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Welwyn Hatfield Emerging Core Strategy

Sustainability Appraisal Report

Appendix A3: Appraisal Matrices – Broad Locations for Growth Alternatives

Prepared by LUC
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Welwyn Hatfield Emerging Core Strategy Sustainability Appraisal September 2012

SA Matrix A3.1: Potential Broad Location for Growth - North East of Welwyn Garden City (PG33)

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	The broad location lies adjacent to some areas of WGC characterised by low levels of deprivation as well as some more deprived areas. Parts of it offer good access to an existing neighbourhood centre with a health centre.	None required.	+
...lead to improved health for all? (1.2)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	Location is in Flood Zone 1 so policy helps to ensure no increase in flood risk. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.	None required.	++
Long-term objective 3: Good Citizenship			
...encourage involvement of the public in the planning process? (3.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The choice of Broad Location is not expected to have an effect on this objective. The effect of additional dwellings on total greenhouse gas emissions from housing is assessed under the SA of policy CS 2	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	Meeting the Needs for Growth.		
...significantly reduce greenhouse gas emissions from transport? (4.2)	Location is well related to the road network, including the A414 which may encourage car use but also facilitate bus provision. Parts of it are accessible to some existing facilities such as a supermarket, GP surgery and primary school; other parts are not. Too small to create a sustainable new neighbourhood; this may limit the scope for provision of new facilities within the broad location itself.	<p>Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy.</p> <p>CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists.</p> <p>CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport, pedestrian and cycle routes)</p>	+/-
...avoid and reduce air pollution? (4.3)	In relation to air pollution from cars, location is well related to the road network, including the A414 which may encourage car use but also facilitate bus provision. Parts of it are accessible to some existing facilities such as a supermarket, GP surgery and primary school; other parts are not. Too small to create a sustainable new neighbourhood therefore scope for provision of new facilities within the location is limited, increasing need to travel. No AQMAs are declared within WHBC.	<p>Some mitigation to increased air pollution emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy.</p> <p>CS9 & CS12 as per objective 4.2</p>	+/-
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	Development of 700 homes at this greenfield location will significantly reduce open space with a significant negative effect on objective 4.4. The Landscape Sensitivity and Capacity Study (WHBC, 2012) assessed this location as having a medium capacity to accommodate housing and associated development	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and requirement to</p>	--

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	within the landscape, meaning that mitigation is required to offset or balance negative effects that development would have on the quality, character and value of the landscape.	have regard to neighbouring buildings in terms of height, mass and scale. CS 11 Protection of Critical Assets – requirement for protection of natural assets including landscape.	
...protect and enhance the Borough’s character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	The Mimram Valley to the north of the location is an attractive area with a chalk stream which, although intensively farmed, adds to local character. The broad location is close to an Area of Archaeological Significance and the Panshanger grade II* Historic Park and Garden and a small number of listed buildings. Potential effects on this landscape character and the setting of historic assets are assessed under objective 4.4. No designated historic assets are present within the location. The addition of 700 homes on the edge of WGC is likely, on its own, to have minor effects on the sense of place and character of this large settlement although in combination with all housing development provided in the Core Strategy, the effect is likely to be moderate. Effects on character and sense of place will depend on the masterplanning / layout and design quality of new development and how these respond to existing character, resulting in an uncertain effect on objective 4.5.	Potential negative effects of this policy will be reduced by policies on: CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a strong sense of place. CS 11 Protection of Critical Assets – requirement for protection of heritage assets.	?
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	The broad location lies close to Tewinbury SSSI, designated for a series of alluvial meadows and marshes bordering the River Mimram and a small piece of Alder woodland and provides habitat for over-wintering wetland birds. Negative effects of development on this biodiversity interest could include	Potential negative effects of this policy will be reduced by policies on: CS 11 Protection of Critical Assets – requirements for protection of natural environment, including SSSIs.	-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	recreational disturbance of wetland birds or visitor damage to habitat. Whether such effects actually occur is uncertain, depending, for example, on the effectiveness of mitigating design features and on the sensitivity of the habitats and species involved.		
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	The choice of Broad Location is not expected to affect this objective.	None required.	0
...avoid water pollution? (4.8)	This broad location lies within the catchment of the Mimram chalk stream which is highly sensitive to contaminated surface run-off which may occur from new built surfaces and increased local road traffic. The broad location is served by Rye Meads WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are sewerage infrastructure capacity issues in the catchment of this WwTW. Resolution of these issues could affect the timing of the delivery of housing at this location.	The following policies will help to mitigate the potential negative effects of this policy: CS 11 Protection of Critical Assets - the water environment will be protected from development that would threaten its quality. CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure required to meet the levels of growth identified.	-
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The choice of Broad Location is not expected to affect this objective.	None required.	0
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	Part of this location contains Panshanger Aerodrome which includes limited existing buildings and a grass airstrip whilst the remainder is greenfield land. None of the location lies within Agricultural Land Classification grades 1-3 with significant positive effects on productive agricultural land.	None required.	++
Long-term Objective 5:			

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	Development around WGC will help to meet local housing requirements, a proportion of which would help to meet a need for affordable housing with a significant positive effect on objective 5.1.	None required.	++
Long-term objective 6: A thriving economy			
...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)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...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)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	This broad location is situated on the edge of WGC some distance from the town's retail centre. Although convenience shopping is likely to occur at the existing neighbourhood centre at Moors Walk and at the proposed new small convenience shop within the urban extension, development at this location will nevertheless provide additional shoppers for WGC town centre, helping to improve the viability of existing and new retail outlets located there.	None required.	+
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...avoid the sterilisation of mineral	There are no permitted or preferred extraction sites in	Supporting text to the Settlement Strategy	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
resources? (6.5)	the location for BLG1. However, most land in the borough lies within a sand and gravel belt. Sterilisation of these mineral reserves could potentially result from development at BLG1 but mitigating text within the Core Strategy (see right) should ensure that negative effects are avoided.	states that development at broad locations or on safeguarded land will be phased to ensure that any mineral reserves of strategic value to the county's Minerals Plan will not be sterilised.	
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	Local primary schools are at capacity and the size of the Broad Location may not support a new primary school within the location. A secondary school exists in the Panshanger area. In light of Policy CS12, the overall sustainability effect on this objective is judged uncertain.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified.	?

