

1:12,500 - Mapping is Crown Copyright © 100018622 2009

One site was promoted in the parish of St Paul's Walden. It is well outside the settlement boundary of Whitwell, the largest village in the parish.

LDF Team
NHDC
Council Offices
Gernon Road
Letchworth Garden City
Herts SG6 3JF

Phone: 01462 474000
ldfconsultations@north-herts.gov.uk
www.north-herts.gov.uk

Site 116

The Estate Yard, Hoo Park, St Paul's Walden

Promoter (and agent, if any):

Savills

Area (hectares):

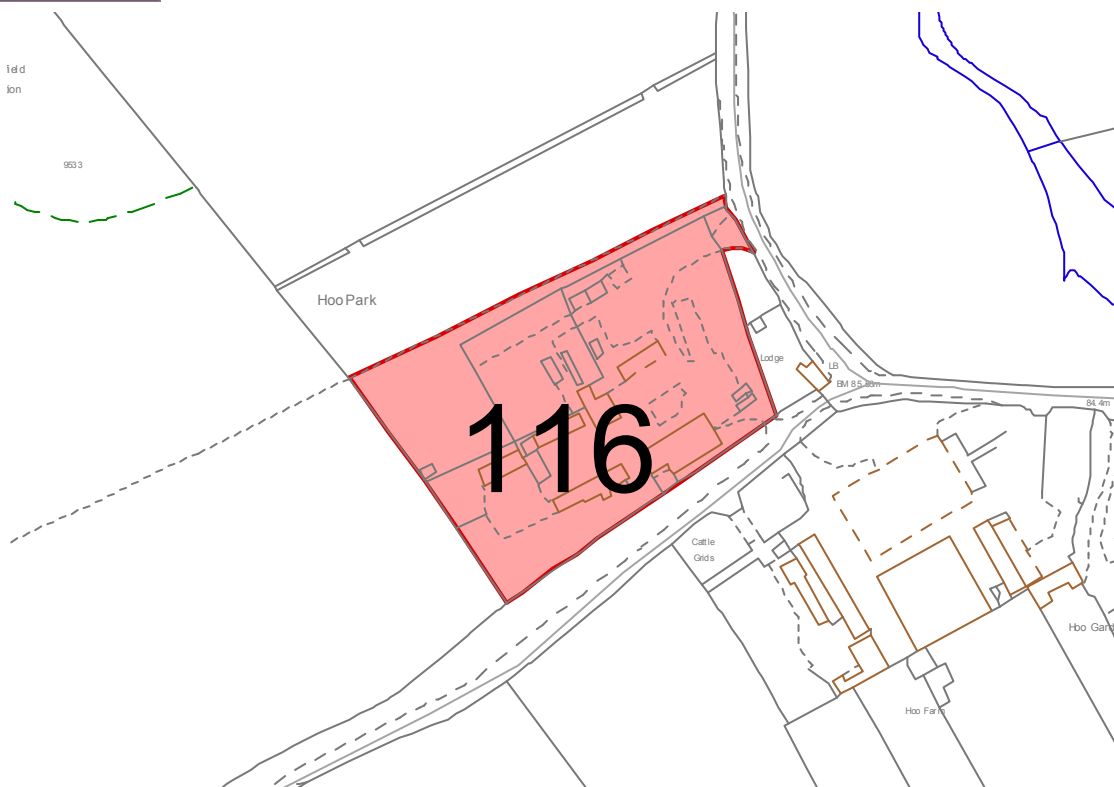
0.96

Existing use:

Industrial

Proposed use:

Residential



1: 2500 - Mapping is Crown Copyright © 100018622 2009

Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> The site does not border a watercourse. May provide affordable housing. Site does not contain a wildlife site. Sustainable Urban Drainage Systems are viable. Site is not within an area of archaeological interest. Site does not border a conservation area. 	<ul style="list-style-type: none"> In a rural location. The nearest village is Whitwell 500m away (which has a food shop, post office, doctor's surgery, school, village hall and regular bus service). Site is located within groundwater source protection zone 3. Likely to increase commuting and private car use. Site borders a flood risk zone. Evidence of land contamination. Site is opposite an Ancient Monument. Site is located near to Listed Buildings. Site is surrounded by historic parks and gardens.



LDF Team
 NHDC
 Council Offices
 Gernon Road
 Letchworth Garden City
 Herts SG6 3JF
 Phone: 01 462 474000
 ldfconsultations@north-herts.gov.uk
 www.north-herts.gov.uk