

Welwyn Garden City Town Centre North Supplementary Planning Document

**Addendum to the
Strategic Environmental Assessment Report
December 2013**

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Non Technical summary

Introduction

- 0.1 The purpose of Strategic Environmental Assessment (SEA) is to promote sustainable development through the integration of environmental considerations into the plan making process.
- 0.2 This non technical summary provides a brief outline of the process and how the assessment has impacted upon it.

The SEA Process

- 0.3 SEA is a statutory assessment process, required under the SEA Regulations (Statutory Instrument 2004, No 1633). The Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA) under EU Directives 85/337/EEC and 97/11/EC concerning EIA. The purpose of SEA as defined in Article 1 of the SEA Directive¹ is 'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'.
- 0.4 The purpose of this SEA is to assess the likely significant effects that the Welwyn Garden City Town Centre North Supplementary Planning Document (SPD) will have on the environment. The effects assessed as part of this SEA are considered in both the context of the work carried out with regard to the Sustainability Appraisal of the adopted policies of the Welwyn Hatfield District Plan (2005) and the policies set out in the Welwyn Hatfield Emerging Core Strategy (2012).
- 0.5 This SEA also has regard to the process of Sustainability Appraisal. Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the Development Plan Document (DPD) preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. Whilst SA is not a requirement for SPDs the process appraises the likely social, environmental and economic effects of the strategies and policies from the outset of its development. Simply put SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations. Given the benefit of this wider consideration the council has undertaken to broaden the scope of the SEA to include social and economic effects of the Welwyn Garden City Town Centre North SPD using Sustainability Appraisal criteria which reflect these wider sustainability objectives.

Stages and Tasks in SEA

- 0.6 The following table sets out the main stages of SPD plan making and shows how these stages correlate with the SEA process.

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (June 2001) implemented into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 SI. 1633.

SPD Stage 1: Pre-Production – Evidence Gathering	
SEA Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1:	Identifying other relevant plans, programmes, and environmental protection objectives
A2:	Collecting baseline information
A3:	Identifying environmental problems
A4:	Developing SEA Objectives
A5:	Consulting on the scope of the SEA
SPD Stage 2: Production – Prepare Draft SPD	
SEA Stage B: Developing and refining alternatives and assessing effects	
B1:	Testing the SPD objectives against the SEA objectives (in this case SA Framework)
B2:	Developing the SPD options
B3:	Predicting the effects of the draft SPD
B4:	Evaluating the effects of the draft SPD
B5:	Considering ways of mitigating adverse effects and maximising beneficial effects
B6:	Proposing measures to monitor the significant effects of implementing the SPD
SEA Stage C: Preparing the SEA Report	
C1:	Preparing the SEA Report
SPD Stage 3: Consultation	
SEA Stage D: Consulting on the draft SPD and the SEA Report	
D1:	Public participation and consultation on the draft SPD and the SEA Report
D2:	Assessing significant changes
SPD Stage 4: Adoption	
SEA Stage E: Monitoring the significant effects of implementing the SPD	
E1:	Developing aims and methods for monitoring
E2:	Responding to adverse effects

SEA Scoping and Issues for Sustainability

- 0.7 Stage A of the SEA process involves compiling background information needed for an SEA and establishing the SEA objectives or framework for undertaking the SEA. The evidence and SEA objectives are then documented in a Scoping Report. The council prepared a Combined Screening and Scoping Report in September 2013 which was subject to consultation in October and November 2013.

SEA Framework

- 0.8 As part of Stage A, a SEA Framework was also compiled to review the sustainability performance of the SPD. The SEA Framework includes SEA objectives that relate to six Long Term Sustainability Objectives:

Long Term Objective 1: Health Improvement
Long Term Objective 2: Safer Communities
Long Term Objective 3: Good Citizenship
Long Term Objective 4: Improving the Environment
Long Term Objective 5: Decent Housing
Long Term Objective 6: A Thriving Economy

Contents and main objectives of the SPD

- 0.9 The Welwyn Garden City Town Centre North SPD sets the planning framework for the future development of the Town Centre North site, a site primarily allocated for retail development in Welwyn Garden City Town Centre. The SPD provides detailed

guidance on matters such as the quantity of retail floorspace, design, access, servicing, landscaping and open space. The SPD also sets out the key planning considerations and urban design principles that need to be acknowledged in bringing the site forward for development and provides an indicative development approach for the site.

- 0.9 The SPD sits beneath saved plan policy TCR4 of the Welwyn Hatfield District Plan adopted 2005 and will also relate to the proposed Welwyn Garden City town centre strategy as set out in Policy CS14 of the Emerging Core Strategy published 2012.

The Town Centre North Site

- 0.10 The Town Centre North Site is approximately 1.3ha and is located within Welwyn Garden City Town Centre. The site is in an important position in relation to the town centre as a whole and is surrounded by a number of key buildings occupied by major shopping destinations and retailers.
- 0.11 The main existing environmental issues relevant to the development of the site is the fact that the site is within the Welwyn Garden City Conservation Area, the site provides an existing area of open space in the town centre and lies within an area which has known surface water, subway and road flooding problems along with blocked gullies (this was identified in the Welwyn Hatfield Strategic Flood Risk Assessment). The site is also in close proximity to the Sherrardspark Wood Site of Scientific Interest (also a wildlife site and local nature reserve).
- 0.12 In addition the council's Retail and Town Centre Need Assessment (Nathaniel Lichfield, 2007) undertook a qualitative assessment of the town centre and highlighted a number of strengths and weaknesses in relation to Welwyn Garden City town centre.

Consultation on the Welwyn Garden City Town Centre North Draft SPD and SEA Report December 2013

- 0.13 As part of the SPD preparation process, a Strategic Environmental Assessment (SEA) that incorporated the requirements of Sustainability Appraisal (SA) was undertaken to assess the likely significant effects that the Welwyn Garden City Town Centre North SPD will have on the environment. The SEA process and its conclusions were set out in a SEA report dated December 2013.
- 0.14 The SEA Report was issued for consultation alongside the draft SPD from 27 January to 10 March 2014. Comments were received from the public and statutory bodies in relation to both documents and as a result a number of changes have been made to the SPD that require review through the SEA process.
- 0.15 This stage of the SEA process is to assess the likely significant effects on the environment of implementing the material alterations to the SPD and to any material alterations to the SEA arising from public consultation. This report addresses those changes and updates the findings of the December 2013 SEA report. It should be read as an addendum to the December 2013 SEA report

Modifications to the SPD

- 0.16 The SPD has been restructured and condensed so that the council's planning aspirations are brought to the front of the document. This is to promote the SPD's role in providing a comprehensive development brief ensuring that future developers have a clear understanding as to the council's vision and aspirations for the site. The document is now divided into the following chapters:

1	Introduction
2	Planning Policy Framework
3	Site Description and Wider Context
4	Land Use Objectives
5	Indicative Development Proposals
6	Key Considerations and Design Principles
7	Other Planning Considerations
8	Implementation
Appendix 1	Planning Policy Context
Appendix 2	Policy TCR4
Appendix 3	Evidence Base

0.17 Some parts of the text have also been amended, however, it is not considered that these changes or the restructuring of the chapters would result in a change to the previous SEA assessment and therefore no further appraisal has been undertaken in relation to these modifications.

Plan Objectives

0.18 Further to the assessment of reasonable alternatives, no significant amendments have been made to the land use objectives set out in the SPS and therefore no further appraisal has been undertaken.