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Welwyn Hatfield Emerging Core Strategy Sustainability Appraisal September 2012

SA Matrix A3.2: Potential Broad Location for Growth – South-east of Welwyn Garden City (PG34)

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	The Broad Location lies adjacent to some areas of WGC characterised by low levels of deprivation as well as some more deprived areas. The part of the Broad Location closest to WGC is within walking distance of an existing neighbourhood centre at Hall Grove with a GP surgery but those living closer to the A414 would need to travel by car or public transport to access primary healthcare facilities. The Broad Location is considered by WHBC to be too small to support a sustainable new neighbourhood with its accompanying facilities. The promoter has suggested that housing in this location could be delivered alongside extensive parkland, providing residents with the health benefits of good access to greenspace. Part of the location is a former landfill site with potential adverse effects on health and amenity from contaminated land or landfill gas although significant adverse effects are uncertain and it is assumed it will be possible to mitigate them (e.g. to minor effects) through technical measures or to avoid contaminated areas through masterplanning.	Potential negative effects of this policy will be reduced by policy: CS1 Sustainable Development - development should contribute to communities which are healthy; active; and safe. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy.	+/-?
...lead to improved health for all? (1.2)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in	Almost all of the Broad Location is in Flood Zone 1 so	None required.	++

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
flood risk to people or property, taking into account climate change? (2.2)	policy helps to ensure no increase in fluvial flood risk. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.		
Long-term objective 3: Good Citizenship			
...encourage involvement of the public in the planning process? (3.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The choice of Broad Location is not expected to have an effect on this objective. The effect of additional dwellings on total greenhouse gas emissions from housing is assessed under the SA of policy CS 2 Meeting the Needs for Growth.	None required.	0
...significantly reduce greenhouse gas emissions from transport? (4.2)	Broad Location is well related to the road network, including the A414 which may encourage car use but also facilitate bus provision. The parts closest to WGC would allow walking or cycling access to existing facilities such as a convenience store, GP surgery and nursery at Hall Grove. Those living further from WGC would need to travel by car or public transport to access primary healthcare facilities. The Broad Location is considered by WHBC to be too small to support a sustainable new neighbourhood with its accompanying facilities.	Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport, pedestrian and cycle routes)	+/-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
...avoid and reduce air pollution? (4.3)	In relation to air pollution from cars, the issues are the same as those described under SA Objective 4.2. No AQMAs are declared within WHBC.	Some mitigation to increased air pollution emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS9 & CS12 as per objective 4.2	+/-
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	Development of about 1,200 homes at this greenfield location will significantly reduce open space with a significant negative effect on objective 4.4. The Landscape Sensitivity and Capacity Study (WHBC, 2012) assessed four of the five areas at this location as having a medium capacity to accommodate housing and associated development within the landscape, meaning that mitigation is required to offset or balance negative effects that development would have on the quality, character and value of the landscape. The fifth area (SEWGC4: Area South of Construction Waste Recycling Works) has a low capacity with the possibility that mitigation measures may not be able to fully address detrimental impacts of change.	Potential negative effects of this policy will be reduced by policies on: CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and requirement to have regard to neighbouring buildings in terms of height, mass and scale. CS 11 Protection of Critical Assets – requirement for protection of natural assets including landscape.	--
...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	The Broad Location is close to an Area of Archaeological Significance to the west of Birchall, and a Conservation Area at the Halls Grove neighbourhood of WGC and a small number of listed buildings. The Panshanger grade II* Historic Park and Garden lies approximately 1 km to the north-east. Potential effects on landscape character, including the setting of historic assets, are assessed under objective 4.4. The addition of 1,200 homes on the edge of WGC is likely, on its own, to have minor effects on the sense of place and character of this large settlement although in combination with all	Potential negative effects of this policy will be reduced by policies on: CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a strong sense of place. CS 11 Protection of Critical Assets – requirement for protection of heritage assets.	?

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	housing development provided in the Core Strategy, the effect is likely to be moderate. Effects on character and sense of place will depend on the masterplanning / layout and design quality of new development and how these respond to existing character e.g. the development could be carried out in the style of a Garden Suburb to respect the design of WGC. This results in an uncertain effect on objective 4.5.		
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	There is a potential for negative effects on The Commons Local Nature Reserve which lies between the Broad Location and the Halls Grove neighbourhood of WGC and may overlap a small part of the Broad Location, depending on the development boundary. Wooded local wildlife sites also lie to the north of the Broad Location around Birchall. In addition, the Draft Landscape Sensitivity and Capacity Study (WHBC, 2012) identified small areas of wetland and various hedgerows, trees and grass banks within the Broad Location.	Potential negative effects of this policy will be reduced by policies on: CS 11 Protection of Critical Assets – requirements for protection of natural environment, including SSSIs. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy, including green infrastructure	-
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...avoid water pollution? (4.8)	This Broad Location includes two ponds, one connected by a small brook to Hatfield Hyde Brook flowing from The Commons towards the River Lea. Mitigation may be required to ensure these surface waters are not polluted by contaminated surface run-off which may occur from new built surfaces and increased local road traffic. The Broad Location lies within the catchment of Mill Green WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are	The following policies will help to mitigate the potential negative effects of this policy: CS 11 Protection of Critical Assets - the water environment will be protected from development that would threaten its quality. CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made	-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	sewerage infrastructure capacity issues in the catchment of this WwTW. Resolution of these issues could delay the delivery of housing at this location.	for new or improved infrastructure required to meet the levels of growth identified.	
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	The Broad Location does not lie within Agricultural Land Classification grades 1-3 resulting in significant positive effects on conservation of agricultural land. Part of the Broad Location is a former landfill site and development would bring this land back into use with positive effect on objective 4.10. Loss of greenfield land is assessed under SA Objective 4.4.	None required.	++
Long-term Objective 5: Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	Development of around 1,200 houses at this location will help to meet local housing requirements, a proportion of which would help to meet a need for affordable housing with a significant positive effect on objective 5.1.	None required.	++
Long-term objective 6: A thriving economy			
...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)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...encourage economic investment in those areas most in need of regeneration, in a way that will	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
benefit those most in need of rewarding employment? (6.2)			
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	This Broad Location is situated on the edge of WGC some distance from the town's retail centre. Although convenience shopping is likely to occur at the existing neighbourhood centre at Halls Grove and a possible new small neighbourhood centre within the Broad Location, development at this location will nevertheless provide additional shoppers for WGC town centre, helping to improve the viability of existing and new retail outlets located there.	None required.	+
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	The policy is not expected to have an effect on this objective.	None required.	0
...avoid the sterilisation of mineral resources? (6.5)	There are no permitted or preferred extraction sites in this broad location. Although all land around in the district lies within a sand and gravel belt WHBC state that minerals have already been extracted from this location which was then used for landfill.	None required.	++
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	Existing nursery/ pre-school facilities exist nearby at Hall Grove with a primary school at Howlands although local primary schools are at capacity. A secondary school exists in the Panshanger area. The size of the Broad Location may allow for a new primary school although this is not certain. In light of Policy CS12, the overall sustainability effect on this objective is judged minor positive.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified.	+

