

NE of Welwyn Garden City WGC4(a)

Site – NE of Welwyn Garden City	WGC4(a)	Potential Capacity	165 dwellings	Policy	General Development Management Policies
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SA Objective	Likely Effects	Commentary	Mitigation recommendations (focussing on significant adverse effects)
Long-term Objective 1: Health Improvement			
1.1 ...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? 1.2 ...lead to improved health for all?	+	<p>The site is within straight line walking distance of several types of community facility including:</p> <ul style="list-style-type: none"> - Within 720m: Boots Local Pharmacy, Moors Walk Surgery, Lidl and Tesco supermarkets, Simmons Bakers and Martins Newsagents / post office. - Within 1,400m: Welwyn Garden City Industrial Area, Moneyhole Lane Playing Fields, Welwyn Garden City Football and Social Club, playgrounds including Little Hardings, The Widford Sites and Amwell Common. Other facilities include Hardings Pre-School and Watchlytes JMI School and Nursery, Springmead and Panshanger Primary Schools and Sir Frederic Osborn Secondary School. <p>As this would be a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for residents of the site and immediate vicinity. The site is not within an area classified as being within 20% of the most deprived areas nationally.</p> <p>Overall, a minor positive effect is expected as new residents would have access to a range of existing services.</p>	SP 1: Sustainable Development- promotes the increased supply of housing and contributes to the reduction of social and health inequalities.
Long term Objective 2: Safer Communities			
2.2 Ensure there is no increase in flood risk to people or property, taking into account climate change?	0	The site is not within flood zones 2 or 3 and does not include a flood storage area and therefore is assumed to have a negligible effect upon this SA objective.	<p>Not required but SADM 14: Flood Risk and Surface Water Management</p> <p>Supporting text-some allocations will need to consider fluvial and surface water flood risk, albeit of limited extent.</p>
Long-term Objective 4: Improving the Environment			
4.2 Significantly reduce greenhouse gas emissions from transport?	++	Proximity to employment and services: This site is within walking distance (1,400m) of an employment site and therefore a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for this objective.	Not required
	++	Proximity to transport services: This site is within 400m of several bus stops on a route providing a six day a week service, including two located on Lysander Way, two on Shackleton Way and two on Bericot Way. This is likely to encourage the use of sustainable transport modes and a significant positive effect is expected.	Not required
4.3 Avoid and reduce air pollution	++	Proximity to employment and services: This site is within walking distance of an employment site at Welwyn Garden City Industrial Area and therefore a significant positive effect is expected. As this is a strategic allocation, development of the site would also be required to provide a new convenience store with positive effects for this objective.	Not required
	++	Proximity to transport services: As this site is within 400m of bus stops providing a six day a week service and a significant positive effect is expected.	Not required
4.4 Protect and enhance open space and landscape character, retaining local distinctiveness?	--?	Open Space: The site is located within Panshanger Aerodrome (a former air sports facility). Although the Aerodrome closed in 2014, this facility and its open character are important to the community and would be permanently lost as a result of development of this site and therefore this site is assumed to have a significant negative effect on open space and the sport/recreational service this provides.	<p>SP 13: Infrastructure Delivery- Developers will be required to contribute to the reasonable costs of providing new green infrastructure, required as a result of their proposals.</p> <p>SP 9: Place making and high quality design- provide an</p>

