.6 (biodiversity) in the site appraisal. For site HS46 (WeG10), the requirement to provide a landscaped buffer to the adjacent wildlife site will help to mitigate the potential significant negative effects identified for SA objective 4.6 in the site appraisal. In addition, the requirement for consultation with Natural England with regards to effects on SSSIs will also help protect biodiversity.
	HS35 (GTLAA01)	<ul style="list-style-type: none"> • <u>Provide planting along and within the southern boundary of the site to create a robust and defensible Green Belt boundary.</u> 		
	<u>HS44/HS45 (WeG1/WeG3a)</u>	<ul style="list-style-type: none"> • <u>Both sites should be brought forward together as a comprehensive development</u> • <u>Primary access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor.</u> • <u>Heritage Statement/Impact Assessment may be required (proximity of Listed Building)</u> • <u>Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents</u> • <u>Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt.</u> • <u>Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> 		
	HS46 (WeG10)	<ul style="list-style-type: none"> • <u>Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> • <u>Provision of planting within the western and northern boundaries of the site to create a robust and defensible green belt</u> 		

Appendix F
Schedule of Main Modifications and implications for the SA


Sustainability Appraisal of Welwyn Hatfield Local Plan
November 2022

Policy/Para No.	Proposed Main Mod		Reason	Implications for the SA
		<u>boundary and to create a landscaped buffer to the adjoining wildlife site.</u>		

MM51

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 183 SP23	First paragraph: Once completed, all new Class B1 development on SDS7 will be afforded the same policy protection as that provided by Policy SADM9.		None, as the overall intention of the policy has not changed.
Page 184 SP23	New second paragraph to be inserted: <u>Site SDS7 is allocated for a mixed use development comprising 40,500sqm of Class E(g) employment floorspace and 100 no dwellings (Class C3) providing affordable accommodation for those employed on the site. This will be secured through a planning condition or a legal agreement. Once completed, all new Class E(g) development on SDS7 will be afforded the same policy protection as that provided by Policy SADM10.</u> Original second paragraph to become the third paragraph.	An improved explanation of what the allocation is for, to reflect changes in the Use Classes Order 2020 and to correct an error.	This site was assessed for provision of 80 homes (and 40,500 sqm of employment space) in the February 2020 SA Addendum (examination document EX200). As the allocated number of dwellings is still below 1% of the Borough's housing target, there will be no change to the negligible effect previously recorded for SA objective 5.1 (housing).
Page 183 SP23 Bullet point (iii)	Proportionate provision or contribution towards improvement, <u>in line with the Welwyn Hatfield Infrastructure Delivery Plan</u> , must be made for:	To emphasise that improvements should be in line with the Infrastructure Delivery Plan (and HCC's South Central Growth and Transport Plan which is referenced in the IDP)	None, as the overall intention of the policy has not changed.
Page 185 Paragraph 20.10	SDS7 (WeG4b) will deliver a mixed use development comprising 4.1 hectares of employment uses(Class B4 <u>E(g)</u>)together with a limited amount of residential development. The Council's preference is for B4(b) <u>E(g)(ii)</u> employment development related to life sciences and	Amendments to reflect changes in the	None, as this change does not directly affect the policy text, and therefore will not influence the overall SA findings.

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	research. Proposals for other uses within Class B4E(q), in particular B4(e)E(q)(iii), would....	Use Classes Order 2020	
Page 186 Figure 15	<p>Figure 15 SDS7 (WeG4s) Marshmoor Policy Area</p> <p>The map shows the Marshmoor Policy Area with various planning features. A red diagonal line crosses the map. The key includes:</p> <ul style="list-style-type: none"> Site Boundary Existing Road / Access Route Railway Railway Station Existing Public Right of Way New Main Vehicular Access Point Potential Additional Vehicular Access Point New Pedestrian / Cycle Access Point Upgrade Highway Junc Improved Access to Station For All Users New Bus Stop Area for Mixed Use Development Existing Car Park Flood Risk - Need For Mitigation Historic Park, Garden & Wildlife Site Sensitive Wildlife Site Existing Green Infrastructure Landscaping Buffer - Addressing Noise and Air Quality Improved Gateway to Welham Green Building Height and Density to Decrease to the North and East 	To reflect site boundary amended to include area of woodland at the north of the site and inclusion of Green Belt boundary added including on key	

