

North Hertfordshire Local Plan 2011-2031

Background Papers

Site Information Matrix

This study is one of several evidence studies which have been prepared. It needs to be read in conjunction with all other studies, which have all been taken into account in preparing the Local Plan. Collectively these studies have informed the site selection process.

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Introduction

The Site Information Matrix is intended to objectively screen sites, taking into account a wide range of factors to help inform the selection of sites in the Local Plan.

For each site proposed, a large amount of site information has been collected. North Hertfordshire District Council has positively engaged with key stakeholders, landowners and the public during the process which has provided confidence in the method used, and will ultimately result in the most appropriate sites being allocated.

The Site Information Matrix guides developers to the likely site specific requirements needed in order to develop their sites with the most up to date information at hand. The process involved information gathering by statutory and non-statutory bodies as well as the District Council.

Information is provided against a wide range of criteria including:

- Fluvial and surface water flood risk;
- Proximity to and impact on local, national and international nature conservation designations;
- Deliverability;
- Contaminated land;
- Transport and highways access;
- Proximity to shops, schools, employment and public transport;
- Impact upon the landscape and the wider environment;
- Visual impact; and
- Connection and availability of utilities such as water supply and drainage.

North Hertfordshire District Council's Local Plan evidence base provides further clarification in identifying constraints associated with certain sites and the mitigation needed to develop them as well as the rationale for site selection.

SHLAA reference: 3 (Pref. Options ref: AS1)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 3 (Pref. Options ref: AS1) | Parish: | Ashwell | Primary Proposed Use: | Residential |
| Location: | Land west of, Claybush Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 454 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 298 | | | | |
| Town Centre: | 5581 | | | | |
| Right of Way: | 56 | | | | |
| Primary or first School: | 80 | | | | |
| Bus Services: | 126 | | | | |
| Local Centre / food shop | 266 | | | | |
| Employment area | 5013 | | | | |
| Green Space Type | 80 metres to J – School | | | | |
| Infrastructure | | | | | |
| Community: | The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are some nursery school places available. Appears to be capacity at the Ashwell surgery. | | | | |

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| Gas: | Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I49 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 73 |
| Listed buildings: | 270 |
| Scheduled Ancient monuments: | 355 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 520 |

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| Archaeological sites: | 58 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Historic England – concerns regarding potential impacts on the significance of Arbury Banks scheduled monument. Even if development worked with the existing topography and was of a modest scale, it is likely that at least some of it would be visible from the monument based on the nature of the existing landscape. |
| Natural England summary | Any new development sites in the area of this village will need to take account of the Ashwell Springs SSSI. Changes to the drainage system of the village, or the lowering of the water table through the need for increased abstraction to service larger numbers of houses could have an adverse impact on the designated features of this SSSI. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 319 |
| Wildlife Sites / biodiversity: | 398m to wildlife site Low ecological sensitivity – no apparent constraints requires Phase 1 survey to confirm interest; reptile survey required, retention of vegetated Green Infrastructure. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 0 |
| Landscape Commentary | Partly screened by existing housing on two sides, otherwise open landscape. |
| Summary | Site located relatively close to Ashwell Springs SSSI although impact is unlikely to be significant based on proximity. Phase 1 ecological survey required Requirement for Pre-application or Pre-determination Archaeological Assessment Rural location means that it is located away from town centres and designated employment areas. Site located above Source Protection Zone 2/3 or principal aquifer. Secondary school capacity issues in Baldock. The edge of village location and prominence in the landscape makes the site very open and exposed, careful design and layout required in terms of ridge line also access could be gained off Claybush Road (need to check access with HH). Site scores neutral / positive for most other criteria. |

SHLAA reference: 14

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 14 | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land west of, Weston Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 8037 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 559 | | | | |
| Town Centre: | 795 | | | | |
| Right of Way: | 11 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 16 | | | | |
| Local Centre / food shop | na / 795 | | | | |
| Employment area | 239 | | | | |
| Green Space Type | 8 metres to J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. | | | | |

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| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | 160m to A1(M) |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. <ul style="list-style-type: none"> Access is narrow and impractical. The site is on the edge of the existing built up area and therefore somewhat distant from town centre facilities. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 732 |
| Listed buildings: | 540 |
| Scheduled Ancient monuments: | 920 |
| Buildings of local Interest: | 427 |
| Historic Parks and Gardens: | 2009 |

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| Archaeological sites: | 351 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 19 |
| Wildlife Sites / biodiversity: | 151 Low ecological sensitivity. Retain shelter belts and hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Part of the green buffer between A1(M) and western edge of Baldock. Partly enclosed by trees and hedgerows. |
| | |
| Summary | <p>Site is located in the Green Belt.</p> <p>Above Source Protection Zone 1, which will require investigation before development can occur.</p> <p>Site in close proximity to a TPO, mitigation may be required.</p> <p>Site is relatively close to Weston Woods Wildlife site, although based on the distance unlikely to cause any impact.</p> <p>Retain shelter belts and hedgerows</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Potential surface water flooding issues on part of the site.</p> <p>Site is part of a green buffer between Letchworth and Baldock.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: 16 (Pref. Options ref: BA5)

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 16 (Pref. Options ref: BA5) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land off, Yeomanry Drive | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7389 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 263 | | | | |
| Town Centre: | 274 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 53 | | | | |
| Local Centre / food shop | 274 | | | | |
| Employment area | 120 | | | | |
| Green Space Type | J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | 180m to railway line |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Statement required detailing access capacity. |
| Strategic Road impact: | Transport Statement required detailing access capacity. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 267 |
| Listed buildings: | 339 |
| Scheduled Ancient monuments: | 0 |
| Buildings of local Interest: | 309 |
| Historic Parks | 3064 |

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| and Gardens: | |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | <p>Historic England - Archaeological potential should be regarded as high in the absence of a desk top study/field evaluation. The site adjoins a scheduled monument to the south (the Romano-British settlement of Baldock). Much of this area is identified in the Baldock Extensive Urban Survey as a zone of Roman burials; crop marks have been recorded here and, in addition, there are finds of Neolithic/Bronze age recorded in the vicinity. There would need to be site specific criteria to guide development.</p> <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 400 |
| Wildlife Sites / biodiversity: | <p>746</p> <p>Low district level ecological sensitivity although provides corridor</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Open site, enclosed by and providing green open space to surrounding residential areas. |
| | |
| Summary | <p>Site includes an archaeological site and part of a Scheduled Ancient Monument (although at the boundary). These issues will require further investigation before development can take place.</p> <p>The views of the Hertfordshire archaeological advisor and the County HER should be sought.</p> <p>Site also includes Rights of Way which will need to be incorporated / diverted as appropriate.</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Retain wildlife corridor</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Open site, providing green space to surrounding residential areas.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: 18

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 18 | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land east of, Cambridge Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5277 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2919 | | | | |
| Town Centre: | 5133 | | | | |
| Right of Way: | 85 | | | | |
| Primary or first School: | 546 | | | | |
| Bus Services: | 19 | | | | |
| Local Centre / food shop | na / 2800 | | | | |
| Employment area | 5583 | | | | |
| Green Space Type | Multi Functional Recreate*, H – Play and Youth facilities | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. | | | | |

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|---|---|
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Upgrades may be required, following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I4 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required. |
| Strategic Road impact: | Transport Assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 103 |
| Listed buildings: | 192 |
| Scheduled Ancient monuments: | 1561 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 0 |
| Archaeological | 163 |

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| sites: | |
| HCC/ Historic England summary | Historic England - Development would affect the setting of the Grade II registered park and garden at Cokenach and encroach onto the open space currently separating Barkway and the park. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2226 |
| Wildlife Sites / biodiversity: | 247 Retain hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Gateway into Barkway and contributes to its setting. |
| | |
| Summary | <p>The site includes part of a Historic Park on its northern boundary, which will require sensitive design and appropriate mitigation before development can occur.</p> <p>Site is located on Grade 2 agricultural land.</p> <p>Its rural location means that it is located away from town centres and designated employment areas.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Upgrades may be required to wastewater infrastructure.</p> <p>Site located on the edge of village, contributing to the setting.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 19

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 19 | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land west of, Cambridge Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4958 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2733 | | | | |
| Town Centre: | 4956 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 611 | | | | |
| Bus Services: | 38 | | | | |
| Local Centre / food shop | 2700 | | | | |
| Employment area | 5462 | | | | |
| Green Space Type | 60 metres to H – Play and Youth Facilities | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I5 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Access widening, significant traffic along two way lane, capacity study required. |
| Strategic Road impact: | Access widening, significant traffic along two way lane, capacity study required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 143 |
| Listed buildings: | 227 |
| Scheduled Ancient monuments: | 1492 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 19 |

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| Archaeological sites: | 217 |
| HCC/ Historic England summary | Historic England - Development would affect the setting of the Grade II registered park and garden at Cokenach and encroach onto the open space currently separating Barkway and the park. HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2218 |
| Wildlife Sites / biodiversity: | 345 Low ecological sensitivity |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Gateway into Barkway and contributes to its setting. |
| Summary | <p>Site is adjacent to a historic park and garden which may require further consideration.</p> <p>Its rural location means that it is located away from town centres and designated employment areas.</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Site located above Source Protection Zone 2/3.</p> <p>Site includes areas of possible surface water flooding.</p> <p>Major constraints on wastewater infrastructure.</p> <p>Site includes a Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site located on the edge of village providing an important part of the setting.</p> <p>Access and road widening required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 21

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 21 | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land north of, Nuthampstead Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5856 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4046 | | | | |
| Town Centre: | 5999 | | | | |
| Right of Way: | 25 | | | | |
| Primary or first School: | 444 | | | | |
| Bus Services: | 18 | | | | |
| Local Centre / food shop | 3950 | | | | |
| Employment area | 6388 | | | | |
| Green Space Type | 13 metres to Other | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Upgrades may be required, following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I7 |
| Noise / nuisance | STW within 200m |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Access along Nuthampstead Road to be considered. |
| Strategic Road impact: | Access along Nuthampstead Road to be considered. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 1 |
| Scheduled Ancient monuments: | 1450 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 946 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | Historic England - The historic core of Barkway is very linear, consisting almost solely of the High Street. A number of the proposed site allocations would not respect this character and could harm the conservation area and various listed buildings. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2884 |
| Wildlife Sites / biodiversity: | 618 Retain hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Flat, open site with mature hedgerow screening it from Nuthampstead Road on the southern edge of Barkway. Adjoining low density farm houses and dwellings. |
| | |
| Summary | <p>Site includes an Archaeological site, which will need further investigation before development can occur.</p> <p>Site is adjacent to a listed building, a conservation area which will require sensitive design.</p> <p>Its rural location means that it is located away from town centres and designated employment areas.</p> <p>Retain hedgerows</p> <p>Site within 200m of STW, appropriate mitigation required.</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Site located above Source Protection Zone 2/3.</p> <p>Upgrades to wastewater infrastructure may be required.</p> <p>Site includes areas of possible surface water flooding.</p> <p>Site located on the edge of village providing an important part of the setting.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 22

