



# LAND TO THE WEST OF HATFIELD

Environmental Statement – Chapter 6: Topics Not Considered  
To Have Significant Effects

Arlington Business Parks GP Ltd

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## 6 TOPICS CONSIDERED NOT TO HAVE SIGNIFICANT EFFECTS

### 6.1 INTRODUCTION

As stated in Section 1.5, no Screening and/or Scoping requests have been made to WHBC in respect of these proposals. Therefore, this Chapter confirms the topics/technical disciplines that have not been included and why these are not considered to have significant effects. The issue of significance is fundamental and confirmed in Part 1, Regulation 4 (2), which states:

*“The EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect **significant** [Triptych PD’s emphasis] effects of the proposed development on the following factors –*

- a) Population and human health;*
- b) Biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC(a) and Directive 2009/147/EC(b);*
- c) land, soil, water, air and climate;*
- d) material assets, cultural heritage and the landscape;*
- e) the interaction between the factors referred to in sub-paragraphs (a) to (d).”*

Schedule 4 – Information for Inclusion in Environmental Statements – provides further guidance in paragraph 4 for those factors likely to be significantly affected by the development. Whilst the purpose of the guidance is to ensure all factors of significance are captured/addressed, in this instance it provides a list of factors that can be confirmed to not be significantly affected by the proposals and/or proportionally and appropriately addressed within other topics.

### 6.2 TOPICS/FACTORS NOT INCLUDED IN THIS ES

For completeness, paragraph 4 of Schedule 4 states:

*“A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.”*

Table 6.1 lists each of these topics and confirms whether these are included in this ES.

**Table 6.1 – Confirmation of Topics Included**

| <b>Topic/factor</b> | <b>Included with this ES – Y = yes and N = no.</b>   |
|---------------------|--|
| Population          | Y – proportionally and appropriately assessed in Chapter: 10 Socio-economics and Chapter 11: Landscape and Visual Impact Assessment.                               |
| Human health        | Y – proportionally and appropriately assessed in Chapters 7: Air Quality, 8: Ground Conditions and Contamination and 13: Water Resources, Flood Risk and Drainage. |

|                   |   |
|-------------------|---|
| Biodiversity      | Y – Chapter 14: Ecology.  |
| Land              | Y – the land use will change - albeit under 50% will contain built development - as will the physical appearance from grazing/scrubland to residential and other built development. The impact of the proposals including mitigation measures have been addressed in Chapter 11: Landscape and Visual Impact Assessment.  |
| Soil              | Y – Chapter 8: Ground Conditions and Contamination.   |
| Water             | Y – Chapter 13: Water Resources, Flood Risk and Drainage.   |
| Air               | Y – Chapter 7: Air Quality.   |
| Climate           | Y – proportionally and appropriately assessed in Chapter 13: Water Resources, Flood Risk and Drainage. In addition, although the proposals will result in an increase in energy demand from the new dwellings etc. compared with the existing use, it represents a small percentage of development within the extant context of Hatfield and the Borough as a whole and is therefore, not considered to be significant. |
| Material Assets   | Y – proportionally and appropriately assessed in Chapters 10: Socio-economics, 11: Landscape and Visual Impact Assessment, 12: Transport and 14: Ecology.   |
| Cultural Heritage | N.  |
| Landscape         | Y – Chapter 11: Landscape and Visual Impact Assessment.   |

Therefore, the single topic/factor not included within the ES, due to the impact of the development not being considered significant, is Cultural Heritage.

### 6.2.1 Cultural Heritage

Astwick Manor is a Grade II listed building to the west of the northern section of the application site accessed via a dead-end road ('Astwick Manor') from Coopers Green Lane.

The online records of Historic England - <https://historicengland.org.uk/listing/the-list/list-entry/1101043> October 2018 - state the description of the building to be as follows:

*“Manor house, now college headquarters. Late C17 or early C18, altered and extended both ends C19 and C20. Original house is 5- window centre in chequered red brick. 2 storeys and attics. Plain tiled roof. Floor band. Gabled C19 wooden porch, ground floor segmental heads and 3 gabled attics. C19 casements. 1- window gable-ended extensions. 3 tall chimney stacks either end of range with stepped brick upper courses.”*

As confirmed in Section 11.3.7 of Chapter 11: Landscape and Visual Impact Assessment, the established woodland at Round Wood and Home Covert form the western boundary of the application site and prevent any views further westwards. This includes views to/from Astwick Manor. Therefore, without a visual or physical link to the setting of and/or the actual listed building, it is concluded that the proposals cannot have a significant effect on the setting of or the listed building itself.