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<p style="text-align: center;">Figure 15 SDS7 (WeG4B) Marshmoor Policy Area</p>  <p>KEY</p> <ul style="list-style-type: none"> — Policy Area Boundary — Green Belt Boundary — Existing Road / Access Route — Railway ● Railway Station — Existing Public Right of Way ● New Main Vehicular Access Point ● Potential Additional Vehicular Access Point ● New Pedestrian / Cycle Access Point — Upgrade Highway Junction — Improved Access to Station For All Users ● New Bus Stop ● Area for Mixed Use Development ● Existing Caravan Park ● Flood Risk Zone – Need For Mitigation ● Historic Park, Garden & Wildlife Site ● Sports/Wildlife Site ● Existing Green Infrastructure ● Landscape Buffer – Addressing Noise and Air Quality ● Improved Gateway to Welham Green ● Building Height and Density to Decrease to the North and East 		

Brookmans Park

MM52

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 188 SADM31	Site	Location	Use	Dwelling Capacity	Delivery within plan period	To reflect discussions held at stage 8 and 9 hearing sessions and additional capacity proposed for allocation.	The change to the dwelling number for site HS22 (BrP4) will increase its positive contribution towards housing delivery but not change the overall minor positive effect recorded against SA objective 5.1 (housing). This is because the change does not cross the thresholds included in the SA assumptions used during the appraisal of sites. The inclusion of a primary school will add to the positive effects already identified with regards to SA objectives 1.1 (reducing health inequalities) and 6.6 (education), and is expected to ensure sufficient primary school capacity at Brookmans Park, but will not change the overall SA findings.
	HS22 (BrP4)	Land west of Brookmans Park Railway Station	Residential	250 428 (+ 2FE Primary School)	0-10 years		
Page 189 Table 15	<u>Site</u>		<u>Site Specific Considerations</u>			To reflect discussions held at stage 8 and 9 hearing sessions, to reflect the need to increase primary school capacity within Brookmans Park and Welham Green, and for clarity on boundary treatment required.	Enhancing pedestrian and cyclist safety, and reducing vehicle speeds, will add to the positive effects already recognised for SA objective 4.2 (reduce greenhouse gas emissions from transport) for sites HS21 (BrP13) and HS23 (BrP14), but will not change the overall SA findings. The provision of a landscaped screening bund for site HS22 (BrP4) may partially mitigate the significant negative effect recorded for SA objective 4.4 (landscape character) for the site assessment. The inclusion of a primary school will add to the positive effects already identified with regards to SA objectives 1.1 (reducing health inequalities) and 6.6 (education), and is expected to ensure sufficient primary school capacity at Brookmans Park, but will not change the overall SA findings.
	HS21 (BrP13)		<ul style="list-style-type: none"> Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction. 				
	HS22 (BrP4)		<ul style="list-style-type: none"> A landscaped screening bund to the north of the southern boundary to screen the site from Hawkshead Road and the public footpaths to its north. Provision of land for a new 2FE Primary School site and playing field. 				
	HS23 (BrP14)		<ul style="list-style-type: none"> Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction. 				

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
	<ul style="list-style-type: none"> Enhance the hedge along the northern boundary of the site to provide a robust and defensible Green Belt boundary 		
Page 189 Paragraph 21.4	<p>In line with advice from the Highway and Fire and Rescue Authorities, there will be a single point of access for site HS22 (BrP4). A secondary access using Bradmore Lane will be resisted as it would need to be widened and upgraded which would change its rural character. The estimated dwelling capacity of HS22 has been limited to around 250 dwellings to reflect the limited opportunity for expanding the existing primary school by 0.5FE from 1.5FE to 2FE.</p>	<p>To reflect discussions held at stage 8 and 9 hearing sessions and additional capacity proposed for allocation.</p>	<p>None, as the overall intention of the policy has not changed.</p>