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 22 | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land east of, Royston Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4777 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2847 | | | | |
| Town Centre: | 4794 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 621 | | | | |
| Bus Services: | 98 | | | | |
| Local Centre / food shop | 2700 | | | | |
| Employment area | 5215 | | | | |
| Green Space Type | 91 metres to C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I8 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required. |
| Strategic Road impact: | Transport Assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 146 |
| Listed buildings: | 217 |
| Scheduled Ancient monuments: | 1292 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 145 |
| Archaeological | 191 |

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| sites: | |
| HCC/ Historic England summary | Historic England - Development would affect the setting of the Grade II registered park and garden at Cokenach and encroach onto the open space currently separating Barkway and the park. |
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| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2419 |
| Wildlife Sites / biodiversity: | 329 Retain hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site adjoining residential development. |
| | |
| Summary | <p>Site is adjacent to a historic park and garden which may require further consideration.</p> <p>Its rural location means that it is located away from town centres and designated employment areas.</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of possible surface water flooding.</p> <p>Retain hedgerows</p> <p>Major constraints on wastewater infrastructure.</p> <p>Site includes a Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site located on the edge of village providing an important part of the setting.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 23

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 23 | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Top Field, Royston Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5246 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3223 | | | | |
| Town Centre: | 5123 | | | | |
| Right of Way: | 21 | | | | |
| Primary or first School: | 257 | | | | |
| Bus Services: | 42 | | | | |
| Local Centre / food shop | 3200 | | | | |
| Employment area | 5521 | | | | |
| Green Space Type | 8 metres to G – Cemeteries and Churches | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Upgrades may be required, following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I9 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite. |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 21 |
| Scheduled Ancient monuments: | 1200 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 322 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | Historic England - The historic core of Barkway is very linear, consisting almost solely of the High Street. A number of the proposed site allocations would not respect this character and could harm the conservation area and various listed buildings. This site is particularly problematic as it lies within the conservation area. |
| Natural England summary | This site is very close to County Wildlife Site 09/024 Manor Farm, Church End and may in fact overlap its boundaries. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2614 |
| Wildlife Sites / biodiversity: | 0 Moderate ecological sensitivity - scattered trees over partly improved grassland with blocks of scrub on edge. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Well screened by vegetation from Royston Road on northern boundary. Adjoining residential on eastern boundary. Barkway has linear form of development. |
| Summary | <p>Site includes an Archaeological site, which will need further investigation before development can occur.</p> <p>Site is within the conservation area and is adjacent to a listed building which will require sensitive design.</p> <p>Site is within Barkway House Area Wildlife site, mitigation will be required before development can occur.</p> <p>Its rural location means that it is located away from town centres and designated employment areas.</p> <p>Maintain hedgerows and scrub</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of possible surface water flooding.</p> <p>Upgrades to wastewater infrastructure may be required.</p> <p>Site bordered and well screened by the High Street and Royston Road.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 29 (Pref. Options ref: CD1)

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| Site: | SHLAA reference: 29 (Pref. Options ref: CD1) | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Land south of, Cowards Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3042 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3926 | | | | |
| Town Centre: | 11335 | | | | |
| Right of Way: | 48 | | | | |
| Primary or first School: | 317 | | | | |
| Bus Services: | 32 | | | | |
| Local Centre / food shop | 196 | | | | |
| Employment area | 11734 | | | | |
| Green Space Type | 78 metres to I – Outdoor Sports Facilities/B – Recreation Grounds | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and | | | | |

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| | additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill <200m |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I15 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, significant access issues and increase in traffic, junction with B656 problematic. <ul style="list-style-type: none"> • There is little compliance with the speed limit (30mph). • A T-junction is recommended. |
| Strategic Road impact: | Transport Assessment required, significant access issues and increase in traffic, junction with B656 problematic. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 232 |
| Listed buildings: | 94 |
| Scheduled Ancient monuments: | 2709 |

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| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 2565 |
| Archaeological sites: | 62 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| Natural England summary | This site appears to be directly adjacent to the County Wildlife Site 43/042 Hollards Farm Meadow, and any potential adverse impacts on the site from development would need to be addressed. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 494 |
| Wildlife Sites / biodiversity: | 0 Low/moderate ecological sensitivity. Site is sizeable grassland and adjacent mature hedgerow – requires survey. Retain boundary features, compensate for grassland loss if necessary. Area identified as high priority for habitat creation due to Wildlife Site |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Open site providing setting to village. |
| Summary | <p>Site in the Green Belt.</p> <p>Site slightly overlaps Hollards Farm Meadow Wildlife site, mitigation required before development can occur – ecological survey required, retain boundary features, compensate for grassland loss.</p> <p>Rural location means site is away from town centres and major employment sites.</p> <p>Major constraints – further investigation required with regards to wastewater.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Access issues with B656.</p> <p>Village school would need to expand.</p> |

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| | Site scores neutral / positive for most other criteria. |
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SHLAA reference: 30

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|--|---|---------|----------|-----------------------|-------------|
| Site: | SHLAA reference: 30 | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Land at Codicote House, Heath Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2586 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4030 | | | | |
| Town Centre: | 10676 | | | | |
| Right of Way: | 74 | | | | |
| Primary or first School: | 43 | | | | |
| Bus Services: | 13 | | | | |
| Local Centre / food shop | 85 | | | | |
| Employment area | 11183 | | | | |
| Green Space Type | 44 metres to J – School | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this | | | | |

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| | <p>surgery.</p> |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | <p>Capacity at STW and in foul sewer network.</p> <p>All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.</p> |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I16 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <p>Transport Assessment required, access issues and increase in traffic, junction with B656 problematic.</p> <p>A vehicle access onto Heath Lane, although is the classified C44 local access road, is very narrow which will require widening along the access road to accommodate two-way traffic.</p> |
| Strategic Road impact: | Transport Assessment required, access issues and increase in traffic, junction with B656 problematic. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 14 |
| Scheduled Ancient monuments: | 2108 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 2013 |
| Archaeological sites: | 0 |
| HCC/ Historic England | Historic England - Site lies within Codicote Conservation Area and will require careful planning and a development brief to avoid harmful development. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 374 |
| Wildlife Sites / biodiversity: | 104 Low ecological sensitivity |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 0 |
| Landscape Commentary | Part of setting to Listed Building. |
| | |
| Summary | <p>Site located in Green Belt.</p> <p>Site contains archaeological site which will require further investigation before development can occur.</p> <p>Site includes a conservation area and the wall bordering the site is listed which will require sensitive design.</p> <p>Rural location means that the site is away from town centres and major employment sites.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site has areas of potential surface water flooding.</p> <p>Village school would need to expand.</p> <p>Part of setting of listed building.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 31

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|--|--|---------|----------|-----------------------|-------------|
| Site: | SHLAA reference: 31 | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Land south of, Heath Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2901 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3957 | | | | |
| Town Centre: | 10813 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 190 | | | | |
| Bus Services: | 96 | | | | |
| Local Centre / food shop | 377 | | | | |
| Employment area | 11297 | | | | |
| Green Space Type | 12 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. | | | | |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW and in foul sewer network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site is located in SPZ3. |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, issues where Heath Lane joins B656. Any vehicle access to the highway along this section of Heath Lane would be considered acceptable, if the access was located centrally along the site frontage in accordance with the safety requirements of a classified local access road. |
| Strategic Road impact: | Transport Assessment required, issues where Heath Lane joins B656. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 46 |
| Listed buildings: | 85 |
| Scheduled Ancient monuments: | 1954 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 1848 |

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| Archaeological sites: | 292 |
| Natural England summary | This site appears to be directly adjacent to the County Wildlife Sites 43/033 Codicote Lodge icehouse and 43/018 Heath Plantation, and any potential adverse impacts on these sites from development would need to be addressed. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 696 |
| Wildlife Sites / biodiversity: | 18 Bats and nesting birds in local area. If taken forward in combination with site 313, large area of mixed grassland. Preliminary ecological assessment to determine ecological interest. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Open site providing setting to village. |
| | |
| Summary | <p>Site located in the Green Belt.</p> <p>Site adjacent to Heath Plantation and Codicote Lodge Wildlife sites, which may require mitigation.</p> <p>Preliminary ecological assessment</p> <p>Potential contamination onsite, remediation may be required.</p> <p>Site adjacent to conservation area, sensitive design required.</p> <p>Rural location means that the site is away from town centres and major employment sites.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Village school would need to expand.</p> <p>Open site on the edge of the village.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 32 (Pref. Options ref: CD3)

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|--|---|---------|----------|-----------------------|-------------|
| Site: | SHLAA reference: 32 (Pref. Options ref: CD3) | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Land NE of, The Close | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2552 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3570 | | | | |
| Town Centre: | 10849 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 413 | | | | |
| Bus Services: | 230 | | | | |
| Local Centre / food shop | 180 | | | | |
| Employment area | 11215 | | | | |
| Green Space Type | 286 metres to F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this | | | | |

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| | surgery. |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW however foul sewer network upgrades are likely to be required following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill <250 |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I18 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement required, potential access issues. |
| Strategic Road impact: | Transport Statement required, potential access issues. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 177 |
| Listed buildings: | 216 |
| Scheduled Ancient monuments: | 2492 |
| Buildings of local Interest: | 1000+ |
| Historic Parks | 2318 |