Design Principles

0.19 The design principles set out in the SPD have also been edited and redrafted to relate more directly with the key considerations identified and are now listed as follows:

Design Principle 1: Create a High Quality Development

Design Principle 2: Sustain and Enhance the Significance of the Heritage Asset

Design Principle 3: Create a High Quality, Active and Vibrant Public Realm

Design Principle 4: Relate to the Wider Town Centre

Design Principle 5: Promote a Sustainable Design

0.20 These revised design principles have been reassessed against the SEA Framework to ensure that they continue to reflect sustainability principles. The assessment demonstrates that the design principles continue to have a positive relationship with the SEA objectives and that the amendments made to the design principles have also served to further improve this relationship.

Indicative Development Approach

0.21 Given the consultation responses received, design amendments have been made to the Indicative Development Approach as shown in Figures 1 and 2. Whilst this general arrangement is retained, given the feedback on the Indicative Development Approach the following amendments have been made.

- Revision to the design of the Island Block to step back the top floor to ensure good 'sky space' between the blocks, enabling key views into the town centre to remain open – particularly for those entering the town centre from the north, via The Campus.
- Revision to the design of the Garden Block to bring in the upper floors on the eastern side of the building. This will leave a ground floor diagonal element but with the upper floors set back it is considered that this will not compromise the grid structure prevalent in the town centre, and will continue to create an animated ground floor environment to support the central area of open space.

- Revision of the highway layout to enable an improved public realm, to highlight opportunities for cycle links and the need for improved links across Bridge Road to connect to the northern part of the town centre. These amendments include:
 - a) Realigning Wigmores North between John Lewis and the Island Block so that it is more centrally located and creating a shared space zone. This will allow for more public realm between the Island Block and the John Lewis building. This is likely to result in the loss of the subway link and a surface level crossing between the Council offices and the John Lewis building would need to be introduced.
 - b) Realigning the newly created road between the Island Block and Hunters Bridge MSCP so that it is more centrally located. Again this would be facilitated by the removal of the subway link in this area. This would also allow for a more generous public realm around the Island Block and would create a new junction with Bridge Road. To prioritise pedestrian crossing at the new junction the idea of a 'super crossing' is suggested to enable diagonal movement and full access.



Figure 1. Indicative Development Approach

- 0.22 Whilst these design amendments are considered to improve the design of the Indicative Development Approach they are not considered to be of a level of significance that would result in any change in the assessment of effects against the SEA Framework that were identified in the December 2013 SEA report of the draft SPD.



Figure 2. Indicative Development Approach – Aerial View

Recommendations of the SEA Report December 2013

- 0.23 The main recommendation set out in the December 2013 SEA Report was that the SPD could define a minimum level of retail floorspace that should be delivered. The SPD does set out the need to deliver approximately 5,000sqm of floorspace however the council considers that there is the need to maintain a level of flexibility.

Consultation comments on the SEA Report December 2013

- 0.24 Comments were received from the public and statutory bodies in relation to the SEA Report December 2013 and the addendum sets out the responses that were received and with the council's response to them.
- 0.25 In response to the consultation, two reasonable alternative land uses have been put forward that could be considered as components of development including retail (rather than instead of retail) – a hotel use and a leisure use (specifically a bowls facility was mentioned but leisure as a general use class has been considered). These land uses were appraised against the SEA Framework in the same way as the land use options set out in the draft SPD.
- 0.26 The assessment demonstrates that both of these uses would have a mixed compatibility with the SEA objectives (although no incompatible relationship was identified). Whilst these land uses are not unacceptable, the council has to take a view as to their relative priority. It should be noted that the fundamental reason for bringing the site forward for development is to deliver additional retail floorspace in the town centre. The alternative uses could be complimentary to a retail use and would not be out of place in a town centre environment. However, work undertaken

on the SPD (and the Indicative Development Approach promoted in the SPD) has demonstrated that the likelihood of these uses coming forward – either as a result of market demand or as a result of development viability – is relatively low. In addition, the council has now identified the site for mixed-use development in its Local Plan, January 2015 consultation document. This would mean that any loss of residential use on this site would impact on the council's ability to meet future housing needs. For these reasons, hotel and/or leisure land uses have not been included in the SPD.

- 0.27 As part of the consultation two comments highlighted concern at the loss of greenspace and existing landscaping resulting from development of the site and queried the SEA assessment in this regard which stated that the SPD would result in a significant positive effect. In reviewing these comments this objective has been reappraised and it is considered that this effect should be considered a positive rather than significant positive effect.

Summary of significant effects and monitoring arrangements

- 0.28 It is considered that the SPD will give rise to significant positive effects against three SA objectives:

- SA objective 4.5: To protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets.
- SA objective 5.1: To provide the right amount, type and tenure of housing to meet identified local needs.
- SA objective 6.3: To enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres.

- 0.29 No significant adverse effects were identified.

- 0.30 The significant positive effects identified by the SEA will be monitored to ensure that they are delivered through implementation of the SPD using a range of indicators:

- Through the submission of a planning application approved in accordance with the SPD.
- Number, type and tenure of homes delivered.
- Amount of retail floorspace delivered.

Conclusions and Next Steps

- 0.31 Given the updated assessment and review, the significant positive effects of the SPD are considered to be in enhancing the vitality and viability of the town centre, ensuring the protection of the character and historic assets of the town centre and in the provision of new homes, including affordable housing.

- 0.32 The SPD is to be adopted and will be a material consideration against which the council will give significant weight when determining any planning application submitted in respect of the Town Centre North development site..

1 Introduction

- 1.14 Welwyn Hatfield Borough Council (WHBC) is in the process of preparing the Welwyn Garden City Town Centre North Supplementary Planning Document (SPD). As part of the SPD preparation process, a Strategic Environmental Assessment (SEA) which incorporated the requirements of Sustainability Appraisal (SA) was undertaken to assess the likely significant effects that the Welwyn Garden City Town Centre North SPD will have on the environment. The SEA process and its conclusions were set out in a SEA report dated December 2013.
- 1.15 Following consultation on the draft SPD and the SEA report, a number of changes have been made to the SPD which require review through the SEA process. This report addresses those changes and updates the findings of the December 2013 SEA report. It should be read as an addendum to the December 2013 SEA report.
- 1.16 This stage of the SEA process is to assess the likely significant effects on the environment of implementing the material alterations to the draft SPD and to any material alterations to the SEA arising from public consultation.
- 1.17 The assessments documented in this addendum have been used to help further inform the objectives of the SPD and the indicative development approach that is set out within the SPD. The assessments ensure that the environmental effects of the SPD have been considered in a manner consistent with the requirements of the SEA Directive and resulting relevant UK regulations.

Background to the SPD

- 1.18 The Welwyn Garden City Town Centre North SPD sets the planning framework for the future development of the Town Centre North site, a site primarily allocated for retail development in the town centre. The SPD provides detailed guidance on matters such as the quantity of retail floorspace, design, access, servicing, landscaping and open space. The SPD also sets out the key planning considerations and urban design principles that need to be acknowledged in bringing the site forward for development and provides an indicative development approach for the site.
- 1.19 The draft SPD and the accompanying SEA report were issued for consultation to all key stakeholders (including statutory consultees and the public) from 27 January 2014 to 10th March 2014 for comment. Following the close of the consultation period, the council reviewed the feedback and revised the SPD as appropriate.
- 1.20 The modifications proposed by the council are intended to improve the SPD i.e. to provide clarity or consistency, or to correct errors. The changes have occurred as a result of the responses received and as a result of developed thinking on the SPD.

Strategic Environmental Assessment

- 1.21 Strategic Environmental Assessment (SEA) is a statutory assessment process, required under the SEA Regulations (Statutory Instrument 2004, No 1633). The Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA) under EU Directives 85/337/EEC and 97/11/EC concerning EIA. The purpose of SEA as

defined in Article 1 of the SEA Directive² is 'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'.