Little Heath

MM53

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 190 SADM32	Site	Location	Use	Dwelling Capacity	Delivery within plan period	Additional site and deletion of allocation following conclusion the site is unsound	Site HS47 (LHe4/5) was assessed within the February 2020 SA Addendum (examination document EX200) for 36 dwellings. As the allocated number of dwellings is still below 1% of the Borough's housing target, there will be no change to the negligible effect previously recorded for SA objective 5.1 (housing).
	HS47(LHe4/5)	Videne and Studlands, Hawkshead Road	Residential	63	0-5 Years		
	Hs24 (BrP7)	Land south of Hawkshead Road	Residential	100	0-10 Years		
Page 191 Table 16	<u>Site</u>	<u>Site Specific Considerations</u>				Deletion of allocation; to provide a strong and defensible new Green Belt boundary; to reflect discussion held at hearing sessions regarding the measures required to mitigate the impacts of	Although intended as a Green Belt boundary, the requirement for a substantial tree buffer would contribute positively to SA objective 4.6 (biodiversity) for site HS25 (LHe1). The requirement for a Heritage Statement/Impact Assessment and requirement to mitigate any harm to the settings of Osborne House is expected to help mitigate the potential significant negative effects identified for SA objective 4.5 (character, sense of place and heritage) in the site appraisal. The requirement for a Preliminary Ecological Appraisal will contribute to the protection of biodiversity (SA objective 4.6).
	HS24 (BrP7)	<ul style="list-style-type: none"> Green buffer to help mitigate heritage impacts on Gobions Historic Park and Garden and the Grade II* Listed Folly. SuDs should be used to suitably manage surface water flood risk to, within and from the site. Green buffer and retention of existing trees to help mitigate impact on local ecology. Retain the existing pond, or compensate for its loss. Stage 1 Habitat Survey required at planning application stage 					

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA						
	<table border="1"> <tr> <td data-bbox="309 379 562 485"></td> <td data-bbox="562 379 994 485"> <p>Avoid and mitigate any potential impact on Northaw Great Wood SSSI</p> </td> </tr> <tr> <td data-bbox="309 485 562 643">HS25 (LHe1)</td> <td data-bbox="562 485 994 643"> <ul style="list-style-type: none"> • <u>Provide a substantial tree buffer along the northern boundary of the site to provide a robust and defensible long term Green Belt boundary.</u> </td> </tr> <tr> <td data-bbox="309 643 562 1375">HS23 (BrP14)</td> <td data-bbox="562 643 994 1375"> <ul style="list-style-type: none"> • <u>Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis.</u> • <u>A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osbourne House)</u> • <u>Mitigate any harm to the setting of Osborne House.</u> • <u>A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).</u> • <u>A noise survey will be required at planning application stage.</u> • <u>Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust green belt boundary, and to minimise the impact on the openness of the green belt</u> </td> </tr> </table>		<p>Avoid and mitigate any potential impact on Northaw Great Wood SSSI</p>	HS25 (LHe1)	<ul style="list-style-type: none"> • <u>Provide a substantial tree buffer along the northern boundary of the site to provide a robust and defensible long term Green Belt boundary.</u> 	HS23 (BrP14)	<ul style="list-style-type: none"> • <u>Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis.</u> • <u>A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osbourne House)</u> • <u>Mitigate any harm to the setting of Osborne House.</u> • <u>A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).</u> • <u>A noise survey will be required at planning application stage.</u> • <u>Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust green belt boundary, and to minimise the impact on the openness of the green belt</u> 	<p>developing this site and minimise the harm to the Green Belt from its loss.</p>	
	<p>Avoid and mitigate any potential impact on Northaw Great Wood SSSI</p>								
HS25 (LHe1)	<ul style="list-style-type: none"> • <u>Provide a substantial tree buffer along the northern boundary of the site to provide a robust and defensible long term Green Belt boundary.</u> 								
HS23 (BrP14)	<ul style="list-style-type: none"> • <u>Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis.</u> • <u>A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osbourne House)</u> • <u>Mitigate any harm to the setting of Osborne House.</u> • <u>A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).</u> • <u>A noise survey will be required at planning application stage.</u> • <u>Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust green belt boundary, and to minimise the impact on the openness of the green belt</u> 								