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| and Gardens: | |
| Archaeological sites: | 76 |
| HCC/ Historic England | Historic England - Site needs to be assessed to judge whether there is an impact on the setting of the Grade II listed The Bury to the north. If there is impact, and there would need to be site specific criteria to guide development. HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 1 |
| Wildlife Sites / biodiversity: | 294 Low/moderate ecological sensitivity – site includes rank grass, scattered scrub and hedgerow a locally valuable resource – needs assessment. If ex-arable unlikely to be of particular habitat importance. Possible reptiles on site. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Undulating site on eastern edge of Codicote, adjoining residential development on two sides. |
| Summary | <p>Site in the Green Belt.</p> <p>Site adjacent to TPO, which may require mitigation.</p> <p>Ecological assessment including reptile survey .</p> <p>Rural location means site is away from town centres and major employment sites.</p> <p>Site includes a Right of Way which will need incorporating or diverting as appropriate.</p> <p>Further investigation required with regards to wastewater.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Village school would need to expand.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 39 (Pref. Options ref: HT1)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 39 (Pref. Options ref: HT1) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Highover Farm, Stotfold Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2489 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1519 | | | | |
| Town Centre: | 1391 | | | | |
| Right of Way: | 21 | | | | |
| Primary or first School: | 197 | | | | |
| Bus Services: | 55 | | | | |
| Local Centre / food shop | 490 | | | | |
| Employment area | 47 | | | | |
| Green Space Type | 143 metres to H – Play and Youth Facilities | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to | | | | |

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| | accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Upgrades may be required following further investigation. Sewers crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I20 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. <ul style="list-style-type: none"> Grovelands Avenue should not be re-connected into Highover Way. The internal road layout within the new housing estate should be looped to provide better access in case of an emergency. Local bus service is mainly commercial with possible diversion to meet accessibility criteria. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 736 |
| Listed buildings: | 318 |
| Scheduled | 628 |

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| Ancient monuments: | |
| Buildings of local Interest: | 9 |
| Historic Parks and Gardens: | 1133 |
| Archaeological sites: | 508 |
| HCC/ Historic England summary | HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 59 |
| Wildlife Sites / biodiversity: | 1 Low to moderate ecological sensitivity. Includes large area of probable ridge and furrow grassland, likely improved but not ploughed, with other earthworks. More information is required to determine whether this site has any fundamental ecological constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 0 |
| Landscape Commentary | Undulated landform, open in character. Limited screening but limited views. |
| | |
| Summary | <p>Site in the Green Belt.</p> <p>Site adjacent to Stotfold Road Verges wildlife site, which will require protection / mitigation and further consideration before development can occur.</p> <p>Site a fairly long distance from the town centre.</p> <p>Site located in grade 2 agricultural land.</p> <p>Site adjacent to Buildings of Local Interest, some sensitive design may be required.</p> <p>Further investigation to determine whether the site has any fundamental ecological constraints.</p> |

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| | <p>Further investigation of wastewater issues – sewers crossing the site.</p> <p>School capacity issues.</p> <p>Site adjacent to railway line, noise buffering required</p> <p>Areas of potential surface water flooding onsite.</p> <p>Open site with limited screening.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 40 (Pref. Options ref: IC2)

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 40 (Pref. Options ref: IC2) | Parish: | Ickleford | Primary Proposed Use: | Residential |
| Location: | Burford Grange, Bedford Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5220 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1639 | | | | |
| Town Centre: | 1492 | | | | |
| Right of Way: | 79 | | | | |
| Primary or first School: | 504 | | | | |
| Bus Services: | 23 | | | | |
| Local Centre / food shop | Na / 700 | | | | |
| Employment area | 782 | | | | |
| Green Space Type | 39 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | Sites are sufficiently small to not have a significant impact. However, there are known capacity issues in relation to secondary school provision in Hitchin. Sites here would feed into schools in Hitchin. | | | | |

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| Gas: | Need to check status of rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available at STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I21 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required to include scoping of adjacent mini roundabout in Ickleford. |
| Strategic Road impact: | Transport Assessment required to include scoping of adjacent mini roundabout in Ickleford. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 509 |
| Listed buildings: | 480 |
| Scheduled Ancient monuments: | 2513 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 3595 |
| Archaeological | 509 |

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| sites: | |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| Natural England summary | This site appears to be directly adjacent to the County Wildlife Site 11/038 Westmill Lane, Ickleford, and any potential adverse impacts on the site from development would need to be addressed. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 76 |
| Wildlife Sites / biodiversity: | 0 Low ecological sensitivity – no apparent constraints. No data on grassland, scrub and hedgerows – requires survey to confirm lack of interest, or inform requirement for compensation. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Residential character. Well screened from A600 Bedford Road and backing onto rear gardens of properties on Westmill Lane. |
| | |
| Summary | <p>Site includes part of Westmill Lane wildlife site that will need to be adequately mitigated before development can occur.</p> <p>Site is in the Green Belt.</p> <p>Grassland, scrub and hedgerows need surveying.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site a fairly long distance from the town centre.</p> <p>Site well screened.</p> <p>Secondary school capacity issues.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 41 (Pref. Options ref: IC1)

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 41 (Pref. Options ref: IC1) | Parish: | Ickleford | Primary Proposed Use: | Residential |
| Location: | Land off, Duncots Close | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5716 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1868 | | | | |
| Town Centre: | 1720 | | | | |
| Right of Way: | 37 | | | | |
| Primary or first School: | 200 | | | | |
| Bus Services: | 88 | | | | |
| Local Centre / food shop | na / 90 | | | | |
| Employment area | 700 | | | | |
| Green Space Type | 93 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | Sites are sufficiently small to not have a significant impact. However, there are known capacity issues in relation to secondary school provision in Hitchin. Sites here would feed into schools in Hitchin. | | | | |

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| Gas: | Need to check status of rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill <200m |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I22 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement detailing impact on Old Hale Way required. |
| Strategic Road impact: | Transport Statement detailing impact on Old Hale Way required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 21 |
| Scheduled Ancient monuments: | 1799 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 2970 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England – the site has the potential to impact on the significance and the setting of Ickleford Conservation Area. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 154 |
| Wildlife Sites / biodiversity: | 95 Low ecological sensitivity – historic orchard site – grassland, potential GCN habitat, adjacent scrub and trees. Site requires surveys to confirm lack of interest, or inform requirement for compensation. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Site bounded by hedgerows, backs onto residential properties. |
| | |
| Summary | Site includes an archaeological area that will require further consideration before development can occur. Site includes a conservation area and is adjacent to listed buildings, therefore sensitive design will be required. Historic orchard site, grassland, potential GCN habitat, scrub and trees requires surveying. Site located in the Green Belt. Site above Source Protection Zone 2/3 or principal aquifer. Site located a long distance from the town centre. Site well screened. Secondary school capacity issues. Site scores neutral / positive for most other criteria. |

SHLAA reference: 49

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|--|---|---------|---------------|-----------------------|-------------|
| Site: | SHLAA reference: 49 | Parish: | King's Walden | Primary Proposed Use: | Residential |
| Location: | Allotments south of, Colemans Road, Breachwood Green | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4149 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3534 | | | | |
| Town Centre: | 7511 | | | | |
| Right of Way: | 65 | | | | |
| Primary or first School: | 211 | | | | |
| Bus Services: | 51 | | | | |
| Local Centre / food shop | na / 2370 | | | | |
| Employment area | 8543 | | | | |
| Green Space Type | F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | Need to ask HCC about the capacity of the village school to accommodate additional dwellings, although the number is relatively small and may not be a significant issue. Hitchin schools will be at capacity and additional places will need to be found. Capacity in relation to nursery provision is not yet known. Further discussion with HCC is required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. | | | | |

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| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I28 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | None <ul style="list-style-type: none"> Vehicle access to these plots from the local access roads would be considered acceptable if the access to each plot was located centrally along their frontages taking advantage to maximise the vehicle to vehicle inter visibility. The proposed junction would have to meet the safety requirements of Manual for Streets. |
| Strategic Road impact: | None |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1368 |
| Listed buildings: | 2 |
| Scheduled Ancient monuments: | 6551 |
| Buildings of local Interest: | 1000+ |
| Historical Parks | 3485 |

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| and Gardens: | |
| Archaeological sites: | 1141 |
| HCC/ Historic England | Site could affect the setting of the Grade II* listed The Old Homestead, although it depends on the exact design of any potential development. Development should respect the varied topography surrounding this settlement as well as the linear settlement pattern. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3215 |
| Wildlife Sites / biodiversity: | 342 Low ecological constraint, largely arable, notably the site includes allotments; loss of habitat and potential for reptiles. Requires replacing if lost. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Green, open space within the settlement including allotments. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site adjacent to listed buildings which will require sensitive design.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>Reptile surveys required and compensation if justified.</p> <p>Rural location means that it is located away from town centres, shops and major employment sites.</p> <p>Hitchin schools' capacity issue.</p> <p>Green, open space within village including allotments.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 51 (Pref. Options ref: KW1)

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|--|---|---------|---------------|-----------------------|-------------|
| Site: | SHLAA reference:51 (Pref. Options ref: KW1) | Parish: | King's Walden | Primary Proposed Use: | Residential |
| Location: | Allotments west of, The Heath | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3962 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3716 | | | | |
| Town Centre: | 7253 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 399 | | | | |
| Bus Services: | 123 | | | | |
| Local Centre / food shop | 2100 | | | | |
| Employment area | 8301 | | | | |
| Green Space Type | F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | Need to ask HCC about the capacity of the village school to accommodate additional dwellings, although the number is relatively small and may not be a significant issue. Hitchin schools will be at capacity and additional places will need to be found. Ca | | | | |

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| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Upgrades may be required following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I30 |
| Noise / nuisance | Within Luton Noise Contour |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | <ul style="list-style-type: none"> Vehicle access to these plots from the local access roads would be considered acceptable if the access to each plot was located centrally along their frontages taking advantage to maximise the vehicle to vehicle inter visibility. The proposed junction would have to meet the safety requirements of Manual for Streets. |
| Strategic Road impact: | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1571 |
| Listed buildings: | 51 |
| Scheduled Ancient monuments: | 6689 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 3578 |