- 1.22 The purpose of this SEA is to assess the likely significant effects that the Welwyn Garden City Town Centre North SPD will have on the environment. The effects assessed as part of this SEA are considered in both the context of the work carried out with regard to the Sustainability Appraisal of the adopted policies of the Welwyn Hatfield District Plan (2005) and the policies set out in the Welwyn Hatfield Emerging Core Strategy (2012).
- 1.23 Article 8 of the SEA Directive requires taking the environmental report and the results of the consultations to be taken into account in decision-making. This addendum seeks to confirm how the environmental considerations have been integrated into the SPD, how opinions expressed by both statutory parties and the public have been taken into account and the reasons for choosing the SPD to be adopted as well as any measures to be decided concerning monitoring.
- 1.24 This SEA also has regard to the process of Sustainability Appraisal. Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the Development Plan Document (DPD) preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. Whilst SA is not a requirement for SPDs the process appraises the likely social, environmental and economic effects of the strategies and policies from the outset of its development. Simply put SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations. Given the benefit of this wider consideration the council has undertaken to broaden the scope of the SEA to include social and economic effects of the Welwyn Garden City Town Centre North SPD using Sustainability Appraisal criteria which reflect these wider sustainability objectives.

Stages and Tasks in SEA

- 1.25 The table below sets out the main stages of SPD plan making and shows how these stages correlate with the SEA process.
- 1.26 **Stage A** involves compiling background information needed for an SEA and establishing the SEA objectives or framework for undertaking the SEA. The evidence and SEA objectives are then documented in a Scoping Report. The council prepared a Combined Screening and Scoping Report in September 2013 which was subject to consultation in October and November 2013. The baseline information used to inform the SEA process has been continually monitored to ensure that new evidence and trends are taken into account. For the purposes of clarity updates to the policy context or baseline evidence are set out in Table 1 of Appendix A.
- 1.27 **Stage B** involves the main body of appraisal work. With respect to the Welwyn Garden City Town Centre North SPD this stage involves assessing the objectives of the SPD and the various options generated in the development of the SPD, including the indicative development option.

² Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (June 2001) implemented into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 SI. 1633.

- 1.28 **Stage C** constitutes the documentation of the appraisal process. The SEA report completed in December 2013 details the process that has been undertaken in relation to the appraisal of the draft SPD and sets out the findings of the appraisal.
- 1.29 **Stage D** refers to consultation on the SEA report and draft SPD which took place from 27 Jan to 10 March 2014. Welwyn Hatfield Borough Council invited representations on the draft Welwyn Garden City Town Centre North SPD in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The SEA report (and the Non-Technical Summary) were published alongside the draft SPD and were also subject to consultation.
- 1.30 **Stage E** involves monitoring the significant effects of implementing the plan or programme and will take place following adoption of the SPD. Monitoring is a fundamental activity that allows us to assess the level of implementation of the SPD and also perceive the impacts and effects of the SPD. The council produces an Annual Monitoring Report (AMR) which documents the progress of the council's Local Plan. The AMR includes indicators measuring and assessing the sustainability effects of implementing a number of documents.

SPD Plan Making and the Corresponding SEA Process

SPD Stage 1: Pre-Production – Evidence Gathering	
SEA Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1:	Identifying other relevant plans, programmes, and environmental protection objectives
A2:	Collecting baseline information
A3:	Identifying environmental problems
A4:	Developing SEA Objectives
A5:	Consulting on the scope of the SEA
SPD Stage 2: Production – Prepare Draft SPD	
SEA Stage B: Developing and refining alternatives and assessing effects	
B1:	Testing the SPD objectives against the SEA objectives (in this case SA Framework)
B2:	Developing the SPD options
B3:	Predicting the effects of the draft SPD
B4:	Evaluating the effects of the draft SPD
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B6:	Proposing measures to monitor the significant effects of implementing the SPD
SEA Stage C: Preparing the SEA Report	
C1:	Preparing the SEA Report
SPD Stage 3: Consultation	
SEA Stage D: Consulting on the draft SPD and the SEA Report	
D1:	Public participation and consultation on the draft SPD and the SEA Report
D2:	Assessing significant changes
SPD Stage 4: Adoption	
SEA Stage E: Monitoring the significant effects of implementing the SPD	
E1:	Developing aims and methods for monitoring
E2:	Responding to adverse effects

- 1.31 SEA was undertaken on the draft SPD throughout its development so as to ensure that the principles of sustainable development are inherent throughout its preparation and that it broadly complies with the relevant planning guidance. The overarching aim of the process is to contribute to better decision-making and planning.
- 1.32 SEA is an iterative process and follows a series of prescribed stages in which the elements of the SPD are appraised against the a series of sustainability objectives and questions (referred to as the SEA Framework in the SEA Report December 2013), to encourage the selection of the most sustainable options and to ultimately improve the sustainability of the development / guidance that is brought forward.
- 1.33 This addendum undertakes Task D2 and considers the significant changes to the SPD following consultation. Where significant changes have not already been subject to SEA it will be necessary to ensure that the effects of these changes are appraised against the SEA Framework compared to the likely effects of the SPD as reported in the SEA Report December 2013. The addendum completes the SEA report.

2 Review of significant alterations to the SPD

Alternatives Suggested

- 2.14 The table below sets out the alternatives which arose at consultation stage and whether these were considered reasonable.

Alternative Suggested	Reasonable?
No development of site.	No. The site's allocation for retail development is set out in the 2005 Local Plan and the site lies within the town centre so development of the site for retail purposes would be considered acceptable.
Retail/leisure uses should go on the Broadwater Road West site and not this site.	No. This is not within the remit of the SPD. This site's allocation for retail development is set out in the 2005 Local Plan. The option of developing Broadwater Road West for retail development was considered at the Local Plan Inquiry and rejected by the Local Plan Inspector.
Hunters Bridge should be redeveloped and car parking placed on Broadwater Road West site.	No. This is not within the remit of the SPD. This site's allocation for retail development is set out in the 2005 Local Plan.
Site should be developed as an area of enhanced open space.	No (as an alternative to retail development). The site's allocation for retail development is set out in the 2005 Local Plan. However, open space is also a land use identified in the SPD and aspires to deliver a high quality, active and vibrant public realm.
Development of the site should include a Bowls facility.	Yes. Whilst the site's allocation for retail development is set out in the 2005 Local Plan, leisure uses are not inappropriate in the town centres and could form part of the mix of uses on the site.
Development of the site should include a hotel.	Yes. Whilst the site's allocation for retail development is set out in the 2005 Local Plan, hotel uses are not inappropriate in the town centres and could form part of the mix of uses on the site.

- 2.15 It should be noted that a number of detailed design changes to the Indicative Development Approach set out in the draft SPD were also suggested through the public consultation. Whilst it could be argued that these could be considered as alternative options it is not considered that the design amendments suggested would fundamentally alter the findings of the SEA of the SPD and for this reason they have not been considered further.
- 2.16 Following consultation, two reasonable alternative land uses have been put forward that could be considered as components of development including retail (rather than instead of retail) – a hotel use and a leisure use (specifically a bowls facility was mentioned but leisure as a general use class has been considered). These land uses were appraised against the SEA Framework in the same way as the land use options set out in the draft SPD. The appraisal matrices of reasonable alternatives

are contained in Table 3 of Appendix A and a summary of the assessment is set out below.

Summary:

The provision of a hotel as part of the land use objectives is compatible with SEA objective 4.10 and 6.3 as it is both using brownfield land and contributing to the vitality of the town centre. Where the relationship is highlighted as uncertain it is because other factors will influence the compatibility e.g. the detailed design of any new hotel would determine whether or not it had a detrimental impact on the character of the conservation area and therefore whether this land use objective was compatible relationship with SEA objective 4.5.