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SA Matrix A3.3: Potential Broad Location for Growth - Land in East Herts - East of Welwyn Garden City

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	The broad location is sparsely populated, being located outside the urban area of Welwyn Garden City, and is characterised by low levels of deprivation. Development here may provide opportunities for a home to those currently living in more deprived areas of the borough. The location offers good access to opportunities for outdoor recreation and quiet enjoyment of the countryside, being adjacent to Moneyhole Lane Park and Birchall Wood. Being large enough to accommodate around 1,500 homes, the location offers the potential for a new neighbourhood with its own facilities such as primary healthcare.	None required.	+
...lead to improved health for all? (1.2)	The broad location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The broad location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	Location is in Flood Zone 1 so policy helps to ensure no increase in flood risk. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.	None required.	++
Long-term objective 3: Good Citizenship			
...encourage involvement of the public in the planning process? (3.1)	The broad location is not expected to have an effect on this objective.	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The broad location is not expected to have an effect on this objective.	None required.	0
...significantly reduce greenhouse gas emissions from transport? (4.2)	Location is well related to the road network, including the A414 and B195 which may encourage car use but also facilitate bus provision. The location is some distance from WGC town centre, particularly at its eastern end, but is large enough to support new neighbourhood facilities.	<p>Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy.</p> <p>CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists.</p> <p>CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport, pedestrian and cycle routes)</p>	+/-
...avoid and reduce air pollution? (4.3)	In relation to air pollution from cars, the same issues apply as discussed under greenhouse gas emissions from transport above.	Some mitigation to increased air pollution emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy.	+/-
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	Development of 1,500 homes at this greenfield location will significantly reduce open space with a significant negative effect on objective 4.4. The location is outside the borough and was not assessed in the Landscape Sensitivity and Capacity Study (WHBC, 2012), making landscape effects uncertain. The fact that this location	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>Policy CS 4 Green Belt boundaries - the Council will work with others to ensure that development in this location is supported by</p>	--/?

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	is on the edge of WGC on elevated land and will therefore be highly visible in the landscape, including the Mimram Valley, increases the potential for negative landscape effects although it may be possible to avoid these with appropriate landscaped buffers and design.	the appropriate green infrastructure. CS 11 Protection of Critical Assets – requirement for protection of natural (including landscape) assets. CS 9 Good Quality Design - development will incorporate landscaping which uses high quality local materials and reflects local character.	
...protect and enhance the Borough’s character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	<p>The broad location is adjacent to two Areas of Archaeological Significance and the Panshanger grade II* Historic Park and Garden which is outside the borough. Any effect on the setting of these historic assets should be assessed under objective 4.4 and confirmed by extension of the landscape study. In isolation, development of 1,500 dwellings at this location would result in minor growth in the total housing stock of WGC, which is likely to result in minor changes to sense of place and character. Effects on character and sense of place will depend on the location, masterplanning / layout and design quality of new development and how these respond to existing character, resulting in an uncertain effect on objective 4.5.</p> <p>Three grade II listed buildings are present within the location at Birchall Farm. The resulting negative effect is uncertain, being dependent on the detailed layout and design of development and the effectiveness of mitigating policies.</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design which reflects local distinctive character and encourages a strong sense of place; landscaping which uses high quality local materials and reflects local character.</p> <p>CS 11 Protection of Critical Assets – requirement for protection of heritage assets.</p>	?/-?
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	The broad location is adjacent to the county wildlife sites of Rolls, Blackthorn and Howick’s Woods; Great Captain’s and Holwell Park Wood; and Dalewood Allotments. Negative effects of development on this	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>Policy CS 4 Green Belt boundaries - the</p>	-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	biodiversity interest could include recreational damage or contaminated surface water run-off. Minor positive effects on biodiversity are expected from the creation of the structural landscape area and additional green infrastructure, contributing to the wider network.	Council will work with others to ensure that development in this location is supported by the appropriate green infrastructure. CS 11 Protection of Critical Assets – requirements for protection of natural environment and water quality.	
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	The policy is not expected to have an effect on this objective.	None required.	0
...avoid water pollution? (4.8)	This broad location lies within the catchment of the Mimram chalk stream which is highly sensitive to contaminated surface run-off which may occur from new built surfaces and increased local road traffic. The broad location is served by Rye Meads WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are sewerage infrastructure capacity issues in the catchment of this WwTW. Resolution of these issues could delay the delivery of housing at this location.	The following policies will help to mitigate the potential negative effects of this policy: CS 11 Protection of Critical Assets - the water environment will be protected from development that would threaten its quality. CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure required to meet the levels of growth identified.	-
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The policy is not expected to have an effect on this objective.	None required.	0
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	Part of this location is grade 3 agricultural land. The current landowner intends to extract minerals from this site. Once extracted, the site could be restored for agricultural use although the quality of the resulting land is uncertain. This potential would be lost if the	Potential negative effects of this policy would be reduced by application of policy: CS 11 Protection of Critical Assets – requirement for protection of best and most	?