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| Archaeological sites: | 1154 |
| HCC/ Historic England | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3422 |
| Wildlife Sites / biodiversity: | 354 Low ecological sensitivity, notably the loss of allotments. Potential reptile interest. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Forms part of green buffer between settlements. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Rural location means that it is located away from town centres, shops and major employment sites.</p> <p>Hitchin schools' capacity issue.</p> <p>Reptile surveys required and compensation if justified.</p> <p>Within Luton noise contour, mitigation may be required.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site is a green buffer between settlements.</p> <p>Upgrades may be required to wastewater infrastructure.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 52 (Pref. Options ref: KB1)

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| Site: | SHLAA reference: 52 (Pref. Options ref: KB1) | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land at, Deards End | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1676 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 641 | | | | |
| Town Centre: | 9837 | | | | |
| Right of Way: | 424 | | | | |
| Primary or first School: | 785 | | | | |
| Bus Services: | 84 | | | | |
| Local Centre / food shop | 553 | | | | |
| Employment area | 9823 | | | | |
| Green Space Type | I – Outdoor Sports Facilities | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools | | | | |

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| | to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Upgrades may be required following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I31 |
| Noise / nuisance | 48m to A1(M) noise mitigation required |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. <ul style="list-style-type: none"> • Pedestrian access to Old Knebworth Park Lane is required to allow access to local bus services as well as stopping provision necessary. • The carriageway on Station Road under the Railway Bridge could be an issue with the likely increase in traffic flows. • Any development to the west of Knebworth would need to consider the three crossings of Deards End Lane, Station Road and Gun Road. There is limited scope to improve these crossing points. |
| Strategic Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 9 |

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| Scheduled Ancient monuments: | 203 |
| Buildings of local Interest: | 337 |
| Historical Parks and Gardens: | 598 |
| Archaeological sites: | 870 |
| HCC/ Historic England summary | <p>Historic England - Sites 52 and 53 have the potential to harm the setting of the two conservation areas within Knebworth given their overall size. Much will depend on the final design, which reinforces the needs for a development brief.</p> <p>Historic England - scheduled 19th century railway bridge off Stevenage Road – the increased amount and weight of traffic (including construction vehicles) might need to be explored.</p> <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 82 |
| Wildlife Sites / biodiversity: | 260 Low/ moderate ecological sensitivity. Half of the site is rough grassland, divided by ancient hedge. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3/urban |
| Natural beauty | 40-49 |
| Landscape Commentary | Forms part of the green buffer between the A1(M) and western edge of Knebworth. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site adjacent to conservation area and listed buildings, therefore sensitive design will be required.</p> <p>Site requires survey of rough grassland and possibly pond.</p> <p>Proximate to A1(M), noise mitigation may be required</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> |

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| | <p>Site includes areas of potential surface water flooding.</p> <p>Some distance from town centres and major employment sites, although near to village centre.</p> <p>Issues with school capacity in Knebworth, Hitchin and Stevenage.</p> <p>Access issues – transport assessment required.</p> <p>Potential wastewater capacity issues.</p> <p>Green buffer between village and A1(M).</p> <p>Site scores neutral / positive for most other issues.</p> |
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SHLAA reference: 53 (Pref. Options ref: KB2)

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| Site: | SHLAA reference: 53 (Pref. Options ref: KB2) | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land at, Gypsy Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1838 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 689 | | | | |
| Town Centre: | 10328 | | | | |
| Right of Way: | 13 | | | | |
| Primary or first School: | 668 | | | | |
| Bus Services: | 238 | | | | |
| Local Centre / food shop | 587 | | | | |
| Employment area | 10269 | | | | |
| Green Space Type | 25 metres to E – Green Corridor | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools | | | | |

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| | to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Upgrades may be required following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Infill areas on site |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I32 |
| Noise / nuisance | Site adjoins A1(M) on western boundary |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <p>Transport Assessment required extending to junctions in Knebworth and Codicote.</p> <ul style="list-style-type: none"> • The existing line of Gypsy Lane that runs from Spinney Lane passes through the southern section of the proposed development, but this narrow rural road is not suitable to provide access for the development. • The section of Gypsy Lane between Orchard Way and Park Lane is also not suitable as a means of access for the proposed development. • Improvements should be provided to Stocken Green and Gun. • The carriageway on Gun Road under the Railway Bridge is narrow and not easy to negotiate when there are on-coming vehicles present. • The junction of B197 London Road and Gun Road will need to be improved. • The majority of the site falls outside accessibility to rail and bus criteria. Good pedestrian access to Old Knebworth Park Lane is required to allow access to local bus services as well as bus stopping provision. • Improvements/enhancement required to pedestrian/cycle links to town centre including rail access. • Any development to the west of Knebworth would need to consider the three crossings of Deards End Lane, Station Road and Gun Road. There is limited scope to improve these crossing points. |

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| Strategic Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 188 |
| Scheduled Ancient monuments: | 781 |
| Buildings of local Interest: | 395 |
| Historical Parks and Gardens: | 338 |
| Archaeological sites: | 1046 |
| HCC/ Historic England summary | <p>Historic England - Sites 52 and 53 have the potential to harm the setting of the two conservation areas within Knebworth given their overall size. Much will depend on the final design, which reinforces the needs for a development brief.</p> <p>Historic England - scheduled 19th century railway bridge off Stevenage Road – the increased amount and weight of traffic (including construction vehicles) might need to be explored.</p> <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 106 |
| Wildlife Sites / biodiversity: | 232 Low ecological sensitivity – Gipsy Lane hedgerows should be protected. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |

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| <i>Landscape Commentary</i> | Forms part of the green buffer between the A1(M) and western edge of Knebworth. |
| <i>Summary</i> | <p>Site is in the Green Belt.</p> <p>Site adjacent to conservation area and listed buildings, therefore sensitive design will be required.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site some distance from town centres and major employment sites, although near to village centre.</p> <p>Issues with school capacity in Knebworth, Hitchin and Stevenage.</p> <p>Access issues – transport assessment required.</p> <p>Potential wastewater capacity issues.</p> <p>Green buffer between village and A1(M).</p> <p>Site scores neutral / positive for most other issues.</p> |

SHLAA reference: 55

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 55 | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land north of, Old Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 798 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 111 | | | | |
| Town Centre: | 10875 | | | | |
| Right of Way: | 457 | | | | |
| Primary or first School: | 214 | | | | |
| Bus Services: | 172 | | | | |
| Local Centre / food shop | 201 | | | | |
| Employment area | 10738 | | | | |
| Green Space Type | F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is | | | | |

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| | constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | None - 440m to Railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required extending to junctions in Knebworth and Hertford Road, Stevenage. <ul style="list-style-type: none"> • Old Lane has limited opportunities to pass an oncoming vehicle. • The left turn from Watton Road into Old Lane is prohibited, except for cycles. • Little opportunity to provide vehicular access into the development site off Old Lane because of the bendiness. |
| Strategic Road impact: | Transport Assessment required extending to junctions in Knebworth and Hertford Road, Stevenage. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 717 |
| Listed buildings: | 166 |
| Scheduled Ancient monuments: | 786 |
| Buildings of local Interest: | 221 |

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| Historical Parks and Gardens: | 1505 |
| Archaeological sites: | 2143 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 329 |
| Wildlife Sites / biodiversity: | 798 Low ecological sensitivity – intensive arable. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3/urban |
| Natural beauty | 40-49 |
| Landscape Commentary | Visually exposed, undulating land on edge of settlement forming gateway into Knebworth. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site above Source Protection Zone 1, which will require further investigation before development can occur.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site some distance from town centres and major employment sites, although near to village centre.</p> <p>Issues with school capacity in Knebworth, Hitchin and Stevenage.</p> <p>Access issues – transport assessment required.</p> <p>Potential wastewater capacity issues.</p> <p>Visually exposed land.</p> <p>Site scores neutral / positive for most other issues.</p> |

SHLAA reference: 57

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 57 | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land south of, Swangley's Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2862 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 297 | | | | |
| Town Centre: | 11146 | | | | |
| Right of Way: | 104 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 113 | | | | |
| Local Centre / food shop | 221 | | | | |
| Employment area | 11039 | | | | |
| Green Space Type | J – School | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is | | | | |

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| | constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Access difficult – Transport Assessment required. <ul style="list-style-type: none"> On Swagley's Lane, the road passes a sharp right-hand bend passed Swagley's Farm, and as a result there is no intervisibility across the sharp bend because of the farm buildings. There are only two possible locations where a point of vehicle access could be provided into the development site. |
| Strategic Road impact: | Access difficult – Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 272 |
| Listed buildings: | 180 |
| Scheduled Ancient monuments: | 1053 |
| Buildings of local Interest: | 40 |

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| Historical Parks and Gardens: | 1341 |
| Archaeological sites: | 2157 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 15 |
| Wildlife Sites / biodiversity: | 374 Low ecological sensitivity, small areas of grassland of copse; and old field hedgerows. Retention of edge rough grasslands and hedgerows. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3/urban |
| Natural beauty | 40-49 |
| Landscape Commentary | Partial sense of enclosure due to topography. |
| | |
| Summary | <p>Site in the Green Belt.</p> <p>Site above Source Protection Zone 1 which will require further consideration before development can occur.</p> <p>Site adjacent to TPO, which will require protection or mitigation.</p> <p>Retention of edge rough grasslands and hedgerows.</p> <p>Transport assessment required.</p> <p>Site adjacent to buildings of local interest which may require sensitive design.</p> <p>Site some distance from town centres and major employment sites, although near to village centre.</p> <p>Issues with school capacity in Knebworth, Hitchin and Stevenage.</p> <p>Site partially enclosed and bounded by hedgerows.</p> <p>Site scores neutral / positive for most other issues.</p> |

SHLAA reference: 58

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 58 | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land north of, Watton Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2506 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 176 | | | | |
| Town Centre: | 10458 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 348 | | | | |
| Bus Services: | 264 | | | | |
| Local Centre / food shop | 318 | | | | |
| Employment area | 10300 | | | | |
| Green Space Type | H – Play and Youth Facilities/B – Recreation Grounds | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is | | | | |

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| | constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site is located in SPZ1. |
| Noise / nuisance | No information available at time of assessment. |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required extending to junctions in Knebworth and Hertford Road, Stevenage. |
| Strategic Road impact: | Transport Assessment required extending to junctions in Knebworth and Hertford Road, Stevenage. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 491 |
| Listed buildings: | 342 |
| Scheduled Ancient monuments: | 487 |
| Buildings of local Interest: | 324 |
| Historical Parks and Gardens: | 1534 |