Cuffley

MM54


Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 192 SADM33	Site	Location	Use	Dwelling Capacity	Delivery within plan period	Reflect site capacity updates, planning consents and deletion following conclusions of site being unsound.	Site HS26 (No02) was assessed within the 2016 SA Report and the other sites were assessed within the February 2020 SA Addendum (examination document EX200). As the allocated number of dwellings for each site is below 1% of the Borough's housing target, there will be no change to the negligible effect previously recorded for SA objective 5.1 (housing).
	HS26 (No02)	36 The Ridgeway and land to the rear	Urban	8 <u>6</u>	0-5 Years		
	HS27 (Cuf1)	Land at the Meadway	Green Belt	30 <u>60</u>	0-5 Years		
	HS28 (Cuf6)	Land south of Northaw Road East	Green Belt	108 <u>121</u>	0-10 <u>0-5</u> Years		
	HS29 (Cuf12)	Land north of Northaw Road East	Residential	73	0-10 <u>0-5</u> Years		
	HS30 (Cuf7)	Wells Farm, Northaw Road East	Green Belt	75	0-10 <u>0-5</u> Years		

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
	HS34 No10	Land west of St Martin de Porres Catholic Church	Urban	5	11-15 years		
Page 193 Table 17	<u>Site</u>		<u>Site Specific Considerations</u>			<p>To provide a strong and defensible Green Belt boundary and to minimise the harm to the openness of the Green Belt from its loss.</p> <p>To reflect the approach to green belt boundary treatment</p> <p>To reflect deletion on the allocation following being found unsound.</p>	<p>Although intended as a Green Belt boundary, the requirement for a substantial tree screen for sites HS27 (Cuf1), HS29 (Cuf12), and HS30 (Cuf7) and new planting for site HS28 (Cuf6) would contribute positively to SA objective 4.6 (biodiversity).</p>
HS27 (Cuf1)	<ul style="list-style-type: none"> Provision of a substantial tree screen outside but adjoining the eastern HS27 (Cuf1) boundary of the site to create a robust and defensible Green Belt boundary. Retain and strengthen the tree screen along the Cuffley Brook to include at least an 8m riparian buffer and to mitigate the impact on the open Green Belt beyond. 						
HS28 (Cuf6)	<ul style="list-style-type: none"> A master-plan led approach to new planting along the south-western boundary of the site should ensure the creation of a robust and defensible Green Belt boundary, incorporating existing tree belt/hedgerows where possible. 						
HS29 (Cuf12)	<ul style="list-style-type: none"> Provision of a substantial tree screen adjoining the western boundary to create a robust and defensible Green Belt boundary 						
HS30 (Cuf7)	<ul style="list-style-type: none"> Provision of a substantial tree screen adjoining the western 						

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA				
	<table border="1"> <tr> <td data-bbox="309 379 562 459"></td> <td data-bbox="562 379 994 459"> <p><u>boundary to create a robust and defensible Green Belt boundary</u></p> </td> </tr> <tr> <td data-bbox="309 459 562 863">HS31 (No10)</td> <td data-bbox="562 459 994 863"> <ul style="list-style-type: none"> ● Capacity limited to 5 dwellings in the interests of highway safety ● A contaminated land survey and report would be required, and if necessary suitable remediation carried out ● Mitigate potential noise pollution from adjacent community uses ● Given the presence of a number of trees around the site caution for nesting birds is required, with possible compensatory measures provided. </td> </tr> </table>		<p><u>boundary to create a robust and defensible Green Belt boundary</u></p>	HS31 (No10)	<ul style="list-style-type: none"> ● Capacity limited to 5 dwellings in the interests of highway safety ● A contaminated land survey and report would be required, and if necessary suitable remediation carried out ● Mitigate potential noise pollution from adjacent community uses ● Given the presence of a number of trees around the site caution for nesting birds is required, with possible compensatory measures provided. 		
	<p><u>boundary to create a robust and defensible Green Belt boundary</u></p>						
HS31 (No10)	<ul style="list-style-type: none"> ● Capacity limited to 5 dwellings in the interests of highway safety ● A contaminated land survey and report would be required, and if necessary suitable remediation carried out ● Mitigate potential noise pollution from adjacent community uses ● Given the presence of a number of trees around the site caution for nesting birds is required, with possible compensatory measures provided. 						