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	location were developed for 1,500 dwellings.	versatile land.	
Long-term Objective 5: Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	The broad location is not expected to have an effect on this objective because the land lies within East Herts and the plan is therefore unable to provide for housing at this location.	None required.	0
Long-term objective 6: A thriving economy			
...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)	The broad location is not expected to have an effect on this objective.	None required.	0
...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)	The broad location is not expected to have an effect on this objective.	None required.	0
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	The location is large enough to support creation of a new neighbourhood with its own convenience shop. Whilst the broad location is situated on the edge of WGC some distance from the town's retail centre, those seeking larger shops are nevertheless likely to travel into WGC town centre, helping to improve the viability of existing and new retail outlets located there.	None required.	+
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	The broad location is not expected to have an effect on this objective.	None required.	0
...avoid the sterilisation of mineral	The current landowner intends to extract minerals from	Supporting text to the Settlement Strategy	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
resources? (6.5)	this site and it would then have to be restored. WHBC state that this is envisaged to take at least 10 years. It is assumed that such extraction and restoration would take place before any housing development and the likely sustainability effect is therefore a delay to the benefits of housing development rather than sterilisation of mineral resources.	states that development at broad locations or on safeguarded land will be phased to ensure that any mineral reserves of strategic value to the county's Minerals Plan will not be sterilised.	
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	Hertfordshire County Council has stated that new primary school provision will need to be made to cope with an increase in demand for school places that will result from higher levels of growth. The capacity of existing schools on the eastern side of Welwyn is unknown but the location is sufficiently large to support new primary school(s) as part of a new neighbourhood.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified.	+

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Welwyn Hatfield Emerging Core Strategy Sustainability Appraisal September 2012

SA Matrix A3.4: Potential Broad Location for Growth - North West of Hatfield (PG35)

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	<p>The close proximity of this location to the A1(M) raises potential health concerns for its residents in respect of air pollution and noise from road traffic. This would, however, only be likely to affect those parts of the site closest to the motorway. The resulting significant negative effect is judged to be no more than minor as it should be possible to mitigate it through the detailed layout and design of development.</p> <p>The broad location is characterised by low levels of deprivation but may offer a home to those currently living in more deprived areas, including nearby parts of north and west Hatfield. The location would offer relatively poor access to existing health centres in WGC and Hatfield due to the barrier of the A1(M) and parallel A roads but is sufficiently large to include a new neighbourhood centre with local health facilities.</p>	None identified.	-
...lead to improved health for all? (1.2)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	Location is in Flood Zone 1 so policy helps to ensure no increase in flood risk. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.	None required.	++

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term objective 3: Good Citizenship			
...encourage involvement of the public in the planning process? (3.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...significantly reduce greenhouse gas emissions from transport? (4.2)	Location is well related to the road network, including the A1(M) and parallel A-roads which may encourage car use but also facilitate bus provision. The location is some distance from Hatfield town centre and on the opposite side of Hatfield to the rail station. The A1(M) forms a partial barrier to walking or cycling, increasing reliance on the car. Large scale development at this location will add to existing capacity issues around junctions 3 and 4 of the A1(M) and WHBC discussions with the Highways Agency reveal no prospect of upgrades in the next 10-15 years, leading to increased congestion and hence traffic emissions. The likely negative effects on this objective are likely to be reduced to some extent by the of the fact that it is large enough to support a new neighbourhood centre within the development as well as the accessibility of the neighbourhood facilities at Hatfield Garden Village.	Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport, pedestrian and cycle routes)	--
...avoid and reduce air pollution? (4.3)	Development at this location is likely to have an overall significant negative effect for the same reasons stated above for transport greenhouse gas emissions. No AQMAs are declared within WHBC.	Some mitigation to increased air pollution emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. Also, Policies CS9 and CS12 as per objective 4.4.	--

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
<p>...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)</p>	<p>Development of 2,000 homes at this largely greenfield location will significantly reduce open space with a significant negative effect on objective 4.4. The Landscape Sensitivity and Capacity Study (WHBC, 2012) assessed the larger eastern part of this location as having medium capacity within the landscape to accommodate housing and associated development, meaning that mitigation is required to offset or balance negative effects that development would have on the quality, character and value of the landscape. Mitigation measures recommended were a green buffer to address the visual impact of the motorway on the eastern part of the location and appropriate and sensitive design of new development to account for the listed building and Areas of Archaeological Significance in the area. The smaller western part of the location was assessed as having a low capacity within the landscape to accommodate housing and associated development, meaning that development is likely to have an adverse effect on the quality, character and value of the landscape.</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a strong sense of place.</p> <p>CS 11 Protection of Critical Assets – requirement for protection and enhancement of natural and heritage assets, including landscape, heritage assets, and green infrastructure.</p>	<p>--</p>
<p>...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5)</p>	<p>Potential effects on this landscape character and the setting of historic assets are assessed under objective 4.4. Development of 2,000 homes at this greenfield location is likely to significantly alter the sense of place nearby neighbourhoods, notably Stanborough and Hatfield Garden Village neighbourhood. Ignoring development within Hatfield's existing urban area and possible future development on safeguarded land west of Hatfield, it will alone result in a moderate (estimated 15%) increase in the total housing stock of the town. It will also significantly reduce the current separation between Hatfield and Stanborough, increasing the risk</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a strong sense of place.</p> <p>CS 11 Protection of Critical Assets – requirement for protection of heritage assets.</p>	<p>?/--?</p>

