

Appendix A Stage 2 Assessment main considerations

Matter	Specific considerations	Information source(s)
Access	Availability and suitability of vehicular access and connectivity for pedestrians and cyclists; possible mitigation measures that could make the site suitable.	Site visits; online maps; Hertfordshire Highways ECS and LPCD representation and subsequent advice; site promoter's supporting information; other relevant ECS and LPCD representations
Air pollution	Potential for air pollution and odour from roads and land uses, and possible mitigation measures that could make the site suitable.	Site visits; advice from Welwyn Hatfield's Environmental Health team; site promoter's supporting information; other relevant ECS and LPCD representations
Contaminated land	Potential for contaminated land within the site, and possible remediation requirements	Site visits; WH Environmental Health; promoters supporting information; other relevant ECS and LPCD representations
Flooding	Extent of Flood Zone 2, 3a and 3b and extent and nature of surface water flood risk, possible mitigation measures that could make the site suitable. Potential works to watercourses that may be necessary to facilitate development	Site visits; SFRA 2015; Environment Agency and Lead Local Flood Authority ECS and LPCD representations; promoter's supporting information; other relevant ECS and LPCD representations
Hazardous risks	Any exceptional risks to human health, possible mitigation measures that could make the site suitable	Site visits; promoter's supporting information; Welwyn Hatfield's Environmental Health team
Heritage	Heritage designations upon land or buildings within the site or the immediate area; potential impacts on designated heritage assets, including their setting; possible mitigation measures that could make the site suitable.	Site visits; Welwyn Hatfield GIS records; UK Government's Magic Map; Historic England's ECS and LPCD representations and subsequent advice; Hertfordshire Gardens Trust ECS and LPCD representations and subsequent advice; Hertfordshire County Council's Historic Environment Unit ECS and LPCD representations and subsequent advice; advice from Welwyn Hatfield's Conservation Officer; site specific Heritage Impact Assessments commissioned by Welwyn Hatfield; other relevant ECS and LPCD representations; site promoter's supporting information
Landscape features and characteristics	Any notable features or characteristics within the site that would need to be taken in account (such as trees, mature hedgerows, historic structures, topographical aspects) and possible mitigation measures that could make the site suitable	Site visits; Landscape Character Area Assessments; Landscape Capacity and Sensitivity Study; Hertfordshire County Council's ECS and LPCD representations; Hertfordshire Gardens Trust ECS and LPCD representations and subsequent advice; other relevant ECS and LPCD representations; site promoter's supporting information
Land stability	Presence of chalk mines.	Welwyn Hatfield's GIS information
Legal constraints	Ownership of the site and access routes, restrictive covenants or charges, on the site or land adjoining it that may affect achievability, charges, development options taken out on the land.	Land Registry records; promoter's supporting information
Minerals development	Whether the site is within or adjacent to a Minerals Resource Block or Preferred Area for minerals extraction, as defined in the Hertfordshire Minerals Local Plan, or a permitted minerals site; whether it is economically viable to extract any minerals on the proposed housing/employment site; whether there is a risk of sterilising the minerals resource or prejudicing minerals, housing or employment development of the sites in question; opportunities for extracting minerals as part of housing/employment development on the site; possible mitigation measures that could make the site suitable	Minerals Planning Authority; promoter's supporting information; Welwyn Hatfield's Environmental Health team
Nature conservation	International, national or local nature conservation designations; potential impacts on habitats and species within the site or the immediate area; possible mitigation measures that could make the site suitable.	Site visits; Welwyn Hatfield GIS records; UK Government's Magic Map ¹ ; Herts Ecology ECS and LPCS representations and subsequent advice; Natural England ECS and LPCD representations and standing guidance; other relevant ECS and LPCD reps; promoter's supporting information
Noise pollution	Potential for noise pollution from roads, rail, land uses, possible mitigation measures that could make the site suitable.	Site visits; advice from Welwyn Hatfield's Environmental Health team; site promoter's supporting information; other relevant ECS and LPCD representations
Wastewater	Capacity of sewer network and treatment works to service foul water from the site or group of sites.	Thames Water ECS/LPCD reps and subsequent advice
Topography	Whether the site is flat or steep sloped or undulating land, whether this would present a constraint to development, possible mitigation measures that could make the site suitable	Site visits; online maps; Landscape Character Assessments; Landscape Capacity and Sensitivity Studies
Waste development	Whether the site is within or adjacent to an allocated waste site defined in the Hertfordshire Waste Development Framework; whether there is a risk of prejudicing current or future waste development; whether waste operations would present an unacceptable impact or constraint on proposed housing/employment development of the site; possible mitigation measures that could make the site suitable	Waste Planning Authority; Welwyn Hatfield's Environmental Health team
Water	Whether this site is within a ground source protection zone, and whether development of the site would present an unacceptable risk to ground water through pollution, possible mitigation measures that could make the site suitable.	Ground Source Protection Zone maps (SFRA 2015; Environment Agency online maps); EA standing guidance; promoters supporting information

¹ <http://www.magic.gov.uk/MagicMap.aspx>