New Village

MM55

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
<p>Page 195 to 198 SP24; Figure 16; Justification; Implementation</p>	<p>Chapter 24 (New Village at Symondshyde - SDS6 (Hat15)) to be deleted</p> 	<p>This site is deleted as it has been found unsound.</p>	<p>Site SDS6 (Hat15) was appraised for provision of 1,130 dwellings in the February 2020 SA Addendum (examination document EX200) but is no longer an allocated site, nor considered as a reasonable alternative.</p>

Rural Development

MM56

Policy/Para No.	Proposed Main Mod					Reason	Implications for the SA
Page 204 SADM35	Site	Location	Use	Dwelling Capacity	Delivery within plan period	This site has been found to be unsound. Inspector found this proposal to be inappropriate development in the Green Belt	Site SDS6 (HAT15) is no longer considered as either an allocated or reasonable alternative site, as it was found unsound by the Inspector. HS34 (GTLAA09) has been deleted as the Inspector found it to be inappropriate development in the Green Belt and therefore it is no longer considered a reasonable alternative. These sites are therefore not required to be subject to SA.
	SDS6 (HAT15)	Symonds Hyde – new village	Residential-led mixed use	1,130	6-15 years		
	HS34 (GTLAA09)	Coopers Green Lane, Hatfield	Gypsy and Traveller site	10	0-15 years		
Page 193 Table 17	<u>Site</u>		<u>Site Specific Considerations</u>			The site has been found to be unsound. Site removed from the Plan as found to be inappropriate development by Inspector.	See previous row.
	SDS6 (Hat15)		<ul style="list-style-type: none"> Refer to Policy SP 24 				
	HS34 (GTLAA09)		<ul style="list-style-type: none"> Extraction of minerals in advance of allocated development Provision of suitable access and visibility splays to Coopers Green Lane Noise and air quality report at planning application stage given proximity to Coopers Green Lane. Caution for nesting birds in 				

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 Schedule of Main Modifications and implications for the SA

Sustainability Appraisal of Welwyn Hatfield Local Plan
 November 2022

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA		
	<table border="1"> <tr> <td data-bbox="309 379 562 569"></td> <td data-bbox="562 379 994 569"> <p>hedgerow compensatory provision if access removes part of hedgerow.</p> <ul style="list-style-type: none"> The allocation is for 10 pitches as an offsite contribution for site SDS6 (Hat15) </td> </tr> </table>		<p>hedgerow compensatory provision if access removes part of hedgerow.</p> <ul style="list-style-type: none"> The allocation is for 10 pitches as an offsite contribution for site SDS6 (Hat15) 		
	<p>hedgerow compensatory provision if access removes part of hedgerow.</p> <ul style="list-style-type: none"> The allocation is for 10 pitches as an offsite contribution for site SDS6 (Hat15) 				

Neighbourhood Planning

MM57

Policy/Para No.	Proposed Main Mod	Reason	Implications for the SA
Page 206 SP26 Neighbourhood Planning	Neighbourhood Plans should: <ul style="list-style-type: none"> • Demonstrate how they contribute to the strategic objectives of the Local Plan and are in general conformity with its strategic policies; • Clearly set out how they will promote sustainable development in accordance with the principles set out in Policy SP1; • Demonstrate how they have had regard to information on local need for new homes, jobs and facilities for their plan area, <u>and the proportionate distribution of growth, as set out in Policy SP3.</u> 	To clarify that the Neighbourhood Plan needs to be in conformity with the Strategic Policies set out in the Local Plan.	None, as the overall intention of the policy has not changed.