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	<p>of future coalescence in Green Belt reviews beyond 2031. Effects on character and sense of place will depend on the location, masterplanning / layout and design quality of new development and how these respond to existing character, resulting in an uncertain effect on objective 4.5.</p> <p>A landscape study noted the presence of a listed building and two Areas of Archaeological Significance within the location (WHBC, 2012) which could be lost to development. The resulting significant negative effect is uncertain, depending on the detailed layout and design of development and the effectiveness of mitigating policies.</p>		
<p>...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)</p>	<p>County Wildlife Sites lie to the west, north and east of the broad location. Development could negatively affect these, e.g. due to increased recreation pressure or contaminated surface run-off.</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 11 Protection of Critical Assets – requirements for protection of natural environment and water quality.</p>	-
<p>...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)</p>	<p>The choice of Broad Location is not expected to affect this objective. The effects of the amount of development on this objective are assessed under the SA of policy CS 2 Meeting the Needs for Growth.</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – design and construction of new development should enhance the overall environmental sustainability of the scheme, minimising the use of resources.</p> <p>CS 11 Protection of Critical Assets - the water environment will be protected from</p>	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
		development that would threaten its capacity.	
...avoid water pollution? (4.8)	The broad location would probably be served by Mill Green WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are sewerage infrastructure capacity issues in the catchment of this WwTW. WHBC confirm that sewage capacity is a key issue for this site. Resolution of these issues could delay housing delivery at this location.	The following policies will help to mitigate the potential negative effects of this policy: CS 11 Protection of Critical Assets - the water environment will be protected from development that would threaten its quality. CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure required to meet the levels of growth identified.	-
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The choice of Broad Location is not expected to affect this objective. The effects of the amount of new development on this objective are assessed under the SA of policy CS 2 Meeting the Needs for Growth.	None required.	0
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	Much of this greenfield location (excluding the western part) is classified as grade 2 (best and most versatile) with a small area rated grade 3 so its development would have a significant negative effect on this objective.	Potential negative effects of this policy would be reduced by application of policy: CS 11 Protection of Critical Assets – requirement for protection of best and most versatile land.	--
Long-term Objective 5: Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	Development around Hatfield will help to meet identified local need with a significant positive effect on objective 5.1.	None required.	++
Long-term objective 6: A thriving economy			
...ensure the supply, location and	The choice of Broad Location is not expected to have an	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy? (6.1)	effect on this objective.		
...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)	As described under objective 6.3, housing development at this broad location would be likely to provide additional customers for larger retail outlets in Hatfield town centre, helping to support regeneration.	None required.	+
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	BLG2 is located 1-2 km from Hatfield's primary retail centre and the A1(M) forms a partial barrier to it. The location is large enough to support a new neighbourhood centre with its own convenience shopping. Although not particularly accessible to Hatfield retail centre, residents of BLG2 who are seeking larger shops may nevertheless travel into Hatfield retail centre, helping to improve the viability of existing and new retail.	Potential negative effects of this policy would be reduced by application of policy: CS 5: Retail Development – enhancement of the comparison shopping offer at Hatfield and WGC town centres will help to attract new residents of this location.	+?
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...avoid the sterilisation of mineral resources? (6.5)	There are no permitted or preferred extraction sites in the location for BLG2. However, most land in the borough lies within a sand and gravel belt. Sterilisation of these mineral reserves could potentially result from development at BLG2 but mitigating text within the Core Strategy (see right) should ensure that negative effects are avoided.	Supporting text to the Settlement Strategy states that development at broad locations or on safeguarded land will be phased to ensure that any mineral reserves of strategic value to the county's Minerals Plan will not be sterilised.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	The location is adjacent to a primary school and within cycling distance of the university. In addition the location is large enough to support a new neighbourhood centre with its own education provision.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified.	++

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Welwyn Hatfield Emerging Core Strategy Sustainability Appraisal September 2012

SA Matrix A3.5: Potential Broad Location for Growth - West of Hatfield Aerodrome (PG36)

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	Should development at this broad location take place at some point in the future it would result in the loss of part of an existing area of publicly accessible greenspace, Ellenbrook Fields Country Park. However, following minerals extraction and land restoration, land will be available for both housing provision and a country park so negative effects on the objective would be minor. Uncertainty relates to whether the remaining area is sufficient to constitute a Country Park, providing health benefits from access outdoor recreation and quiet enjoyment of the countryside. The broad location is sparsely populated, being located outside the urban area of Hatfield, and is characterised by low levels of deprivation. Development here may provide opportunities for a home to those currently living in more deprived areas, for example in north and west Hatfield. The location would offer poor access to existing health centres in WGC and Hatfield due to the distance involved and the barrier of the A1(M) and parallel A-roads. The location is large enough, however, to create a new neighbourhood with its own health and community facilities, especially in combination with development at nearby Broad Location for Growth 1.	Potential negative effects of this policy will be reduced by policy: CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy; supporting text states that the council will support the delivery of Ellenbrook Fields.	-?
...lead to improved health for all? (1.2)	The location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	The location is in Flood Zone 1 so policy helps to ensure no increase in flood risk. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.	None required.	++
Long-term objective 3: Good Citizenship			
...encourage involvement of the public in the planning process? (3.1)	The location is not expected to have an effect on this objective.	None required.	0
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The location is not expected to have an effect on this objective.	None required.	0
...significantly reduce greenhouse gas emissions from transport? (4.2)	The location is well related to the road network, including the A1057 and A1(M) which may encourage car use but also facilitate bus provision. It is some distance from Hatfield town centre, on the opposite side of Hatfield to the rail station and separated from the neighbourhood at Hatfield Garden Village by a business park. The A1(M) forms a partial barrier to walking or cycling, increasing reliance on the car. Large scale development at this location will add to existing capacity issues around junctions 3 and 4 of the A1(M), particularly in combination with development at BLG1. WHBC discussions with the Highways Agency reveal no prospect of upgrades in the next 10-15 years, leading to increased congestion and hence traffic emissions. The likely negative effects on this objective will be reduced to some extent by the size of the location	Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport,	--

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	which offers the potential for creation of a new neighbourhood centre within the development and for new sustainable transport links.	pedestrian and cycle routes)	
...avoid and reduce air pollution? (4.3)	Development at this location would be likely to increase air pollution emissions from road transport for the same reasons stated above for transport greenhouse gas emissions. No AQMAs are declared within WHBC.	Some mitigation to increased air pollution emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy.	--
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	The potential for future development of around 1,400 homes at this location will reduce existing accessible open space as it is currently used as a country park (Ellenbrook Fields). As it is also part of the area designated by existing policy as Watling Chase Community Forest, development would also reduce the potential for increasing future access to open space. The Landscape Capacity and Sensitivity Study (WHBC, 2012) assessed the area as having a low capacity within the landscape to accommodate development, meaning that development is likely to have an adverse effect on the quality, character and value of the landscape.	Potential negative effects of this policy will be reduced by policy: CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy, including green infrastructure. CS11 Protection of critical assets – protection of natural assets including landscape, and green infrastructure.	--
...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	The location lies within Ellenbrook Fields country park and is part of the Watling Chase Community Forest designated area (significant negative effect on cultural assets) with an Area of Archaeological Significance and a grade II listed building adjacent to it (WHBC, 2012). Some mitigation is provided by the requirement of Policy CS 19 for a country park although the extent of this park is currently unclear. Development of around 1,400 homes at this greenfield location represents an estimated 11% increase in the existing housing stock of Hatfield as a whole. This moderate scale increase is likely to significantly alter	Potential negative effects of this policy will be reduced by policies on: CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a strong sense of place. CS 11 Protection of Critical Assets – requirement for protection of heritage assets.	--/?