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| Archaeological sites: | 1924 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 5 |
| Wildlife Sites / biodiversity: | 482 Low ecological sensitivity. Roadside hedge to be retained. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3/urban |
| Natural beauty | 40-49 |
| Landscape Commentary | Forms part of the green buffer between the Stevenage and eastern edge of Knebworth. Open in character. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site adjacent to TPO which will require protection or mitigation.</p> <p>Site above Source Protection Zone 1 which will require further consideration before development can occur.</p> <p>Site includes a Right of Way which will need to be incorporate and diverted as appropriate.</p> <p>Site some distance from town centres and shops and schools, although more related to Stevenage.</p> <p>Issues with school capacity in Knebworth, Hitchin and Stevenage.</p> <p>Access issues – transport assessment required.</p> <p>Green, open buffer on the edge of the village.</p> <p>Site scores neutral / positive for most other issues.</p> |

SHLAA reference: 59

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|--|--|---------|------------|-----------------------|------------|
| Site: | SHLAA reference: 59 | Parish: | Letchworth | Primary Proposed Use: | Employment |
| Location: | Land adjoining Household Waste Recycling Centre, Blackhorse Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 8744 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 912 | | | | |
| Town Centre: | 566 | | | | |
| Right of Way: | 29 | | | | |
| Primary or first School: | 584 | | | | |
| Bus Services: | 466 | | | | |
| Local Centre / food shop | 1728 / | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 66 metres to C – Amenity Green Space | | | | |

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| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I8 |
| Noise / nuisance | Adjacent to railway line and HWRC |
| Surface Water: | None |
| Green Belt | Yes |

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| Local Road impact: | <p>Transport Assessment required extending to junctions of Green Lane and Works Road.</p> <p>The vehicle access to these plots is from the existing Blackhorse Road, classed as an industrial estate road. For industrial use, it would be considered acceptable. However, the proposed access would have to meet the safety requirements of Manual for Streets. This site of this size is considered as a large development the application should be supported by a Transport Assessment, which sets out the transport implications of the development proposals and identify measures required to overcome any transport impact of the proposal. The scoping of the assessment should extend to the junctions of Green lane and Works Road.</p> |
| Strategic Road impact: | Transport Assessment required extending to junctions of Green Lane and Works Road. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 424 |
| Listed buildings: | 531 |
| Scheduled Ancient monuments: | 655 |
| Buildings of local Interest: | 606 |
| Historical Parks and Gardens: | 1863 |
| Archaeological sites: | 0 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 682 |
| Wildlife Sites / biodiversity: | 297 |
| Area of Outstanding | No, 1000+ |

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| Natural Beauty: | |
| Agricultural classification: | Urban/Grade 2 |
| Natural beauty | 40-49 |
| Landscape Commentary | Limited visibility from surrounding area. |
| | |
| Summary | <p>Site in the Green Belt.</p> <p>Site located a long distance from town centre.</p> <p>Site within archaeological area, further consideration required before development can occur.</p> <p>Site partially on grade 2 agricultural land.</p> <p>Noise mitigation may be required</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Limited visibility.</p> <p>Site scores neutral / positive for most other criteria.</p> <p>Transport Assessment required.</p> |

SHLAA reference: 60

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|--|--|---------|------------|-----------------------|------------|
| Site: | SHLAA reference: 60 | Parish: | Letchworth | Primary Proposed Use: | Employment |
| Location: | Land east of, Blackhorse Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 8656 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 858 | | | | |
| Town Centre: | 487 | | | | |
| Right of Way: | 31 | | | | |
| Primary or first School: | 356 | | | | |
| Bus Services: | 382 | | | | |
| Local Centre / food shop | 1547 / 487 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 74 metres to G – Cemeteries and Churches | | | | |

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| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I20 |
| Noise / nuisance | Adjacent to railway line and HWRC |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required extending to junctions of Green Lane and Works Road. |
| Strategic Road impact: | Transport Assessment required extending to junctions of Green Lane and Works Road. |

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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 365 |
| Listed buildings: | 405 |
| Scheduled Ancient monuments: | 532 |
| Buildings of local Interest: | 492 |
| Historical Parks and Gardens: | 1801 |
| Archaeological sites: | 0 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 552 |
| Wildlife Sites / biodiversity: | 292 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban/Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Sloping site, limited visibility from surrounding area. Pylons cross site. |
| | |
| Summary | Site in the Green Belt. |

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| | <p>Site located a long distance from town centre.</p> <p>Site within archaeological area, further consideration required before development can occur.</p> <p>Site partially on grade 2 agricultural land.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Limited visibility.</p> <p>Noise mitigation may be required.</p> <p>Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: 64 (Pref. options ref: PT1)

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|--|--|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 64 (Pref. options ref: PT1) | Parish: | Pirton | Primary Proposed Use: | Residential |
| Location: | Land east of, Priors Hill | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3239 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4456 | | | | |
| Town Centre: | 4268 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 1 | | | | |
| Bus Services: | 85 | | | | |
| Local Centre / food shop | 300 | | | | |
| Employment area | 4161 | | | | |
| Green Space Type | J – School | | | | |
| Infrastructure | | | | | |
| Community: | The ability of the village school to cope with additional growth is not known. Hitchin secondary schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these | | | | |

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| | surgeries. |
| Gas: | Further exploration needed with National Grid. |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | Capacity in the STW however, may require localised network upgrade to receive foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I35 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required |
| Strategic Road impact: | Transport Assessment required |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 1 |
| Scheduled Ancient monuments: | 11 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 2804 |

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| Archaeological sites: | 0 |
| HCC/ Historic England | <ul style="list-style-type: none"> • Site has the potential to harm the setting of Pirton Conservation Area, a number of listed buildings and a scheduled monument. • Highdown House, a Grade I listed building (approx. 1km to the south) could be affected. • Historic England - A development brief should be prepared to guide proposals. • Historic England - The archaeological potential of this site would need to be established at an early stage before it could be considered. • HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment • Historic England - it remains a large site proposed for 88 dwellings and is still likely to have a detrimental impact on the significance of several heritage assets through change within their setting. |
| Natural England summary | This site is immediately adjacent to the Chilterns AONB, so landscape and sustainability issues would need to be addressed. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 582 |
| Wildlife Sites / biodiversity: | 126 Within Great Crested Newt zone but habitat may not be suitable to provide shelter. Low ecological sensitivity – unless grassland retains some interest (survey required to confirm). No apparent ecological constraint. Dividing hedge may be important if follows historic field pattern. |
| Area of Outstanding Natural Beauty: | Adjacent, 5m |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Gently sloping, well-contained site bounded by residential/school on two sides and road frontages with hedgerows on the other two sides. Large site in relation to overall size of Pirton. |
| Summary | <p>Site includes part of an archaeological area and is adjacent to a scheduled ancient monument which will require further investigation before development can occur.</p> <p>Site adjacent to listed buildings and conservation area, therefore sensitive design will be required.</p> <p>Rural location means that site is located away from town centre and major employment site.</p> <p>Survey required to confirm lack of interest in grassland.</p> |

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| | <p>Site above Source Protection Zone 2/3.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Hitchin schools' capacity issue.</p> <p>Access issues.</p> <p>Well bounded large site.</p> <p>Wastewater network upgrade required.</p> <p>Site scores neutral / positively for most other criteria.</p> |
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SHLAA reference: 65

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 65 | Parish: | Preston | Primary Proposed Use: | Residential |
| Location: | Land west of, Back Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 490 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1183 | | | | |
| Town Centre: | 4033 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 282 | | | | |
| Local Centre / food shop | na / 1700 | | | | |
| Employment area | 5013 | | | | |
| Green Space Type | 34 metres to J – School | | | | |
| Infrastructure | | | | | |
| Community: | The ability of the village school to cope with additional growth is not known. Hitchin secondary schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. | | | | |
| Gas: | Further exploration needed with National Grid. | | | | |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. | | | | |

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| Wastewater: | May require some enhancement to treatment capacity. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I36 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Must be carefully assessed to calculate amount of capacity access route can offer, small scale development only. |
| Strategic Road impact: | Must be carefully assessed to calculate amount of capacity access route can offer, small scale development only. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 149 |
| Scheduled Ancient monuments: | 2000 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 311 |
| Archaeological sites: | 0 |
| HCC/ Historic | Significant concerns regarding all of the proposed site allocations for Preston. The village contains a conservation area |

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| England | and numerous listed buildings. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 63 |
| Wildlife Sites / biodiversity: | 493 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 69-78 |
| Landscape Commentary | Rectangular site fronting onto Back Lane with residential adjoining and opposite. Screened from road by hedgerow but open to field to rear. |
| Summary | <p>Site includes archaeological area, which will require further consideration before development can occur.</p> <p>Rural location means site is located away from town centre, major employment sites and food shop.</p> <p>Site relatively close to Wain Wood SSSI, although based on distance unlikely to have an impact.</p> <p>Site adjacent to conservation area which means sensitive design will be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site in area of relatively high natural beauty.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site bounded by residential and roads, although open on one side.</p> <p>Hitchin schools' capacity issue.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Wastewater capacity may need enhancing.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 67

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 67 | Parish: | Preston | Primary Proposed Use: | Residential |
| Location: | Land north of, Chequers Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 97 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1609 | | | | |
| Town Centre: | 3642 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 414 | | | | |
| Bus Services: | 231 | | | | |
| Local Centre / food shop | na / 1770 | | | | |
| Employment area | 4600 | | | | |
| Green Space Type | 36 metres to Other | | | | |
| Infrastructure | | | | | |
| Community: | Discussions required with HCC. The ability of the village school to cope with additional dwellings is not known. There are known capacity issues in relation to schools within Hitchin. Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. | | | | |
| Gas: | Further exploration needed with National Grid. | | | | |

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| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | May require some enhancement to treatment capacity. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
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| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I38 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Must be carefully assessed to calculate amount of capacity access route can offer, small scale development only. |
| Strategic Road impact: | Must be carefully assessed to calculate amount of capacity access route can offer, small scale development only. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 119 |
| Listed buildings: | 34 |
| Scheduled Ancient monuments: | 2022 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 239 |
| Archaeological sites: | 209 |