The provision of leisure as part of the land use objectives is also compatible with objectives 4.10 and 6.3 but furthermore is compatible with objectives 1.1 and 2.1 given that this could include either sport or some form of informal recreational use. Again, where the relationship is highlighted as uncertain it is because other factors will influence the compatibility e.g. the detailed design of any new leisure use would determine whether or not it had a detrimental impact on the character of the conservation area and therefore whether this land use objective was compatible relationship with SEA objective 4.5.

- 2.17 The assessment demonstrates that both of these uses would have a mixed compatibility with the SEA objectives (although no incompatible relationship was identified). Whilst these land uses are not unacceptable, the council has to take a view as to their relative priority. It should be noted that the fundamental reason for bringing the site forward for development is to deliver additional retail floorspace in the town centre. The alternative uses could be complimentary to a retail use and would not be out of place in a town centre environment. However, work undertaken on the SPD (and the Indicative Development Approach promoted in the SPD) has demonstrated that the likelihood of these uses coming forward – either as a result of market demand or as a result of development viability – is relatively low. In addition, the council has now identified the site for mixed use development in its Local Plan, January 2015 consultation document. This would mean that any loss of residential use on this site would impact on the council's ability to meet future housing needs. For this reason, hotel and/or leisure land uses have not been included in the SPD.

Modifications to the SPD

- 2.18 The SPD has been restructured and condensed so that the council's planning aspirations are brought to the front of the document. This is to promote the SPD's role in providing a comprehensive development brief ensuring that future developers have a clear understanding as to the council's vision and aspirations for the site. The document is now divided into the following chapters:

- 9 Introduction
- 10 Planning Policy Framework
- 11 Site Description and Wider Context
- 12 Land Use Objectives
- 13 Indicative Development Proposals
- 14 Key Considerations and Design Principles
- 15 Other Planning Considerations
- 16 Implementation
- Appendix 1 Planning Policy Context
- Appendix 2 Policy TCR4
- Appendix 3 Evidence Base

- 2.19 Some parts of the text have also been amended, however, it is not considered that these changes or the restructuring of the chapters would result in a change to the previous SEA assessment and therefore no further appraisal has been undertaken in relation to these modifications.

Plan Objectives

- 2.20 Further to the assessment of reasonable alternatives, no significant amendments have been made to the land use objectives (Chapter 4) and therefore no further appraisal has been undertaken.

Design Principles

- 2.21 In terms of chapter 6, the SPD now brings together the key considerations relating to heritage, urban design, access, circulation, and movement issues that need to be taken into account and sets out the design principles against which any future development of the site would need to be considered. It is considered that this combined approach sets out the issues as they relate to the design principles and provides greater clarity to the reader.

- 2.22 The content of this chapter has been revised to take into account comments received during consultation. The design principles have also been edited and redrafted to relate more directly with the key considerations identified and are now listed as follows:

Design Principle 1: Create a High Quality Development

Design Principle 2: Sustain and Enhance the Significance of the Heritage Asset

Design Principle 3: Create a High Quality, Active and Vibrant Public Realm

Design Principle 4: Relate to the Wider Town Centre

Design Principle 5: Promote a Sustainable Design

- 2.23 The main amendment to the design principles has been the review and amendment of Design Principles 1 and 2. Due to the concerns raised by consultees in relation to the draft SPD and the design principle that related to maximising the development of the site, this has been deleted (although the SPD still seeks to ensure that any proposed development still makes best use of the site). Some elements of this former design principle related to land use objectives and these have now been incorporated into the final document under Design Principle 1 – Create a High Quality Development. This design principle now focuses on the urban design and land use objectives that need to be addressed in any future development of the site.

- 2.24 Consultees also wanted to highlight that the heritage of the town was a key factor in the appeal of the town centre as a shopping destination. This has now been brought out in the final document through the introduction of Design Principle 2 – Sustain and Enhance the Significance of the Heritage Asset, which follows the assessment of heritage issues that need to be taken into account. The objectives listed under this heading were previously included in the draft SPD but have now been brought together under this heading to strengthen the point that these should equally be addressed alongside the urban design/land use objectives that fall under Design Principle 1 and aspiration to create a high quality development.

- 2.25 The role of landscaping in linking this site to the wider network of green spaces was an issue that was not previously highlighted and so this has been added as an objective to Design Principle 3. Similarly, in reviewing the Indicative Design Approach, officers consider that the introduction of an element of shared space could be beneficial in creating an improved setting for the new development blocks and so this has also been highlighted.

- 2.26 The assessment of cycle issues has been expanded given the feedback of consultees and is also now highlighted as part of Design Principle 4 – Relate to the Wider Town Centre. It should be noted that although connectivity of cycle routes to the wider network is a more strategic issue, the SPD will seek to highlight the opportunities that redevelopment of this site can have in terms of facilitating future improvements.
- 2.27 The assessment of sustainability issues relocates text previously included in the draft SPD and also highlights some of the issues raised by consultees in relation to trees, open space, and the provision of green infrastructure. The objectives under Design Principle 5 – Promoting a Sustainable Design have also been revised following comments that these points needed to be strengthened, whilst also wanting to balance this alongside the heritage issues.
- 2.28 Given the modifications noted, the design principles have been reassessed against the SEA Framework to ensure that they continue to reflect sustainability principles. The assessment is given in Table 4 of Appendix A and demonstrates that the design principles continue to have a positive relationship with the SEA objectives and that the amendments made have also served to further improve this relationship.

Indicative Development Approach

- 2.29 The council's Indicative Development Approach is now promoted earlier in the document at Chapter 5. Given the consultation responses received, design amendments have been made to the Indicative Development Approach as shown in Figures 1 and 2. Whilst this general arrangement is retained, given the feedback on the Indicative Development Approach the following amendments have been made.
- Revision to the design of the Island Block to step back the top floor to ensure good 'sky space' between the blocks, enabling key views into the town centre to remain open – particularly for those entering the town centre from the north, via The Campus.
 - Revision to the design of the Garden Block to bring in the upper floors on the eastern side of the building. This will leave a ground floor diagonal element but with the upper floors set back it is considered that this will not compromise the grid structure prevalent in the town centre, and will continue to create an animated ground floor environment to support the central area of open space.
 - Revision of the highway layout to enable an improved public realm, to highlight opportunities for cycle links and the need for improved links across Bridge Road to connect to the northern part of the town centre. These amendments include:
 - c) Realigning Wigmores North between John Lewis and the Island Block so that it is more centrally located and creating a shared space zone. This will allow for more public realm between the Island Block and the John Lewis building. This is likely to result in the loss of the subway link and a surface level crossing between the Council offices and the John Lewis building would need to be introduced.
 - d) Realigning the newly created road between the Island Block and Hunters Bridge MSCP so that it is more centrally located. Again this would be facilitated by the removal of the subway link in this area. This would also allow for a more generous public realm around the Island Block and would create a new junction with Bridge Road. To prioritise pedestrian crossing at the new junction the idea of a 'super crossing' is suggested to enable diagonal movement and full access.



Figure 1. Indicative Development Approach

2.30 Whilst these design amendments are considered to improve have improved the design of the Indicative Development Approach in response to public consultation feedback they are not of a level of significance that would result in any change in the assessment of effects against the SEA Framework that were identified in the December 2013 SEA report of the draft SPD



Figure 2. Indicative Development Approach – Aerial View

Consultation comments on the SEA Report December 2013

2.31 The December 2013 SEA Report was issued for consultation alongside the draft SPD from 27 January to 10 March 2014. Comments were received from the public and statutory bodies in relation to both documents and Table 2 of Appendix A shows the consultation responses that were received on the SEA Report and with the council's response to them.

2.32 Two comments highlighted concern at the loss of greenspace and existing landscaping resulting from development of the site and queried the SEA assessment in this regard which stated that the SPD would result in a significant positive effect. In reviewing these comments this objective has been reappraised and it is considered that this effect should be considered a positive rather than significant positive effect.