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	<p>the character and sense of place of the town as well as the nearby settlement of Smallford. Development here would also reduce the current separation between Hatfield and Smallford, increasing the risk of future coalescence in Green Belt reviews beyond 2031. Effects on character and sense of place will depend on the location, masterplanning / layout and design quality of new development and how these respond to existing character (uncertain effect on character and sense of place).</p>		
<p>...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)</p>	<p>The location lies adjacent to the Home Covert and Round Wood county wildlife site which potentially be negatively affected by large scale housing development e.g. due to increased recreational damage and species disturbance. Although not designated for wildlife, Ellenbrook Fields country park is described as having valuable areas for wildlife and would be lost to development. Development could negatively affect any interest, e.g. due to increased recreation pressure or contaminated surface run-off. Minor positive effects on biodiversity are expected from the creation of the strategic landscape buffer and additional green infrastructure, contributing to the wider network.</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 11 Protection of Critical Assets – requirements for protection of natural environment and water quality.</p> <p>CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy identified in this strategy, including green infrastructure</p>	-
<p>...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)</p>	<p>The broad location is not expected to have an effect on this objective.</p>	<p>None required.</p>	0
<p>...avoid water pollution? (4.8)</p>	<p>The broad location would probably be served by Maple Lodge WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are sewerage infrastructure capacity issues in the catchment of this WwTW. WHBC confirm that sewage capacity is a key issue for this site. Resolution of these</p>	<p>The following policies will help to mitigate the potential negative effects of this policy:</p> <p>CS 11 Protection of Critical Assets - the water environment will be protected from development that would threaten its quality.</p>	-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	issues could delay the delivery of housing at this location.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure required to meet the levels of growth identified.	
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The location is not expected to have an effect on this objective.	None required.	0
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	The northern part of this location is classified as grade 2 agricultural land (best and most versatile). Although not currently farmed (part of former aerodrome), housing development at this location would prevent future return of this land to productive agriculture.	Potential negative effects of this policy would be reduced by application of policy: CS 11 Protection of Critical Assets – requirement for protection of best and most versatile land.	--
Long-term Objective 5: Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	The location could deliver a significant amount of housing (estimated at 1,400 dwellings) but it is unlikely that that this could be delivered within the plan period due to the need to extract minerals first.	None required.	?
Long-term objective 6: A thriving economy			
...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)	The location is not expected to have an effect on this objective.	None required.	0
...encourage economic investment in those areas most in need of	The location is not expected to have an effect on this objective.	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
regeneration, in a way that will benefit those most in need of rewarding employment? (6.2)			
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	This broad location is some distance from Hatfield and WGC town centres and the A1(M) forms a barrier to access so residents may prefer to travel to St Albans to the west. Large scale development at this location could add to demand for out of town shopping.	Potential negative effects of this policy would be reduced by application of policy: CS 5: Retail Development – enhancement of the comparison shopping offer at Hatfield and WGC town centres will help to attract new residents of this location.	-
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	The location is not expected to have an effect on this objective.	None required.	0
...avoid the sterilisation of mineral resources? (6.5)	This location lies within a preferred area for minerals extraction. Sterilisation of these mineral reserves could potentially result from development but mitigating text within the Core Strategy (see right) should ensure that negative effects are avoided.	Supporting text to the Settlement Strategy states that development at broad locations or on safeguarded land will be phased to ensure that any mineral reserves of strategic value to the county's Minerals Plan will not be sterilised.	0
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	The location is adjacent to one of the university's campus sites. Accessibility of existing schools is moderate although the location is sufficiently large to support new primary school(s) as part of a new neighbourhood.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified.	++

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Welwyn Hatfield Emerging Core Strategy Sustainability Appraisal September 2012

SA Matrix A3.6: Potential Broad Location for Growth – West of Ellenbrook and Roehyde. Land to the north and south of the A414 and separated from the rest of Hatfield by the A1(M) (PG37)

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	The Broad Location is sparsely populated and characterised by low levels of deprivation but is close to more deprived areas, for example in north and south Hatfield. The location would offer poor access to existing health centres in Hatfield due to the barrier of the A1(M) and the fact that road access to parts of this location may be difficult to achieve. The location is not large enough to create a new neighbourhood with its own health and community facilities.	Potential negative effects of this policy will be reduced by policy: CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy; supporting text states that the council will support the delivery of nearby Ellenbrook Fields, with the potential for outdoor recreation.	-
...lead to improved health for all? (1.2)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	Depending on the development boundary, parts of the Broad Location may lie within Flood Zones 2 and 3 associated with a tributary brook of the River Colne, resulting in a potentially significant but uncertain increase in fluvial flood risk. This is mitigated to minor uncertain by Policy CS11. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.	Mitigation is likely to be offered by Policy CS 11 which requires avoidance of development in Flood Zones 2 and 3 unless it is for a compatible use.	-?

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term objective 3: Good Citizenship			
...encourage involvement of the public in the planning process? (3.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The choice of Broad Location is not expected to have an effect on this objective. The effect of additional dwellings on total greenhouse gas emissions from housing is assessed under the SA of policy CS 2 Meeting the Needs for Growth.	None required.	0
...significantly reduce greenhouse gas emissions from transport? (4.2)	Location is well related to the road network, including the A414 and A1(M) which may encourage car use but also facilitate bus provision. The location is some distance from Hatfield town centre and on the opposite side of Hatfield to the rail station. The A1(M) and parallel A roads forms a partial barrier to walking or cycling, increasing reliance on the car. Large scale development at this location will add to existing capacity issues around junctions 3 of the A1(M). WHBC discussions with the Highways Agency reveal no prospect of upgrades in the next 10-15 years, leading to increased congestion and hence traffic emissions. These issues are particularly significant in light of the fact that the Broad Location is too small to support creation of a new neighbourhood centre or new public transport services.	Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport, pedestrian and cycle routes)	--
...avoid and reduce air pollution? (4.3)	In relation to air pollution from cars, the issues are the same as those described under SA Objective 4.2. No AQMAs are declared within WHBC.	Some mitigation to increased air pollution emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy.	--