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| HCC/ Historic England | Significant concerns regarding all of the proposed site allocations for Preston. The village contains a conservation area and numerous listed buildings. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 365 |
| Wildlife Sites / biodiversity: | 98 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 69-78 |
| Landscape Commentary | Flat site, bounded by hedgerow along southern boundary with road and trees along western boundary. |
| Summary | <p>Rural location means site is located away from town centre, major employment sites and food shop.</p> <p>Site relatively close to Wain Wood SSSI, further consideration may be required.</p> <p>Site adjacent to listed building which means sensitive design will be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site in area of relatively high natural beauty.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site bounded by hedgerow, although open to north.</p> <p>Hitchin schools' capacity issue.</p> <p>Access issues.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Wastewater capacity may need enhancing.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 81

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| Site: | SHLAA reference: 81 | Parish: | Reed | Primary Proposed Use: | Residential |
| Location: | Reed House, Jackson’s Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4537 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4157 | | | | |
| Town Centre: | 3883 | | | | |
| Right of Way: | 19 | | | | |
| Primary or first School: | 66 | | | | |
| Bus Services: | 14 | | | | |
| Local Centre / food shop | na / 3883 | | | | |
| Employment area | 4131 | | | | |
| Green Space Type | 60 metres to Other, J – School | | | | |
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| Infrastructure | | | | | |
| Community: | No capacity issues in relation to the village school were raised by HCC in the last consultation. The number of dwellings in the village would be less than previous assessments. Therefore, the impact is likely to be less. There are no capacity issues in relation to the middle and upper schools in Royston and surrounds. Nursery provision may be an issue. There is capacity at the GP surgeries in Barley and Bassingbourn. | | | | |

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| Gas: | Further exploration needed with National Grid. |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | Major constraints, likely to have an impact on phasing. Further investigation required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Infill on site |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I51 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 306 |
| Scheduled Ancient monuments: | 402 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 2266 |
| Archaeological | 16 |

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| sites: | |
| HCC/ Historic England | <p>Impact on the conservation area's character and setting if the village boundary alters and pressure for development increases.</p> <p>Reed contains a very high number of moated farmsteads with associated water management and field systems, with a number of these features scheduled. Advice from the County HER and archaeological adviser is needed to establish the archaeological potential of all of the proposed sites.</p> |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3336 |
| Wildlife Sites / biodiversity: | <p>372</p> <p>Low ecological sensitivity – possible ridge and furrow grassland which require surveying.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 50-59 |
| Landscape Commentary | Plateau landscape bounded by hedgerow. |
| | |
| Summary | <p>Site within conservation area, sensitive design will be required.</p> <p>Site adjacent to archaeological area, further consideration may be required.</p> <p>Site likely to be contaminated, remediation may be required.</p> <p>Site on grade 2 agricultural land.</p> <p>Major constraints for wastewater.</p> <p>Surveys of grasslands to enable assessments to be made whether there are any fundamental ecological constraints or not.</p> <p>Site bounded by trees.</p> <p>Rural location means that site is located away from town centres, major employment sites and food shop.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Upgrades to wastewater may be required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

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SHLAA reference: 85 (Pref. options ref: RY2)

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| Site: | SHLAA reference: 85 (Pref. options ref: RY2) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Land north of, Newmarket Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1694 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 706 | | | | |
| Town Centre: | 914 | | | | |
| Right of Way: | 594 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 189 | | | | |
| Local Centre / food shop | na / 914 | | | | |
| Employment area | 968 | | | | |
| Green Space Type | Multi Functional Recreat*/J – Schools/E – Green Corridor | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to | | | | |

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| | nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. |
| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I54 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required. <ul style="list-style-type: none"> This site of this size could accommodate a large development and would generate a significant increase in traffic and may overload this area of road network and may cause concern for existing users such as emergency service vehicles as the development is accessed from a traffic sensitive road. Site currently falls outside accessibility criteria for rail/bus access. Local bus provision will be required. As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 941 |
| Listed buildings: | 1088 |
| Scheduled | 332 |

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| Ancient monuments: | |
| Buildings of local Interest: | 873 |
| Historical Parks and Gardens: | 4682 |
| Archaeological sites: | 60 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 358 |
| Wildlife Sites / biodiversity: | 815 Low ecological sensitivity. Roadside trees and tree clump (A505 & Newmarket Road) should be retained. Local lizard populations will require surveying and translocation where necessary. Local tree belts retained where possible – important as corridors into urban area. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 79-87 |
| Landscape Commentary | Boundary hedge and trees to south and east, open views to north and west. Visible from southbound A505. Site forms part of horizon in long distance views from north of A505. |
| | |
| Summary | <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Survey required for local lizard population and translocation where necessary.</p> <p>Visible site, open to north and west.</p> <p>Site in area of high natural beauty.</p> <p>Transport assessment required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 98 (Pref. Options ref: HT2)

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| Site: | SHLAA reference: 98 (Pref. Options ref: HT2) | Parish: | St Ippolyts | Primary Proposed Use: | Residential |
| Location: | Land north of Pound Farm, London Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2050 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1431 | | | | |
| Town Centre: | 1196 | | | | |
| Right of Way: | 483 | | | | |
| Primary or first School: | 506 | | | | |
| Bus Services: | 286 | | | | |
| Local Centre / food shop | 920 / 514 | | | | |
| Employment area | 1653 | | | | |
| Green Space Type | D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | Based on past discussions with HCC it would appear that there is some capacity at the school in St Ippolyts to | | | | |

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| | accommodate some growth. However, this site relates more to the edge of Hitchin. Further discussions are required with HCC to understand which schools' children may go to and the extent of capacity in relation to the combination of sites proposed. There are known capacity issues at the secondary schools within Hitchin. Nursery capacity is limited. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Significant new network infrastructure to connect FW, sewers crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I64 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, access from sensitive road. <ul style="list-style-type: none"> The Whitehill Road and Oakfield Avenue approaches to A602 Stevenage Road have been identified as an additional location where the highway is expected to be at capacity by 2031 during the AM Peak. |
| Strategic Road impact: | Transport Assessment required, access from sensitive road. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 420 |
| Listed buildings: | 200 |
| Scheduled | 1807 |

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| Ancient monuments: | |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 2285 |
| Archaeological sites: | 479 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 177 |
| Wildlife Sites / biodiversity: | 0 Low to moderate ecological sensitivity. A potential constraint being the grassland interest for which there is no data available. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Green buffer between Hitchin and Gosmore. Southern gateway into Hitchin. |
| Summary | <p>Site is in Green Belt.</p> <p>Site overlaps Folly Alder Swamp Wildlife site in SE corner, therefore protection / mitigation required.</p> <p>Adjacent to flood risk area but not within it.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>Hitchin schools' capacity issues.</p> <p>Access issues.</p> <p>Significant wastewater issues.</p> <p>Green buffer between Hitchin and Gosmore.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 110

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| Site: | SHLAA reference: 110 | Parish: | St Ippolyts | Primary Proposed Use: | Residential |
| Location: | Oakfield Farm, Stevenage Road (A602) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 1, 2 & 3 | | | | |
| Proximity to SSSI: | 2798 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1405 | | | | |
| Town Centre: | 1074 | | | | |
| Right of Way: | 1 | | | | |
| Primary or first School: | 209 | | | | |
| Bus Services: | 20 | | | | |
| Local Centre / food shop | 110 | | | | |
| Employment area | 948 | | | | |
| Green Space Type | D – Natural and Semi–Natural | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Based on past discussions with HCC it would appear that there is some capacity at the school in St Ippolyts to accommodate some growth. Further discussions are required to understand the extent of this in relation to the combination of sites proposed and whether there still is some capacity. There are | | | | |

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| | known capacity issues at the secondary schools within Hitchin. Nursery capacity is limited. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Significant new network infrastructure to connect foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Farmyards |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I75 |
| Noise / nuisance | Site between Railway line and A602. |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required covering plots 108, 109 & 110. Principle access from A602 would be served by a high quality single junction. |
| Strategic Road impact: | Transport Assessment required covering plots 108, 109 & 110. Principle access from A602 would be served by a high quality single junction. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 526 |
| Listed buildings: | 218 |
| Scheduled Ancient monuments: | 604 |
| Buildings of local Interest: | 560 |

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| Historic Parks and Gardens: | 2976 |
| Archaeological sites: | 95 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 190 |
| Wildlife Sites / biodiversity: | 47 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3/urban |
| Natural beauty | 40-49 |
| Landscape Commentary | Large site on south-east edge of Hitchin. Adjoins, and provides setting for, Ippolyts Brook which forms current settlement boundary. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site is located in Flood zones 2 and 3, sequential and exception tests required.</p> <p>Site located a long distance from town centres and major employment sites.</p> <p>Hitchin schools' capacity issues.</p> <p>Site adjacent to Purwell Railway wildlife site, mitigation may be required.</p> <p>Significant wastewater capacity issues.</p> <p>Access issues.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 118 (Pref. options ref: TH2)

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| Site: | SHLAA reference: 118 (Pref. options ref: TH2) | Parish: | Therfield | Primary Proposed Use: | Residential |
| Location: | Land south of, Kelshall Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2227 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4112 | | | | |
| Town Centre: | 4001 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 396 | | | | |
| Bus Services: | 356 | | | | |
| Local Centre / food shop | na / 4001 | | | | |
| Employment area | 3809 | | | | |
| Green Space Type | 75 metres to F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | Need to discuss village school capacity with HCC as was not part of previous consultations with them. We do not currently know the capacity of the school. Capacity at the nearby middle and upper schools. Capacity at the surgeries within nearby villages. | | | | |

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| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Capacity in STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Depot |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I82 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Access routes must be considered. |
| Strategic Road impact: | Access routes must be considered. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 54 |
| Scheduled Ancient monuments: | 75 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 4868 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | <p>It should be regarded as having archaeological potential for medieval settlement remains whose character and significance would need to be established.</p> <p>Adjoins Therfield Conservation Area and would affect its setting.</p> <p>A development brief will need to be prepared.</p> <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> <p>Historic England – due to the scheduled motte and bailey castle, the sites should be regarded as having archaeological potential for medieval settlement remains whose character and significance would need to be established. Site adjoins Therfield Conservation Area and would affect its setting. The impact of development on the historic environment should be assessed before this site is taken forward. There would need to be site specific criteria to guide development.</p> |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3450 |
| Wildlife Sites / biodiversity: | <p>73</p> <p>Low ecological sensitivity – no apparent ecological constraints, however protected species may need considering. GCN in area – potential for reptiles if habitat suitable.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Edge of village / gateway site and setting to village. |
| | |
| Summary | <p>Site adjacent to conservation area, therefore sensitive design is required.</p> <p>Site includes archaeological site, which will require further consideration before development can occur.</p> <p>Site located above Source Protection Zone 2/3.</p> <p>Site includes Right of Way which will need to be accommodated or diverted as appropriate.</p> <p>Rural location means that site is located away from town centre, food shop and major employment sites.</p> |