2.33 The revised assessment, along with an updated review of mitigation (to take account of the amended Design Principles) is provided in Table 5 of Appendix A.

Recommendations of the SEA Report December 2013

2.34 The main recommendation set out in the December 2013 SEA Report was that the SPD could define a minimum level of retail floorspace that should be delivered. The SPD does set out the need to deliver approximately 5,000sqm of floorspace, however the council considers that there is a need to maintain a degree of flexibility.

Summary of significant effects and monitoring arrangements

2.35 Article 10 of the SEA Directive requires that the significant environmental effects of the implementation of a plan should be monitored in order to identify at an early stage unforeseen adverse effects and to undertake appropriate remedial action.

2.36 No significant adverse effects were identified in the SEA. Three likely significant positive effects identified in the SEA report. The table below shows how these likely significant effects will be monitored.

SA Objective	Nature of significant positive effect identified	Proposed monitoring arrangements
Protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets (SA objective 4.5)	The scheme protects key views/vistas and introduces new development of a height and layout that will protect and enhance the character of the town centre, create a sense of place and achieve an identity for the site. The SPD also demonstrates how a basement parking facility could be introduced (which could have a negative effect on below ground heritage).	Through the submission of a planning application approved in accordance with the SPD.
Provide the right amount, type and tenure of housing to meet identified local needs? (SA objective 5.1)	Scheme will include approximately 98 residential units (a proportion of which will be expected to be affordable).	Number, type and tenure of homes delivered
Enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (SA objective 6.3)	Together each of the elements of the scheme will combine to enhance the vitality and viability of the town centre. These include the provision of new retail floorspace, an enhanced public realm, the provision of open space and the introduction of residential units in this part of the town centre. The layout has been designed to reflect the pattern of development in the town centre, protect key views and vistas and enhance accessibility and connectivity to the wider town centre.	Amount of retail floorspace delivered.

3 Conclusions and Next Steps

- 3.1 Prior to this addendum a SEA Report was prepared in December 2013, which, along with the draft Welwyn Garden City Town Centre North SPD was subject to public consultation and comments were received in relation to both documents.
- 3.2 This addendum has sought to review and respond to the comments received on the SEA Report December 2013 and to assess the proposed revisions to the SPD.
- 3.3 Two reasonable alternative land uses were suggested through public consultation and have been assessed against the SEA Framework. Whilst the assessment has shown that these land uses are compatible with some of the Sustainability Objectives this Addendum has set out reasons why the alternative land use objectives of a hotel and leisure use are not included in the final SPD.
- 3.4 The Design Principles included in the SPD have been reviewed and redrafted as a result of feedback at public consultation stage, and these changes have also been re-appraised.
- 3.5 Design amendments have also been made to the Indicative Development Approach set out in the SPD. These amendments are not considered to be significant in the overall context of the Indicative Development Approach and whilst the appraisal was updated to take account of the revised Design Principles (which form part of the mitigation) no further SEA was required.
- 3.6 Finally, as a result of comments on the SEA Report December 2013 the assessment of the SPD in relation to Sustainability Objective 4.4 has been reappraised and this has resulted in a revised score for this objective from a significant positive effect to a positive effect. The significant positive effects of the SPD in relation to enhancing the vitality and viability of the town centre, protection of the character and historic assets of the town centre and the provision of new homes, including affordable housing remain.
- 3.7 The SPD is being recommended for adoption and will be a material consideration against which the council will give significant weight when determining any planning application submitted in respect of the Town Centre North development site.

APPENDIX A

Table 1 – Updates to Baseline Information

Topic	Summary of main environmental protection objectives established at international level and of relevance to the SPD	Summary of main environmental protection objectives established at national level and of relevance to the SPD	Summary of borough wide objectives of relevance to the SPD	Summary of local sustainability objectives of relevance to the SPD
Biodiversity/Flora/Fauna	No updates	Planning Practice Guidance 2014		No updates
Population	No updates	Planning Practice Guidance 2014	Welwyn Hatfield Housing and Homelessness Strategy 2013-2018	No updates
Human Health	No updates	No updates		No updates
Soil	No updates	Planning Practice Guidance 2014		No updates
Water	No updates	Planning Practice Guidance 2014		No updates
Air	No updates	No updates		No updates
Climatic Factors	No updates	Planning Practice Guidance 2014 The National Adaptation Programme – Making the Country Resilient to a Changing Climate		No updates
Material Assets	No updates	Planning Practice Guidance 2014 National Planning Policy for Waste 2014 Waste Management Plan for England December 2013 Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)		No updates
Cultural Heritage	No updates	Planning Practice Guidance 2014		No updates
Landscape	No updates	Planning Practice Guidance 2014		No updates
Economy	No updates	Planning Practice Guidance 2014		No updates
Social Issues	No updates	Planning Practice Guidance 2014		No updates

Summary of main environmental protection objectives established at national level and of relevance to the SPD

- Planning Practice Guidance - the SEA Report December 2013 refers to the National Planning Policy Framework 2012 in the identification of key environmental objectives and key sustainability issues relevant to the Welwyn Garden City Town Centre North SPD. The Planning Practice Guidance, published by DCLG in 2014 provides further guidance on the topics noted and should be read alongside the NPPF.
- The National Adaptation Programme – Making the Country Resilient to a Changing Climate DEFRA 2013 sets out a programme that combines a mix of policies and actions to help the county adapt successfully to future weather conditions by dealing with the risks and making the most of the opportunities. It includes a chapter on the built environment with a focus on spatial planning and the objective of ensuring that we provide a clear local planning framework to enable all participants in the planning system deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. The SPD should have regard to this document.
- Waste Management Plan for England December 2013 is a high level document that is non site specific. It provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provision of the Waste Framework Directive and to protect the environment and human health by preventing or reducing overall impacts of resource use and the improving the efficiency of such use. The objective of ensuring that progress is made in decoupling growth and waste arisings is maintained. The SPD should have regard to this document.
- National Planning Policy for Waste 2014 – sits alongside the Waste Management Plan for England and advises that positive planning plays a pivotal role in delivering the country’s waste ambitions by maintaining the focus on moving waste up the waste hierarchy towards more sustainable options for waste management and ensuring that waste management is considered alongside other spatial planning concerns. The SPD should continue to note the requirement to ensure that sufficient provision for waste management and good design to ensure the integration of waste management facilities to help promote sustainable waste management and use of the waste hierarchy.
- Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013). The aim of this programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth. The SPD should be aware of this programme and its objectives, which includes encouraging business to contributing a more sustainable economy by building waste reduction into design.

Summary of borough wide objectives of relevance to the SPD

- Welwyn Hatfield Housing and Homelessness Strategy 2013-2018 sets out five key priorities including the supply of affordable housing, raising standards in the private sector and making the best use of housing in the borough. The SPD should help to meet the aims of the aims and targets set out in the strategy by ensuring an adequate supply of affordable housing.

Table 2 Consultation Responses on the SEA Report

Of the 123 respondents 34 directly responded to the SEA Report. Set out below is a summary of key issues raised and the council's response.