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
		CS9 & CS12 as per objective 4.2	
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	Development of homes at this location is likely to be on greenfield land and also lies within the Watling Chase Community Forest designation, with significant adverse effects on SA objective 4.4. The Landscape Sensitivity and Capacity Study (WHBC, 2012) sub divided this broad location into a number of landscape areas. Of the areas which have been surveyed one was assessed as having medium capacity to accept growth whilst others were of low capacity.	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and requirement to have regard to neighbouring buildings in terms of height, mass and scale.</p> <p>CS 11 Protection of Critical Assets – requirement for protection of natural assets including landscape.</p>	--/?
...protect and enhance the Borough’s character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	Development in the northern part of this location would reduce the current separation between Hatfield and Smallford/ the eastern edges of St Albans along the A1057. Development in the southern part of the location would reduce separation between Hatfield and Colney Heath. This would increase the risk of future coalescence with these settlements in Green Belt reviews beyond the plan period, with minor negative effects on sense of place and distinctiveness. The location is situated away from Historic Parks and Gardens, Scheduled Monuments, Conservation Areas and Areas of Archaeological Significance. However, two grade II listed buildings are present on land south of the A414. The resulting significant negative effect is uncertain, being dependent on the detailed layout and design of development and the effectiveness of mitigating policies.	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a strong sense of place.</p> <p>CS 11 Protection of Critical Assets – requirement for protection of heritage assets.</p>	-?/-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	The location lies adjacent to the Copse at Nast Hyde local wildlife site which has the potential to be negatively affected by large scale housing development e.g. due to increased recreational damage.	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 11 Protection of Critical Assets – requirements for protection of natural environment and water quality.</p> <p>CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth in the Core Strategy, including green infrastructure</p>	-
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...avoid water pollution? (4.8)	The broad location would probably be served by Maple Lodge WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are sewerage infrastructure capacity issues in the catchment of this WwTW. Resolution of these issues could affect the timing and/or viability of housing at this location.	<p>The following policies will help to mitigate the potential negative effects of this policy:</p> <p>CS 11 Protection of Critical Assets - the water environment will be protected from development that would threaten its quality.</p> <p>CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure required to meet the levels of growth identified.</p>	-
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...promote the conservation and	The northern part of this location between the A414	Potential negative effects of this policy would be	--?

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	and A1057 is classified as grade 2 agricultural land (best and most versatile). The part south of the A414 is grade 3 agricultural land but data are unavailable to determine whether this is grade 3a (best and most versatile) or grade 3b (moderate quality), lending some uncertainty to the potential significant adverse effect on this SA objective. Loss of greenfield land is assessed under SA objective 4.4.	reduced by application of policy: CS 11 Protection of Critical Assets – requirement for protection of best and most versatile land.	
Long-term Objective 5: Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	Development at this location will help to meet local housing requirements, a proportion of which would help to meet a need for affordable housing with a significant positive effect on objective 5.1.	None required.	++
Long-term objective 6: A thriving economy			
...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)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...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)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	This broad location is some distance from Hatfield town centre and the A1(M) forms a barrier to access so residents may prefer to travel to St Albans to the west. Large scale development at this location could	Potential negative effects of this policy would be reduced by application of policy: CS 5: Retail Development – enhancement of the	-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	also add to demand for out of town shopping.	comparison shopping offer at Hatfield and WGC town centres will help to attract new residents of this location.	
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...avoid the sterilisation of mineral resources? (6.5)	There are no permitted or preferred extraction sites in this broad location. However, most land in the borough lies within a sand and gravel belt. Sterilisation of these mineral reserves could potentially result from development at this broad location but mitigating text within the Core Strategy (see right) should ensure that negative effects are avoided.	Supporting text to the Settlement Strategy states that development at broad locations or on safeguarded land will be phased to ensure that any mineral reserves of strategic value to the county's Minerals Plan will not be sterilised.	0
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	The location is close to the University of Hertfordshire but the A1(M) and adjacent A roads create a barrier to access to this and to schools within Hatfield. The location is not sufficiently large to support a new primary school as part of a new neighbourhood.	CS 12 Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified.	-

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SA Matrix A3.7: Potential Broad Location for Growth – South of Hatfield. South of the A1001 and north of Welham Green (PG38)

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
Long-term Objective 1: Health Improvement			
...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	Welham Green is characterised by low levels of deprivation but South Hatfield & Oxlease has higher deprivation levels so there is some potential for deprivation to be addressed by housing provision in this Broad Location, particularly as WHBC have stated that road access to this location would be from South Hatfield (which is characterised by moderate levels of multiple deprivation) with no through route to Welham Green. The area is served by cycleways and rights of way with the potential to encourage exercise from walking or cycling which facilitate access to Welham Green.	None required.	+
...lead to improved health for all? (1.2)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
Long-term Objective 2: Safer Communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	This location lies within Flood Zone 1, resulting in significant positive effects on fluvial flood risk. Issues of surface runoff and need for SUDS are not location-specific and are dealt with under appraisal of other policies.	None required.	++
Long-term objective 3: Good Citizenship			
...encourage involvement of the	The choice of Broad Location is not expected to have an	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
public in the planning process? (3.1)	effect on this objective.		
Long-term objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	The choice of Broad Location is not expected to have an effect on this objective. The effect of additional dwellings on total greenhouse gas emissions from housing is assessed under the SA of policy CS 2 Meeting the Needs for Growth.	None required.	0
...significantly reduce greenhouse gas emissions from transport? (4.2)	WHBC have stated that road access to this location would be from South Hatfield with no through route to Welham Green, the latter being accessed only by walking and cycling routes. Development at this location would be reasonably well related to the services and facilities of the existing neighbourhood centres of South Hatfield & Oxlease although the A1001 forms a partial barrier. Cycling and walking routes would also exist to the existing village centre at Welham Green to the south (with a limited range of community facilities and amenity open space) as well as to open countryside and to Millward's Park and Bush Wood. The location is served by cycleways and Welham Green train station (with services to London, although faster ones operate from WGC or Potters Bar) and is within cycling distance of Hatfield and Potters Bar with their employment opportunities, facilities and further rail services. There are some employment opportunities locally. Overall, there is the potential to reduce greenhouse gas emissions from transport if public transport and cycling facilities are supported and promoted, otherwise the proximity to the A1000, A1001 and A1(M) could encourage journeys by car.	Some mitigation to increased greenhouse gas emissions from transport are likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS 9 Good Quality Design, supporting text - walkable neighbourhoods should be designed with safe, accessible and direct linkages for pedestrians and cyclists. CS 12 Infrastructure Delivery – suitable provision for new or improved infrastructure, required to meet the levels of growth (supporting text defines physical infrastructure as including public transport, pedestrian and cycle routes)	+/-
...avoid and reduce air pollution?	In relation to air pollution from cars, the issues are the	Some mitigation to increased air pollution	+/-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
(4.3)	same as those described under SA Objective 4.2. No AQMAs are declared within WHBC.	emissions from transport is likely to be provided by continued improvements in vehicle technology driven by national and EU policy. CS9 & CS12 as per objective 4.2	
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	<p>Development at this location would be likely to be on a greenfield location, resulting in a loss of open space and would also be within the area designated for Watling Chase Community Forest with significant adverse effects on SA objective 4.4.</p> <p>Development at this location would be within approximately 2km of the grounds of the grade I listed Hatfield House. The Landscape Capacity and Sensitivity Study (WHBC, 2012) assessed broad location F (identified at the Issues and Options consultation) to the south of Hatfield and to the north of Welham Green village as having one landscape area with low capacity within the landscape to accommodate housing and associated development and four with medium capacity. Effects on landscape character will therefore depend on which of these areas were developed and the adequacy of mitigation.</p>	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character.</p> <p>CS 11 Protection of Critical Assets – requirement for protection of natural assets including landscape.</p>	--/?
...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	Development of 340 dwellings ¹ north of Welham Green represents an estimated 27% increase in housing stock of that settlement over the plan period; a major scale of change. Effects on character and sense of place are likely to be significant but whether they are positive or negative will depend on the masterplanning / layout	<p>Potential negative effects of this policy will be reduced by policies on:</p> <p>CS 9 Good Quality Design – urban design requirements, including reflecting local distinctive character and encouraging a</p>	?

