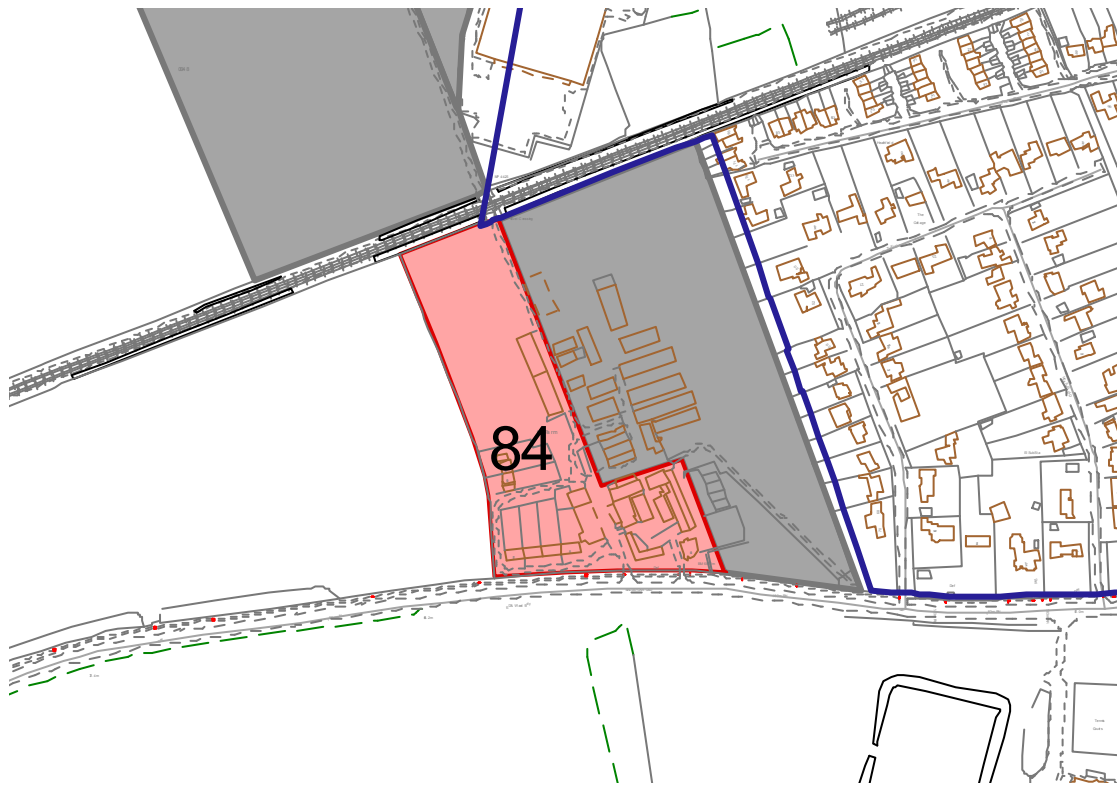


1:30,000 - Mapping is Crown Copyright © 100018622 2009

Two sites have been promoted at Royston, both of which lie outside the town's current development limits. Both are promoted for residential use.

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Ivy Farm,
Baldock Road,
Royston

Promoter (and agent, if any):

E.W Pepper Ltd
(Bidwells)

Area (hectares):

2.07

Existing use:

Agricultural

Proposed use:

Residential

1: 5000 - Mapping is Crown Copyright © 100018622 2009

| Sustainability Appraisal summary | |
|---|---|
| Strengths | Weaknesses |
| <ul style="list-style-type: none"> The proposed development has potential to support local services. Not in a conservation area. Not in an area of archaeological interest. Viable for Sustainable Urban Drainage Systems. May provide affordable housing. Situated within 400m of green space. | <ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Over 400m from bus stop and over 800m from railway station and town centre. Site borders the railway (significant noise issue). Potential infrastructure constraints especially sewage capacity and energy. Located near to SSSI as well as a site of wildlife interest. Within groundwater source protection zone 2. Site is potentially contaminated from farm yard and petrol tanks. |