Organisation	Summary of Comments	Action Taken
Natural England	<ul style="list-style-type: none"> Natural England welcomes the inclusion of SEA objective 4.6 which considers whether the SPD will protect and enhance biodiversity, taking into account the impacts of climate change which has been scoped back into the assessment. 	Noted. No amendments to SEA required.
Herts County Council Archaeology	<ul style="list-style-type: none"> HCC Archaeology note that the SEA Framework as applied to the SPD includes Long term objective 4 Improving the environment and that this includes SEA objective 4.5. HCC Archaeology comment that Objective 4 of Table 3 of the SEA Report should include the protection and enhancement of historic assets. This includes historic buildings as well as designated and as yet unidentified archaeological remains, parks and gardens etc. Improvements to the public realm, such as green infrastructure should consider the historic environment. 	<p>Noted. As is set out in Table 3 of the Dec 2013 SEA report, Objective 4 (Improving the Environment) is inclusive of objective 4.5 (will the plan, policy or proposal protect and enhance the borough's character, sense of place and local distinctiveness, historical and cultural assets?) and the SEA considers the following:</p> <ul style="list-style-type: none"> Development and policies that provide positive protection and enhancement of archaeological sites (including scheduled ancient monuments), conservation areas, historic settlement cores, listed buildings, parks and gardens, etc., including their setting, improving access and interpretation, and promotion of heritage-led regeneration. Positive design policies for built development that respect town character (including use of local materials/vernacular), for example where relevant to the 'garden city'. Reassurance that development will be adapted to deal with extreme weather events. Improvements to the public realm including green infrastructure, greenspace, tree planting/shading, safe walking and informal

Organisation	Summary of Comments	Action Taken
		<p>recreational areas, especially in more deprived neighbourhoods.</p> <p>No amendments to SEA required.</p>
Herts Biological Records Centre	<ul style="list-style-type: none"> Herts Biological Records Centre were unclear as to how the SEA can consider Long Term Objective 4 - Improving the Environment (enhanced open space) to be positive given that the formal garden area will be reduced by half and the roundabout open space lost completely. The net loss of greenspace has not been considered and so in these respects it can only be negative although it is acknowledged the effect of the proposals seeks to provide a high quality urban environment. 	<p>Noted. The SEA Report sets out the justification for the SEA score in relation to Objective 4 (Improving the Environment) and in particular Objective 4.4 (will the plan, policy or proposal protect and enhance open space and landscape character retaining local distinctiveness?). Whilst the net loss of greenspace is not referred to (as the SPD is promoting replacement open space), the quality of the open space was considered. These comments have been considered in the final appraisal of the SPD through this SEA addendum.</p>
General Public	<ul style="list-style-type: none"> Comment noting that the area of greenspace is being reduced and the impact on drainage needs to be taken into account. Comment suggesting that an indoor bowls facility should be included in one of the blocks to replace the facility that closed at Gosling. This would bring income and as long as there is adequate parking would not cause added strain to infrastructure. It would also bring the older generation into the town centre so helping the daytime and night-time economy. 	<p>Noted. SPD includes reference to drainage. No amendments to SEA required.</p> <p>Noted. These comments have been considered in the final appraisal of the SPD through this SEA addendum.</p>

Organisation	Summary of Comments	Action Taken
	<ul style="list-style-type: none"> • Comment noting that the SEA devotes very little to the impact of cars and their apparent prioritisation and resultant pollution. • Comment noting that construction could take 2-3 years and the significant and possible long term impact that could result on the whole area. • Comment noting that every opportunity should be taken for new planting. • Comment that the failure to include active travel must be addressed. • Comment noting that there is an opportunity to create a new benchmark for the future. • Comment noting that the SEA is rubbish as the open space is not enhanced but destroyed, that development will not protect the site's character and that the illustration accompanying the assessment is misleading as it shows green leaves which the scheme will remove existing landscaping. 	<p>Noted. SEA Framework does consider these issues (SEA objectives 4.2 and 4.3). No amendments to SEA required.</p> <p>Noted. SEA report does consider temporary impacts. No amendments to SEA required.</p> <p>Noted. SPD does include guidance on landscaping. No amendments to SEA required.</p> <p>Noted. SEA Framework does consider these issues (SEA objectives 4.2 and 4.3). This has been considered as part of the revisions to the SPD. No amendments to SEA required.</p> <p>Noted. No amendments to SEA required.</p> <p>Noted. The SEA Report sets out the justification for the SEA score in relation to Objective 4 (Improving the Environment) and in particular Objective 4.4 (will the plan, policy or proposal protect and enhance open space and landscape character retaining local distinctiveness?). Whilst the net loss of greenspace is not referred to (as the SPD is promoting replacement open space), the quality of the open space was considered. These comments have been considered in the final appraisal of the SPD through this SEA addendum.</p>

Organisation	Summary of Comments	Action Taken
	<ul style="list-style-type: none"> <li data-bbox="674 268 1348 331">• Comment stating that the SEA is very weak and tokenistic. <li data-bbox="674 403 1348 539">• Comment noting that as all of the SEA conclusions are positives this shows little regard for upheaval and the impact of development plus end costs. <li data-bbox="674 611 1348 707">• Comment noting that the SEA should consider additional noise pollution resulting from more shops. 	<p data-bbox="1375 268 2045 331">Noted. No further comments given to explain why this view is held. No amendments to SEA required.</p> <p data-bbox="1375 403 2045 539">Noted. The SEA report does list the significant positive effects. Mixed and negligible effects were also found. Temporary effects were also considered. No amendments to SEA required.</p> <p data-bbox="1375 611 2045 1042">Noted. Noise was considered as part of the SEA process under objective 4.4 (will the plan, policy or proposal protect and enhance open space and landscape character retaining local distinctiveness?) and the SEA considers the following:</p> <ul style="list-style-type: none"> <li data-bbox="1375 810 2045 874">• Minimisation of noise and light pollution from development. <p data-bbox="1375 882 2045 1042">Chapter 7 of the SPD (Other Planning Considerations) sets out how the issue of noise should be considered in relation to any future planning application on the site. No amendments to SEA required.</p>

Table 3 Testing the SPD Objectives against the SEA Framework: Alternative Land Use Objectives

		SEA Objective																			
SPD Objective		Long-term Objective 1: Health improvement		Long-term Objective 2: Safer communities		Long-term Objective 3: Good citizenship		Long-term Objective 4: Improving the environment		Long-term Objective 5: Decent housing		Long-term Objective 6: A thriving economy									
		...lead to reduced health inequalities, and in particular improve the health of those living in communities characterised by relatively poor health? (1.1)	...lead to improved health for all? (1.2)	...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	...encourage involvement of the public in the planning process? (3.1)	...significantly reduce greenhouse gas emissions from built development? (4.1)	...significantly reduce greenhouse gas emissions from transport? (4.2)	...avoid and reduce air pollution? (4.3)	...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	...avoid water pollution? (4.8)	...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	...ensure the supply, location and quality of business and employment sites reflects the needs of local businesses and encourages a mixed and greener economy? (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)	...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)
HOTEL		0	0	?	?	0	?	?	?	0	?	?	0	?	?	0	?	0	?	?	0
LEISURE		✓	?	✓	0	0	?	?	0	0	?	0	?	✓	0	0	0	✓	0	0	
SUMMARY																					
<p>The provision of a hotel as part of the land use objectives is compatible with SEA objective 4.10 and 6.3 as it is both using brownfield land and contributing to the vitality of the town centre. Where the relationship is highlighted as uncertain it is because other factors will influence the compatibility e.g. the detailed design of any new hotel would determine whether or not it had a detrimental impact on the character of the conservation area and therefore whether this land use objective was compatible relationship with SEA objective 4.5.</p>																					

The provision of leisure as part of the land use objectives is also compatible with objectives 4.10 and 6.3 but furthermore is compatible with objectives 1.1 and 2.1 given that this could include either sport or some form of informal recreational use. Again, where the relationship is highlighted as uncertain it is because other factors will influence the compatibility e.g. the detailed design of any new leisure use would determine whether or not it had a detrimental impact on the character of the conservation area and therefore whether this land use objective was compatible relationship with SEA objective 4.5.