¹ This estimate of 340 dwellings by WHBC in Housing Background Paper 2 does not include area WS100 (Grasslands North of Parsonage Road).

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	and design quality of new development and how these respond to existing character, resulting in an uncertain effect on objective 4.5. No effects on historic and cultural assets have been identified (Hatfield House is more than 2 km from PG38, although its grounds stretch to within c. 1.2km). In isolation, 340 dwellings on the area of land to the north of the wildlife site Grasslands North of Parsonage Road, represents a minor scale of change to Hatfield, which lies to the north of the location.	strong sense of place. CS 11 Protection of Critical Assets – requirement for protection of heritage assets.	
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	Two locally designated wildlife sites – Travellers Lane Pond and Grassland North of Parsonage Road – are present in this Broad Location. The second of these occupies much of the land immediately north of the village of Welham Green but WHBC state in Housing Background Paper 2 that this area is not considered suitable for development. Nevertheless, potential exists for significant adverse effects on biodiversity due to direct loss/ damage from construction at Travellers Lane Pond or indirect adverse effects (e.g. from visitor disturbance) at either biodiversity site. These effects are uncertain as it may be possible to avoid direct effects on designated areas during the site allocations process and mitigation measures may be able to address potential indirect effects.	Potential negative effects of this policy will be reduced by policies on: CS 11 Protection of Critical Assets – requirements for protection of natural environment and water quality.	--?
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...avoid water pollution? (4.8)	This location is served by Maple Lodge WwTW. As discussed in detail under the SA of policy CS 2 Meeting the Needs for Growth, there are sewerage infrastructure capacity issues in the catchment of this	The following policies will help to mitigate the potential negative effects of this policy: CS 11 Protection of Critical Assets - the	-

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
	WwTW. Resolution of these issues could affect the timing and/or viability of housing at this location.	water environment will be protected from development that would threaten its quality. CS 12: Infrastructure Delivery - the council will ensure that suitable provision is made for new or improved infrastructure required to meet the levels of growth identified.	
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	Agricultural land in this Broad Location is not best and most versatile (BMV) agricultural land, resulting in significant positive effects on this SA objective. Loss of greenfield land is assessed under SA objective 4.4.	None required.	++
Long-term Objective 5: Decent Housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	Development of 340 dwellings at part of this location will help to meet local housing requirements, a proportion of which would help to meet a need for affordable housing with a positive effect on objective 5.1, although the scale of housing would not be significant (less than 5% of the total required for the borough over the plan period).	None required.	+
Long-term objective 6: A thriving economy			
...ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
encourages a mixed and greener economy? (6.1)			
...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)	The choice of Broad Location is not expected to have an effect on this objective.	None required.	0
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	Development in this location would be situated some distance from Hatfield town's retail centre. Although convenience shopping is likely to occur at South Hatfield & Oxlease neighbourhoods of Hatfield, development at this Broad Location should nevertheless provide some additional shoppers for Hatfield town centre (although residents may also travel by road or rail to Potters Bar), helping to improve the viability of existing and new retail outlets located there. High View neighbourhood centre in the south of Hatfield is relatively close to the Broad Location and the objective (HAT 3) of redeveloping this may be supported by development at this Broad Location although the A1001 creates a barrier to access.	None required.	+2
...sustain rural communities and their economies, small businesses and other rural diversification, while protecting rural character? (6.4)	As WHBC have stated that road access top this location would be from South Hatfield rather than from Welham Green, development at this location would only have minor positive effects in terms of helping to ensure the viability of the facilities and infrastructure needed by the community of Welham Green and its immediate surroundings e.g. the employers to the east of the broad location as well as shops and schools in the village.	None required.	+
...avoid the sterilisation of mineral	There are no permitted or preferred extraction sites in	Supporting text to the Settlement Strategy	0

SA Question: Will the policy...	Likely Effects	Mitigation	Residual Effects Score
resources? (6.5)	this broad location. However, most land in the borough lies within a sand and gravel belt. Sterilisation of these mineral reserves could potentially result from development at this broad location but mitigating text within the Core Strategy (see right) should ensure that negative effects are avoided.	states that development at broad locations or on safeguarded land will be phased to ensure that any mineral reserves of strategic value to the county's Minerals Plan will not be sterilised.	
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	Development at this location would be reasonably well related to the primary education facilities of the existing neighbourhood centres of South Hatfield & Oxlease although the A1001 forms a partial barrier. Cycling and walking routes would also exist to the existing village centre at Welham Green to the south (with a primary school). Secondary and higher education facilities are available in Hatfield, Brookmans Park and Potters Bar. It is unlikely that there is sufficient spare capacity within existing local primary schools to meet the growth in population arising from 340 more dwellings at this location.	Potential local school capacity issues are mitigated by the following policies: CS 3: Settlement Strategy - planned growth around the inset villages will take into account infrastructure capacity. CS 12: Infrastructure Delivery – suitable provision will be made for new or improved infrastructure.	-

Symbols used in the appraisal

++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely

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

Recommendations for mitigation and policy improvement

Policy	Issue	Recommendations for Mitigation	Recommendations for policy improvement
	None identified.		

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