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| | Protected species may need considering. Within core of village. Site score neutral / positive for most other criteria. |
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SHLAA reference: 119 (Pref. options ref: TH1)

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| Site: | SHLAA reference: 119 (Pref. options ref: TH1) | Parish: | Therfield | Primary Proposed Use: | Residential |
| Location: | Land west of, Police Row | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2524 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3935 | | | | |
| Town Centre: | 3896 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 217 | | | | |
| Bus Services: | 132 | | | | |
| Local Centre / food shop | na / 3896 | | | | |
| Employment area | 3805 | | | | |
| Green Space Type | 12 metres to Multi Functional Recreat*, H – Play and Youth facilities | | | | |
| Infrastructure | | | | | |
| Community: | Need to discuss village school capacity with HCC as was not part of previous consultations with them. We do not currently know the capacity of the school. Capacity at the nearby middle and upper schools. Capacity at the surgeries within nearby villages. | | | | |

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| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I83 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Scoping work to include area of influence including junctions at A505 and A10 and capacity on rural network. |
| Strategic Road impact: | Scoping work to include area of influence including junctions at A505 and A10 and capacity on rural network. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 9 |
| Scheduled Ancient monuments: | 249 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 4684 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | <p>Site is in close proximity to the scheduled motte and bailey castle and lie close to the historic settlement core.</p> <p>It should be regarded as having archaeological potential for medieval settlement remains whose character and significance would need to be established.</p> <p>Adjoins Therfield Conservation Area and would affect its setting.</p> <p>The site has the potential to harm the setting of the conservation area and the surrounding countryside, as well as the Grade II listed The Old Rectory.</p> <p>Such a large site could greatly detract from the character.</p> <p>A development brief will need to be prepared.</p> |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3369 |
| Wildlife Sites / biodiversity: | <p>27</p> <p>Low ecological sensitivity – grassland requires survey to confirm low interest. The site is within GCN zone although heavy grazing would reduce likelihood of habitable site. Boundary hedgerows should be retained – internal hedgerows already lost or degraded.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | High grass embankment and hedgerow along road frontage. Extensive site providing setting to village. |
| | |
| Summary | <p>Site adjacent to conservation area and listed buildings, therefore sensitive design is required.</p> <p>Site includes archaeological site, which will require further consideration before development can occur.</p> <p>Site located above Source Protection Zone 2/3.</p> <p>Site adjacent to Ducks Green and Kelshall Lane wildlife site, mitigation and protection may be required.</p> |

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| | <p>Site located on grade 2 land.</p> <p>Survey required to determine ecological interest.</p> <p>Site includes Right of Way which will need to be accommodated or diverted as appropriate.</p> <p>Rural location means that site is located away from town centre, food shop and major employment sites.</p> <p>Edge of village location providing setting to village.</p> <p>Constraints on wastewater infrastructure.</p> <p>Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: 121

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|--|---|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 121 | Parish: | Wymondley | Primary Proposed Use: | Residential |
| Location: | Land north of, Stevenage Road, Little Wymondley | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 1, 2 & 3 | | | | |
| Proximity to SSSI: | 3221 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2839 | | | | |
| Town Centre: | 2514 | | | | |
| Right of Way: | 8 | | | | |
| Primary or first School: | 1 | | | | |
| Bus Services: | 10 | | | | |
| Local Centre / food shop | 1440 | | | | |
| Employment area | 2063 | | | | |
| Green Space Type | J – School | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues with the village school (including nursery provision) and secondary schools in Stevenage and Hitchin. Further discussion with HCC required. HCC have said that the village school has limited expansion potential, unless additional land is acquired to increase the site area or detached playing fields are identified. Alternatively the school could be located on a new site. Little Wymondley currently does not have a village hall and may need one to accommodate this growth. Further discussions with the PCT are required in relation to GP surgeries. There is some | | | | |

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| | capacity within Hitchin. However, this would need to be measured against growth elsewhere. The capacity of nearby surgeries in Stevenage may also be relevant. |
| Gas: | Sites in Wymondley and Todds Green have not yet been explored with National Grid. |
| Electricity: | Sites in Wymondley and Todds Green have not yet been explored with UK Power Networks. |
| Wastewater: | Capacity at STW, significant new network infrastructure to connect foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I85 |
| Noise / nuisance | 150m to Railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <ul style="list-style-type: none"> • Transport Assessment required detailing area of influence and impact on major junctions at the A505, Arch Road and Willian Road. • Expansion of the site would generate an increase in traffic that may have a significant impact on the village of Wymondley and Little Wymondley which may cause concern for existing residents, service and emergency vehicles. |
| Strategic Road impact: | Transport Assessment required detailing area of influence and impact on major junctions at the A505, Arch Road and Willian Road. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 420 |
| Listed buildings: | 100 |
| Scheduled Ancient | 695 |

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| monuments: | |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 3190 |
| Archaeological sites: | 1 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 118 |
| Wildlife Sites / biodiversity: | 472 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2/3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Open site providing buffer between Arch Road and western edge of village contributing to the village setting. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site in Flood Zones 2 and 3, sequential and exceptions tests may be required, small area of site to north.</p> <p>Site on Grade 2/3 agricultural land.</p> <p>Site adjacent to archaeological site, further consideration may be required.</p> <p>Located a long distance from the town centre, local centre.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Capacity issues at primary school and Hitchin / Stevenage secondary schools.</p> <p>No village hall.</p> <p>Foul sewer infrastructure required.</p> <p>Access issues.</p> <p>Above Source Protection Zone 2/3.</p> <p>Open site on edge of village.</p> <p>Site scores neutral / positive for most other criteria.</p> |

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SHLAA reference: 122

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| Site: | SHLAA reference: 122 | Parish: | Wymondley | Primary Proposed Use: | Residential |
| Location: | Land south of, Stevenage Road, Little Wymondley | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 1, 2 & 3 | | | | |
| Proximity to SSSI: | 3092 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2910 | | | | |
| Town Centre: | 2571 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 1 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 1540 | | | | |
| Employment area | 2254 | | | | |
| Green Space Type | I – Outdoor Sports | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues with the village school (including nursery provision) and secondary schools in Stevenage and Hitchin. Further discussion with HCC required. HCC have said that the village school has limited expansion potential, unless additional land is acquired to increase the site area or detached playing fields are identified. Alternatively the school could be located on a new site. Little Wymondley currently does not have a village hall and may need one to accommodate this growth. Further discussions with the PCT are required in relation to GP surgeries. There is some | | | | |

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| | capacity within Hitchin. However, this would need to be measured against growth elsewhere. The capacity of nearby surgeries in Stevenage may also be relevant. |
| Gas: | Sites in Wymondley and Todds Green have not yet been explored with National Grid. |
| Electricity: | Sites in Wymondley and Todds Green have not yet been explored with UK Power Networks. |
| Wastewater: | Capacity at STW, significant new network infrastructure to connect foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill on part of site |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, could generate significant traffic for local villages. |
| Strategic Road impact: | Transport Assessment required, could generate significant traffic for local villages. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 926 |
| Listed buildings: | 7 |
| Scheduled Ancient monuments: | 606 |
| Buildings of local Interest: | 1000+ |
| Historical Parks | 2897 |

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| and Gardens: | |
| Archaeological sites: | 0 |
| HCC/ Historic England | Site is likely to impact on the setting of a number of listed buildings, including the Grade II* Wymondley House to the north as well as the Grade I Wymondley Bury and Grade II* St Mary the Virgin Church to the east. Historic England has concerns regarding the sustainability of this site. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 113 |
| Wildlife Sites / biodiversity: | 186 Moderate ecological sensitivity. Large mixed area of mature hedgerow complexes/tree belts, woodland block and grasslands, one possibly ridge and furrow. Large arable field of low value. Survey required to confirm relative importance and appropriate development strategy if developed. In regards to ecological constraints, the hedgerows should be protected as far as possible – they are a locally rich and significant resource of grasslands and hedgerows in the village. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Large area to south of village. Forms buffer to A602 to the south and setting to village on southern and south-western sides. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site in Flood Zones 2 and 3, sequential and exceptions tests may be required.</p> <p>Site on Grade 2/3 agricultural land.</p> <p>Site includes an archaeological site, further consideration may be required before development can occur.</p> <p>Survey required to confirm relative importance and appropriate development strategy if developed.</p> <p>Site adjacent to listed buildings, sensitive design will be required.</p> <p>Located a long distance from the town centre, local centre.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Capacity issues at primary school and Hitchin / Stevenage secondary schools.</p> <p>No village hall.</p> <p>Foul sewer infrastructure required.</p> |

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| | <p>Access issues. Above Source Protection Zone 2/3. Open site to south of village. Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: 200 (Pref. Options ref: BA1 (part))

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| Site: | SHLAA reference: 200 (Pref. Options ref: BA1 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land north of Baldock | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6323 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 900 | | | | |
| Town Centre: | 259 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 235 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 259 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 16 metres to D – Natural and Semi-Natural | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | This strategic site could accommodate additional provision to deal with capacity issues for both development on the site and the cumulative impact of a number of smaller developments within Baldock and the surrounding villages. These additional facilities would be a benefit for the town, particularly in relation to secondary school provision. Additional | | | | |

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| | facilities would include schools, nursery provision, community centres, green infrastructure, policing, a children's centre, shops etc. |
| Gas: | Network reinforcement required. |
| Electricity: | A new primary substation at Letchworth Grid. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Multiple industrial uses. |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | Site adjoins railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, access plans require further investigation. <ul style="list-style-type: none"> Development will need to include new/enhanced passenger transport provision (local bus) and improve access/links to key destinations such as retail/employment/leisure. The Whitehorse Street/ Station Road/ Royston Road signalised junction is currently running close to capacity and could not accommodate additional flows with its current configuration. |
| Strategic Road impact: | Transport Assessment required, access plans require further investigation. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 231 |
| Listed buildings: | 230 |
| Scheduled Ancient monuments: | 234 |

