

Reed (this site omitted from the original appraisal)

Type of Site and Number: 126, Residential				
Site Reference and Location: 3514				
Mile End Farm, London Road, Reed				
	What is the predicted effect on each SA objective?			Justification for assessment and any mitigation measures
SA Objectives	Short term	Med term	Long term	
ECONOMIC ACTIVITY				
1 Achieve sustainable levels of prosperity and economic growth	x/√	x/√	x/√	<ul style="list-style-type: none"> The site is situated in a rural area There are not many facilities or services nearby The site has the potential to support the rural economy; relatively large number of proposed dwellings due to large site.
LAND USE AND DEVELOPMENT PATTERNS				
2(a) Minimise the development of greenfield land and other land with high environmental and amenity value?	x	x	x	<ul style="list-style-type: none"> This is a greenfield site. The site is located upon grade 2 agricultural land.
2(b) Provide access to green spaces	x	x	x	<ul style="list-style-type: none"> There is no formal public open space nearby, although site is surrounded by countryside.
2 (c) Deliver more sustainable location patterns and reduce the use of motor vehicles	x	x	x	<ul style="list-style-type: none"> The site is remote from both Reed and Royston. There is no railway station within 800m. This rural location would be likely to lead to increased use of private cars. Mitigation – encourage sustainable transport initiatives. Mitigation – improve public transport services.
ENVIRONMENTAL PROTECTION				

3(a) Protect and enhance biodiversity	?/√	?/√	?/√	<ul style="list-style-type: none"> • Site is not designated as being of ecological importance. • Trees and hedgerows are present around the perimeter of the site. • The development would be unlikely to enhance biodiversity within the area but present vegetation could be incorporated into the development. • Mitigation – retain existing trees and hedgerows where possible
3(b) Protect and enhance landscapes	x	x	x	<ul style="list-style-type: none"> • Site falls within the 'Scarp slopes south of Royston' landscape character area. • Landscape character consists of larger rectilinear arable fields. • This type of landscape is relatively common within North Hertfordshire. • One of the features of this landscape is its open character.
3(c) Conserve and where appropriate, enhance the historic environment	?/x	?/x	?/x	<ul style="list-style-type: none"> • Part of site is within an area of archaeological interest. • Site is not located within a conservation area. • Site contains no listed buildings.
3(d) Reduce pollution from any source	x	x	x	<ul style="list-style-type: none"> • This site does not border a watercourse • Site is located within groundwater source protection zone 2. • Site is within a groundwater vulnerable zone. • Potential for contamination from use as a farmyard.
CLIMATE CHANGE				
4(a) Reduce greenhouse gas emissions and Improve the District's ability to adapt to climate change	x	x	x	<ul style="list-style-type: none"> • Residential site will create an increase in private transport due to the lack of public transport links. Therefore Green house gas emissions are likely to increase • Site is not within a flood zone • Suitability for SUDS unclear • Mitigation – Investigate potential for SUDS • Improve public transport links
A JUST SOCIETY				
5(a) Share benefits of prosperity fairly	√	√	√	<ul style="list-style-type: none"> • This is not identified as a deprived area • The site has potential to support local services within the area.

5(b) Increase access to decent and affordable housing	✓	✓	✓	<ul style="list-style-type: none"> Site is large enough to provide affordable housing.
5(c) Improve conditions and services that engender good health and reduce health inequalities	x	0	0	<ul style="list-style-type: none"> The site is unlikely to provide any harmful impact upon health May create noise impact during construction
RESOURCE USE AND WASTE				
6(a) Use natural resources efficiently; reuse, use recycled where possible	0	0	0	<ul style="list-style-type: none"> No Constraints identified
TOWN CENTRES				
7 Promote sustainable urban living	x	x	x	<ul style="list-style-type: none"> Site is remote from services and facilities.
Summary				
Strengths	Weaknesses		Potential mitigation	
<p>Not within a flood zone.</p> <p>No wildlife designations.</p> <p>May provide affordable housing.</p>	<p>Part of site within archaeological area.</p> <p>Greenfield site, classified as grade 2 agricultural land.</p> <p>Within groundwater source protection zone 3.</p> <p>Site is not within walking distance of facilities.</p>		<p>Public transport improvements on the A10 corridor may partially reduce the impact of development here, but that would be both marginal and likely at the expense of diverting services away from their existing routes through other villages.</p>	