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Land north of Newmarket Road, Royston

Promoter (and agent, if any):

Hoy Settlement (DH Barford)

Area (hectares):

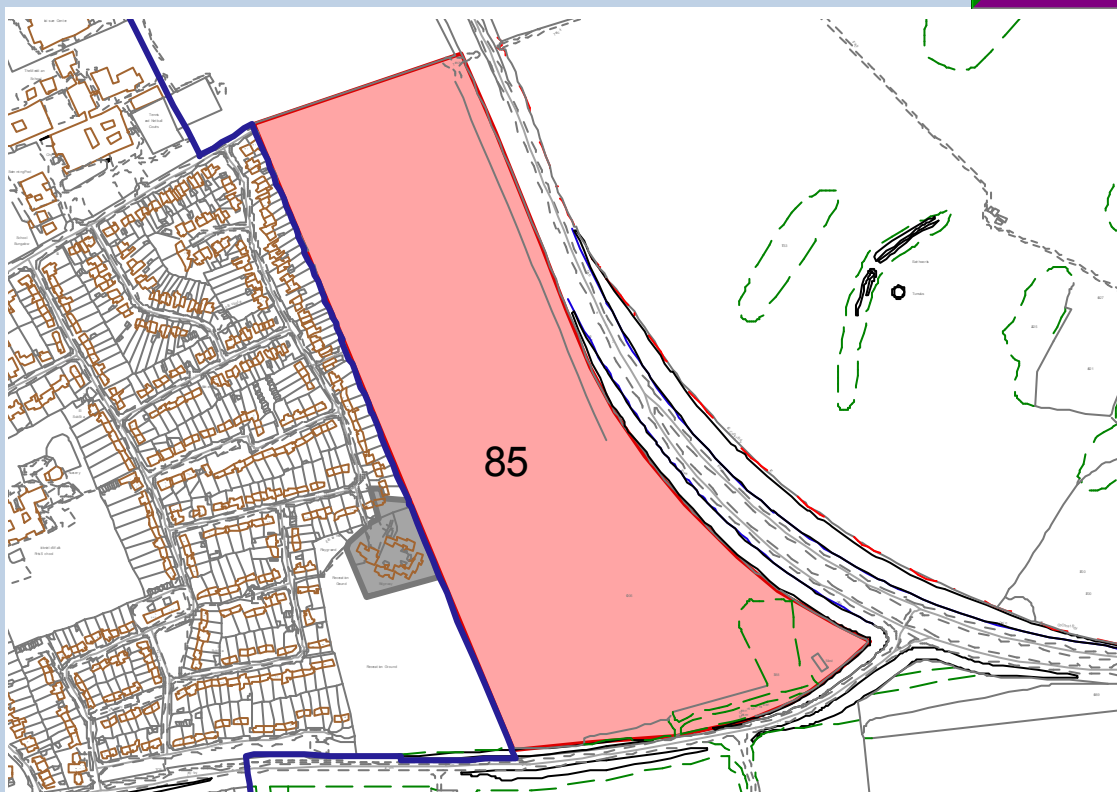
17.04

Existing use:

Agricultural

Proposed use:

Residential



1: 7,500 - Mapping is Crown Copyright © 100018622 2009

| Sustainability Appraisal summary | |
|---|--|
| Strengths | Weaknesses |
| <ul style="list-style-type: none"> • Not in a conservation area. • Not in an area of archaeological interest. • Viable for Sustainable Urban Drainage Systems. • May provide affordable housing. • Situated within 400m of green space. • No evidence of contamination. • Within 400m of bus stop. | <ul style="list-style-type: none"> • Greenfield site, classified as grade 3 agricultural land. • Site borders the A505 (significant noise issue). • Infrastructure constraints especially sewage capacity and energy until 2015. • Over 400m from bus stop and over 800m from railway station and town centre. • Within groundwater source protection zone 2. |

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