Table 4: Testing the SPD Objectives against the SEA Framework: Urban Design Principles

This table updates Table 3 set out in the SEA Report, December 2013. Changes to the table are shown as highlighted or deleted text.

	SPD Objectives					
SEA Objective	1. Create a High Quality Development	2. Sustain and Enhance the Significance of the Heritage Asset	3. Create a High Quality, Active and Vibrant Public Realm	4. Relate to the Wider Town Centre	5. Promote a Sustainable Design	Comments/Explanation
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)	0	0	✓	✓	0	Design principles 3 and 4 will seek to ensure that development considers accessibility and connectivity issues as well the quality of open space and public realm to be provided.
...lead to improved health for all? (1.2)	0	0	✓	0	0	Design principle 3 will seek to ensure that development delivers a high quality of public realm and open space.
Long-term Objective 2: Safer communities						
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	✓	0	✓	0	0	Design principles 1 and 3 will seek to ensure that development delivers a safe shopping environment.
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	✓	0	0	0	✓	Design principles 1 and 5 will seek to ensure that development considers roof gardens and SuDs to reduce flood risk from surface water flooding.
Long-term Objective 3: Good citizenship						
...encourage involvement of the public in the planning process? (3.1)	✓	✓	✓	✓	✓	All of the design principles have been reviewed and revised following feedback at public consultation stage.

	SPD Objectives					
SEA Objective	1. Create a High Quality Development	2. Sustain and Enhance the Significance of the Heritage Asset	3. Create a High Quality, Active and Vibrant Public Realm	4. Relate to the Wider Town Centre	5. Promote a Sustainable Design	Comments/Explanation
Long-term Objective 4: Improving the environment						
...significantly reduce greenhouse gas emissions from built development? (4.1)	x	0	0	0	✓	Design principle 5 will seek to ensure that a sustainable approach to building design is adopted.
...significantly reduce greenhouse gas emissions from transport? (4.2)	0	0	0	✓	0	Design principle 4 will seek to ensure that development improves movement and accessibility giving priority to pedestrians, cyclists and public transport.
...avoid and reduce air pollution? (4.3)	?	0	?	✓	0✓	Design principles 1, 3 and 5 will seek to ensure that development considers enhanced landscaping and features such as roof gardens whilst design principle 4 seeks to enhance accessibility and connectivity which should promote walking/cycling to the site both of which should have a positive effect on local air quality. Design policy 4 refers directly to the retention of existing trees and the planting of new trees.
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	✓	0	✓	0	0✓	Design principles 3 and 5 will seek to ensure that development delivers a high quality of public realm and open space whilst design principle 4 highlights the need to form part of a network of green spaces.
...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural	✓	✓	✓	0	0✓	Design principles 1, 2, 3 and 5 each seek to ensure that development will preserve and enhance the character of the conservation

	SPD Objectives					
SEA Objective	1. Create a High Quality Development	2. Sustain and Enhance the Significance of the Heritage Asset	3. Create a High Quality, Active and Vibrant Public Realm	4. Relate to the Wider Town Centre	5. Promote a Sustainable Design	Comments/Explanation
assets? (4.5)						area. Design principle 4 highlights the need to reflect the role of landscaping in the garden city.
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	✓	0	✓	0	✓	Design principles 1, 2, 3 and 5 will seek to ensure that the biodiversity of the site is enhanced.
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	0	0	0	0	✓	Design principle 5 will seek to ensure that a sustainable approach to building design is adopted.
...avoid water pollution? (4.8)	0	0	0	0	✓	Design principle 5 will seek to ensure that a sustainable approach to building design is adopted.
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	0	0	0	0	✓	Design principle 5 will seek to ensure that a sustainable approach to building design is adopted including reference to recycling.
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	0	0	✓	0✓	0✓	Design principles 3, 4 and 5 will serve to ensure that development of this brownfield site can support wider sustainability objectives.
Long-term Objective 5: Decent housing						
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	0	0	0	0	0	None of the design principles address this issue; this is addressed via the land use objectives for the site.

	SPD Objectives					
SEA Objective	1. Create a High Quality Development	2. Sustain and Enhance the Significance of the Heritage Asset	3. Create a High Quality, Active and Vibrant Public Realm	4. Relate to the Wider Town Centre	5. Promote a Sustainable Design	Comments/Explanation
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)	✓	0	0	0	0	Design principle 1 highlights the need to meet retailer requirements.
...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)	✓	✓	✓	✓	✓	All of the design principles are seeking to ensure that development will enhance the vitality and viability of WGC town centre which may further encourage economic investment.
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	✓	✓	✓	✓	✓	All of the design principles are seeking to ensure that development will enhance the vitality and viability of WGC town centre.
...provide access to training, skills development and life long learning to meet identified needs? (6.6)	0	0	0	✓	0	Design principle 4 will seek ensure that development considers accessibility and connectivity issues which may improve access to facilities elsewhere in the town centre e.g. Oaklands College.
SUMMARY						
<p>Design Principles 1 and 2 differ from those originally set out in the draft SPD and so new scores are shown rather than updated scores. However, this new assessment demonstrates the each of the design principles still generally has a compatible relationship with the SEA objectives. These design principles will also sit alongside the land use objectives (previously assessed) which when read together should further improve the compatibility of the land use objectives with the SEA objectives. This is generally due to the fact that the design principles are working to highlight the local issues and set out how the council expects development on this site to achieve the development objectives set by Policy TCR4.</p>						

	SPD Objectives					
SEA Objective	1. Create a High Quality Development	2. Sustain and Enhance the Significance of the Heritage Asset	3. Create a High Quality, Active and Vibrant Public Realm	4. Relate to the Wider Town Centre	5. Promote a Sustainable Design	Comments/Explanation
	<p>Design Principle 1 does include an incompatible relationship with SEA objective 4.1 as it is requiring both retail and residential development which will have an impact on increased traffic. Design Principles 4 and 5 however have been strengthened and this has helped to further improve their compatibility with the SEA objectives.</p> <p>For Design Principles 1 and 3 an uncertain relationship is noted in relation to SEA objective 4.3 as whilst they do not directly refer to tree planting they do promote roof gardens and landscaped roof terraces that should have a positive effect on air quality in the town centre.</p>					

Table 5: Predicting the Effects of the SPD: Indicative Development Approach

This table updates Table 5 set out in the SEA Report, December 2013. Changes to the table are shown as highlighted or deleted text.

SEA Objective	SEA Score	Justification	Existing Mitigation
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 layout provides improved legibility, accessibility and connectivity to the wider town centre with, pedestrian priority. Scheme delivers high quality open space and public realm which will provide health benefits.	The SPD also provides additional guidance on land use objectives and design principles 3 and 4 seek to ensure that development considers accessibility and connectivity issues as well the quality of open space and public realm to be provided.
...lead to improved health for all? (1.2)	+	The layout provides improved legibility, accessibility and connectivity to the wider town centre with, pedestrian priority. Scheme delivers high quality open space and public realm which will provide health benefits.	The SPD also provides additional guidance on land use objectives and design principles 3 and 4 seek to ensure that development considers accessibility and connectivity issues as well the quality of open space and public realm to be provided.
Long-term Objective 2: Safer communities			
...reduce opportunities for crime and anti-social behaviour, and reduce fear of crime? (2.1)	+	The scheme introduces residential development above shops which can help to reduce the fear of crime. A high quality public realm and architecture also contributes to a safe shopping environment.	The SPD also provides additional guidance on land use objectives and design principle 3 highlights the need to consider the use of careful lighting and the use of CCTV to help create a safe and secure shopping environment. The SPD also refers to Secure by Design principles for the residential units.
...ensure there is no increase in flood risk to people or property, taking into account climate change? (2.2)	+	The redevelopment of the site allows the opportunity to improve the existing on site problems and deliver improvements through introduction of SuDS.	The SPD sets out the local issues in relation to flood risk, the requirement for FRA and the need to consult with the Environment Agency. The SPD also provides additional guidance on land use objectives and design principle 5 refers specifically to the need to consider sustainable drainage.