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			appropriate amount of public open space
	-?	Landscape character: This site was assessed as having a moderate landscape sensitivity and therefore could have a minor negative effect on landscape character.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape.
	+?	Previously Developed Land: This site was identified as partly Previously Developed Land and therefore would have a significant positive effect with uncertainty relating to the appropriateness of the design of the development.	Not required
	-	Retaining local distinctiveness: The WHBC Green Belt Study Stage 3 (2019) scored the site as having a limited to no contribution to maintaining the existing settlement pattern (Local Purpose), but a partial score was given in relation to the site's contribution to preventing neighbouring towns from merging (Green Belt Purpose 2); therefore this site is assumed to have a minor negative effect against this specific issue.	SP9: Place making and high quality design- Proposals should relate well to their surroundings, local distinctiveness, wider townscape and landscape. Conserve and enhance the borough's natural and historic landscape and sit comfortably within the wider landscape setting.
4.5 Conserve and enhance the Borough's character, sense of place and local distinctiveness, historic environment, heritage and cultural assets, and their settings?	--?	This site is within 250m of a number of heritage assets, including Panshanger Registered Park and Garden, and the Listed Buildings; Barn south west of Warrengate Farm House and Warrengate Farm House. In addition, the barn north east of bridge over River Mimram, stable building south west of Tewinbury Farm House, Tewinbury Farm House, Barn and Former Wheel House, west south west of Tewinbury Farm House, Beit and Grimston Memorial in East Hertfordshire District are all within 250m to 1km of this site, and it is likely there will be interspersibility between these assets and the proposed site. Tewin Registered Park and Garden is separated from the site by a number of residential roads (Herns Lane and Hertford and Churchfield Roads) and a golf course, which are likely to provide screening, which will result in a negligible effect on the Registered Park. Therefore, overall, this site has the potential for an uncertain significant negative effects.	SP1: Delivering Sustainable Development- heritage assets should be protected and enhanced including the setting of the Registered Park and Garden and listed buildings. SP 15: The Historic Environment of Welwyn Garden City- Proposals for new development should protect, conserve and where appropriate enhance its heritage assets.
4.6 Protect and enhance biodiversity and geodiversity, taking into account the impacts of climate change?	--?	Tewinbury Site of Special Scientific Interest in East Hertfordshire District is within 500m of the site. In addition, Birchall Wood Ancient Woodland is within 250m of the site. Therefore an uncertain significant negative effect is assumed for this site.	SP 10: Sustainable design and construction- Existing habitat should be incorporated into the design with sound ecological principles. SP 11: Protection and enhancement of critical environmental assets- Appropriate protection, enhancement and management of ecological assets. Development should secure positive improvements to and conservation of ecological assets. SADM 16: Ecology and Landscape- Protect and enhance biodiversity, and the integrity of ecological networks.

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4.8 Avoid water pollution	-?	This site is within the outer impact zone and therefore is assessed as having a minor adverse effect on this SA objective, but with uncertainty.	SP 10: Sustainable design and construction- water sensitive design principles should be integrated into development proposals to sustainably address water supply, consumption and quality.
4.10 Promote conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land	+?	The site is classified as non-agricultural land, but is partly previously developed land and therefore an uncertain minor positive is assumed.	Not required
Long-term Objective 5: Decent Housing			
5.1 Provide the right amount, type and tenure of housing to meet identified local needs?	+	Amount of housing: The site provides capacity for 165 homes which is more than 1% of the Borough's housing target and therefore is assumed to have a minor positive effect. Sites that provide capacity for 1-5% of the housing target (which equates to 160-899 homes) are assumed to have a minor positive effect (+).	Not required but SP1 Delivering Sustainable Development requires new development to contribute to the creation of mixed and sustainable communities.
	++	Affordable housing: The site provides the capacity for 165 homes and therefore it is assumed the site would accommodate 30% affordable dwellings.	Not Required
	++	Dwellings for older people: The site provides the capacity for 165 homes and therefore it is assumed the site would include 20% of market dwellings meeting Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings'.	Not Required
Long-term Objective 6: A thriving economy			
6.1 Ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy?	?	This site is not located within an Employment Area and therefore would have a negligible effect on this objective. However, there were c. 43 jobs related to airfield prior to its closure in 2014, some of which may be replaced in a future development (e.g. cafe/ community use) but it is unlikely that the specific types of airfield jobs will be replaced within the Borough. However this is unknown at this time, therefore an uncertain score has been recorded.	Not required
6.3 Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres?	0	This site is not within walking distance (1,400m) of Welwyn Garden City Town Centre and therefore it is likely to have a negligible effect.	Not required
6.5 Avoid sterilisation of mineral resources	0	According to the Minerals Local Plan 2007 the site is not within a preferred area for mineral extraction.	Not Required
6.6 Provide access to training, skills development and lifelong learning to meet identified needs	++?	The site is within straight line walking distance (1,400 m) of local education facilities and therefore a potential significant positive effect may occur because it could be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than building new schools to serve the new residents.	Not Required