SEA Objective	SEA Score	Justification	Existing Mitigation
Long-term Objective 3: Good citizenship			
...encourage involvement of the public in the planning process? (3.1)	+	A stakeholder workshop was held to seek the views of key groups who reflect the mix of issues that need to be considered when preparing guidance related to a town centre development site. The draft SPD was also subject to public consultation for a 6 week period enabling the wider community to feed back their views on the guidance set out in the document.	Adoption of the SPD allows any person with sufficient interest to apply for judicial review within 3 months of the decision to adopt the SPD.
Long-term Objective 4: Improving the environment			
...significantly reduce greenhouse gas emissions from built development? (4.1)	0	Effect is likely to be negligible as new built development will be encouraged to adopt a sustainable approach to design which should contribute to the aspiration to reduce greenhouse gas emissions	The SPD also provides additional guidance on land use objectives and design principle 5 refers to the need for development to seek to optimise opportunities for sustainable design.
...significantly reduce greenhouse gas emissions from transport? (4.2)	+/-	Although the site is within the town centre which is a sustainable location and seeks to improve connectivity and accessibility the development will result in additional vehicular traffic and the SPD demonstrates how additional parking can be provided to support this preferred development approach.	The SPD also provides additional guidance on land use objectives and design principle 4 seeks to ensure that development considers accessibility and connectivity issues and advocates a pedestrian friendly environment.
...avoid and reduce air pollution? (4.3)	+/-	Although the site is within the town centre which is a sustainable location and seeks to improve connectivity and accessibility the development will result in additional vehicular traffic which could result in congestion at peak times.	The SPD also provides additional guidance on land use objectives and design principle 4 seeks to ensure that development considers accessibility and connectivity issues and advocates a pedestrian friendly environment.
...protect and enhance open space and landscape character, retaining local distinctiveness? (4.4)	+	Development of the site will result in a net loss of existing green open space and landscaping. However, the scheme does include the provision of high quality green open space and public realm with opportunities to introduce landscaping and materials that will preserve the key landscape character of the town centre, and retain local distinctiveness.	The SPD also provides additional guidance on land use objectives and design principle 3 seeks to highlight the preferred approach to be taken in relation to design, landscaping and street furniture in the public realm.

SEA Objective	SEA Score	Justification	Existing Mitigation
...protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5)	++	Scheme protects key views/vistas and introduces new development of a height and layout that will protect and enhance the character of the town centre, create a sense of place and achieve an identity for the site. The SPD also demonstrates how a basement parking facility could be introduced (which could have a negative effect on below ground heritage).	The SPD also provides additional guidance on land use objectives and design principles 1, 2, 3 and 4 together provide detailed guidance to ensure that future development will preserve and enhance the character of the conservation area whilst achieving a high quality scheme. The SPD highlights the need to consider the potential archaeology on the site.
...protect and enhance biodiversity, taking into account the impacts of climate change? (4.6)	+	Scheme delivers high quality open space and allows opportunity to enhance biodiversity of the site and town centre through elements such as green walls/roofs.	The SPD also provides additional guidance on land use objectives and design principles 1, 3 and 5 highlight opportunities to enhance biodiversity.
...reduce water consumption, and provide for reliable sources of water supply even in drought conditions? (4.7)	0	Effect is likely to be negligible as new built development will be encouraged to adopt a sustainable approach to design including efficient water management.	The SPD also provides additional guidance on land use objectives and design principle 5 refers to the need for development to seek to optimise opportunities for sustainable design including water efficiency measures.
...avoid water pollution? (4.8)	0	There is not a known land contamination issue on the site but the scheme makes use of land currently occupied by the John Lewis car park and also introduces the option to include a basement car park. Land remediation will help to minimise the likelihood of pollutants contaminating groundwater and the incorporation of SuDS will enhance the performance of the development in terms of protecting water resources.	The SPD also provides additional guidance on land use objectives and design principle 5 highlights the need for sustainable drainage. The SPD also provides guidance on the need for a phase 1 contaminated land assessment.
...minimise the amount of waste generated and maximise the re-use, recycling or composting of waste that cannot be reduced? (4.9)	0	Effect is likely to be negligible as new built development will be encouraged to adopt a sustainable approach to design incorporating measures for recycling.	The SPD also provides additional guidance on land use objectives and design principles refers to the need for development to seek to optimise opportunities for sustainable design including recycling.

SEA Objective	SEA Score	Justification	Existing Mitigation
...promote the conservation and sustainable use of productive agricultural land and maximise the sustainable use of previously developed land? (4.10)	+	Scheme makes efficient use of site and maximises the use of previously developed land. The SPD also demonstrates how a basement parking facility could be introduced.	The SPD also provides additional guidance on land use objectives and design principle 1 refers to the need to maximise the potential of the site including the use of roof garden. The SPD illustrates how the need for additional parking could be met by making best use of the site and introducing a basement car park.
Long-term Objective 5: Decent housing			
...provide the right amount, type and tenure of housing to meet identified local needs? (5.1)	++	Scheme will include approximately 98 residential units (a proportion of which will be expected to be affordable).	The SPD also provides additional guidance on land use objectives and design principle 1 highlights the opportunities to include residential on the upper floors of any development. District plan policy H7 on provision of affordable housing will also apply.
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)	+	Scheme introduces mixed development in town centre. The retail units proposed will enable a range of units to be provided making the scheme attractive to the market and encouraging a range of retailers to the town centre (including food and beverage retailers).	The SPD also provides additional guidance on land use objectives and design principle 1 highlights the design considerations that are important if the scheme is to provide the right type of retail units to attract the market.
...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)	+	Whilst the town centre is not in need of regeneration the scheme will encourage new investment in town centre. The town centre is close to Peartree Ward which does have pockets of deprivation and will provide local employment opportunities to this area.	The SPD also provides additional guidance on land use objectives and design principle 1 highlights the design considerations that are important if the scheme is to provide the right type of retail units to attract the market.
...enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3)	++	Together each of the elements of the scheme will combine to enhance the vitality and viability of the town centre. These include the provision of new retail floorspace, an enhanced public realm, the provision of open space and the introduction of residential units in this part of the town centre.	The SPD also provides additional guidance on land use objectives and all of the design principles work together to seek to achieve a development which will enhance the vitality and viability of the town centre.

SEA Objective	SEA Score	Justification	Existing Mitigation
		The layout has been designed to reflect the pattern of development in the town centre, protect key views and vistas and enhance accessibility and connectivity to the wider town centre.	
...provide access to training, skills development and lifelong learning to meet identified needs? (6.6)	+	Scheme seeks to improve connectivity to wider town centre and will provide new employment/skills/training prospects as well as opportunity to link with existing learning centres in the town centre e.g. Oaklands College.	The SPD also provides additional guidance on land use objectives and design principle 4 seeks to ensure that development considers accessibility and connectivity issues and advocates a pedestrian friendly environment.
<p>SUMMARY OF SIGNIFICANT EFFECTS OF THE SPD</p> <p>The assessment indicates that the SPD and the Preferred Indicative Approach that is set out within the document would result in significant positive impacts in relation to the following SEA Objectives:</p> <ul style="list-style-type: none"> • protect and enhance open space and landscape character, retaining local distinctiveness? (4.4) • protect and enhance the Borough's character, sense of place and local distinctiveness, historic and cultural assets? (4.5) • provide the right amount, type and tenure of housing to meet identified local needs? (5.1) • enhance the vitality and attraction of Welwyn Garden City and Hatfield town retail centres? (6.3) 			