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| Buildings of local Interest: | 100+ |
| Historic Parks and Gardens: | 3005 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation Historic England - concerns regarding this proposed site allocation in terms of its impact on the historic environment. The site could impact on the setting of the historic core, including its conservation area and the Grade I listed Church of St Mary. In terms of immediate impacts, the site contains a Grade II listed building (Nook Cottage) and is opposite three additional Grade II buildings and a scheduled Roman settlement site west of the A507. The archaeological potential of the site could also be considerable. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 80 |
| Wildlife Sites / biodiversity: | 0 High ecological sensitivity for farmland birds and rare plants Fundamental ecological constraint if priority bird species are not adequately considered in respect of impact prior to taking site forward with suitable conservation measures. Reptiles and roadside verge flora must also be considered. Area considered to be low / medium for habitat creation. Hydrological sensitivities associated with Ivel Springs. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grades 2, 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Large undulating open site to north east of Baldock adjoining residential area on southern boundary. Farmland with minimal boundary enclosure in the northern part. Slightly more enclosure in the southern part. Highly visible from Bygrave Road and the railway. |
| Summary | Site is located in the Green Belt. Site includes a number of archaeological areas, which will require further investigation before development can take place. |

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| | <p>Site adjoins railway line appropriate noise mitigation required</p> <p>Site located upon Grade 2 agricultural land.</p> <p>Site is very close to Ivel Springs Wildlife site but does include Baldock Road Verge Wildlife site, the impact on this site will need to be adequately mitigated.</p> <p>High ecological sensitivity, priority birds species need to be considered as do reptiles and roadside verge flora.</p> <p>Hydrological sensitivities associated with Ivel Springs.</p> <p>Site includes some possible surface water flooding.</p> <p>Site likely to be contaminated – remediation may be required.</p> <p>Site also includes Rights of Way which will need to be incorporated / diverted as appropriate.</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site has limited boundary enclosure to the north, site visible from the south.</p> |
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SHLAA reference: 201 (Pref. Options ref: BA1 (part))

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| Site: | SHLAA reference: 201 (Pref. Options ref: BA1 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land south of, Bygrave Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7068 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1026 | | | | |
| Town Centre: | 629 | | | | |
| Right of Way: | 338 | | | | |
| Primary or first School: | 381 | | | | |
| Bus Services: | 117 | | | | |
| Local Centre / food shop | 629 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 147 metres to C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Agriculture incl. farmyard |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | Site adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement required. Known capacity issues at junction. <ul style="list-style-type: none"> Development will need to include new/enhanced passenger transport provision (local bus) and improve access/links to key destinations such as retail/employment/leisure. The Whitehorse Street/ Station Road/ Royston Road signalised junction is currently running close to capacity and could not accommodate additional flows with its current configuration. |
| Strategic Road impact: | Transport Statement required. Known capacity issues at junction. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 598 |
| Listed buildings: | 597 |
| Scheduled Ancient monuments: | 384 |

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| Buildings of local Interest: | 598 |
| Historic Parks and Gardens: | 3414 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation Historic England - concerns regarding this proposed site allocation in terms of its impact on the historic environment. The site could impact on the setting of the historic core, including its conservation area and the Grade I listed Church of St Mary. In terms of immediate impacts, the site contains a Grade II listed building (Nook Cottage) and is opposite three additional Grade II buildings and a scheduled Roman settlement site west of the A507. The archaeological potential of the site could also be considerable. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 322 |
| Wildlife Sites / biodiversity: | 118 High ecological sensitivity for farmland birds and rare plants – see north of Baldock Fundamental ecological constraint if priority bird species are not adequately considered in respect of impact prior to taking site forward with suitable conservation measures. Reptiles and roadside verge flora must also be considered. Area considered to be low / medium for habitat creation. Hydrological sensitivities associated with Ivel Springs. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Flat, open site located between Bygrave Road and the railway line. Highly visible from railway line and Royston Road, partly screened by existing buildings and vegetation from Bygrave Road. Forms part of the setting to Baldock. |
| Summary | Site includes an archaeological area; further consideration will be required before development can be considered. Ecological constraints associated with farmland birds Potential for surface water flooding onsite. Site located above Source Protection Zone 2/3 or principal aquifer. |

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| | <p>Site located on Grade 2 agricultural land.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site forms part of the setting to Baldock.</p> <p>Site scores positively / neutral for most other criteria.</p> |
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SHLAA reference: 202 (Pref. Options ref: BA4(part))

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 202 (Pref. Options ref: BA4(part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land east of, Clothall Common | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6539 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1246 | | | | |
| Town Centre: | 1182 | | | | |
| Right of Way: | 120 | | | | |
| Primary or first School: | 880 | | | | |
| Bus Services: | 165 | | | | |
| Local Centre / food shop | 1182 | | | | |
| Employment area | 500 | | | | |
| Green Space Type | 7 metres to C – Amenity Green Space | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | 155 to A505, although allocated behind existing noise buffer |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement required. Access options to be considered further. <ul style="list-style-type: none"> • Aleyn Lane is not wide enough to provide a local distributor route connection into Yeomanry Drive. Through traffic on this narrow estate road could have an adverse effect on road safety. • There may be an opportunity to open up Yeomanry Drive onto Royston Road. There is an attraction for larger vehicles to use Royston Road due to the industrial estates off this route. If Yeomanry Road is opened up to through traffic it will be necessary to introduce weight limits on the estate roads, to deter the use of these estate roads by larger vehicles. • Vehicular access would be acceptable off the northern end of the Aleyn Way cul-de-sac only. |
| Strategic Road impact: | Transport Statement required. Access options to be considered further. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1155 |
| Listed buildings: | 1187 |

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| Scheduled Ancient monuments: | 739 |
| Buildings of local Interest: | 100+ |
| Historic Parks and Gardens: | 3943 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 918 |
| Wildlife Sites / biodiversity: | 1558 Low ecological sensitivity, retention of hedgerows and roadside verge corridor. Survey required for reptiles and butterflies |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2, 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Site slopes down to Royston Road as part of former bund. Open site highly visible from Royston Road, railway line and from adjoining properties. Contributes to the setting of Baldock. |
| | |
| Summary | <p>Site is in the Green Belt and includes an archaeological area, which will require further investigation before any development can take place.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Potential for surface water flooding onsite.</p> <p>Retain hedgerows, reptile survey</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is part of bund, but open and visible from Royston Road.</p> |

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| | Site scores positively / neutral for most other criteria. |
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SHLAA reference: 203

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| Site: | SHLAA reference: 203 | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land south of Ash Mill, | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5675 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3957 | | | | |
| Town Centre: | 5792 | | | | |
| Right of Way: | 7 | | | | |
| Primary or first School: | 318 | | | | |
| Bus Services: | 9 | | | | |
| Local Centre / food shop | na / 3850 | | | | |
| Employment area | 6267 | | | | |
| Green Space Type | 162 metres to Other | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW and in foul sewer network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | Site surrounds chicken farm, 250m to STW |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Statement required, access from Shaftenhoe End Road. |
| Strategic Road impact: | Transport Statement required access from Shaftenhoe End Road. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 11 |
| Scheduled Ancient monuments: | 1289 |
| Buildings of local Interest: | 1000 |
| Historic Parks and Gardens: | 943 |
| Archaeological | Adjoining |

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| sites: | |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England - Site 203 adjoins the south-western corner of the conservation area, and development here could be out of keeping with the character and form of the village. Further consideration is needed. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3033 |
| Wildlife Sites / biodiversity: | 501 Retain hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Site located on the southern edge of the village screened by boundary hedgerows. Bordered by roads on the south and east sides, residential on the north-east corner and poultry farm building on the west side. Barkway is a linear settlement with most development adjoining the high street. |
| | |
| Summary | <p>The site is located on Grade 2 agricultural land.</p> <p>Site adjacent to Archaeological site, which may require further investigation.</p> <p>Site located adjacent to a conservation area and listed buildings which will require sensitive design.</p> <p>Its rural location means that it is located away from town centres and designated employment areas.</p> <p>Retain hedgerows</p> <p>Site wraps round a chicken farm, mitigation difficult to achieve.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of possible surface water flooding.</p> <p>Site includes a Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site located on the southern edge of village, bordered by roads and development.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 205 (Preferred Options ref: CD2)

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| Site: | SHLAA reference: 205 (Preferred Options ref: CD2) | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Codicote Garden Centre, High Street | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1955 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3808 | | | | |
| Town Centre: | 9993 | | | | |
| Right of Way: | 20 | | | | |
| Primary or first School: | 522 | | | | |
| Bus Services: | 78 | | | | |
| Local Centre / food shop | 479 | | | | |
| Employment area | 10520 | | | | |
| Green Space Type | I – Outdoor Sports | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to | | | | |

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| | accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Garden Centre |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement required. |
| Strategic Road impact: | Transport Statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 124 |
| Listed buildings: | 289 |
| Scheduled Ancient monuments: | 1730 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 1544 |
| Archaeological sites: | 194 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England – the impact on the Grade II listed Church of St Giles should be assessed. If there is impact, and there would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 176 |
| Wildlife Sites / biodiversity: | 263 Low ecological sensitivity |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Large site on northern edge of Codicote. Garden Centre in southern half contains some mature trees. Northern part has partial boundary hedgerow screening from London Road but open to Mansells Lane, a narrow country lane, along the northern boundary. |
| Summary | Site in the Green Belt. Rural location means site is away from town centres and major employment sites. Major constraints – further investigation required with regards to wastewater. Site includes areas of potential surface water flooding. Site above Source Protection Zone 2/3 or principal aquifer. Village school would need to expand. Some screening in the southern part of the site. Site scores neutral / positive for most other criteria. |

SHLAA reference: 208 (Pref. Options ref: GR1)

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| Site: | SHLAA reference: 208 (Pref. Options ref: GR1) | Parish: | Graveley | Primary Proposed Use: | Residential |
| Location: | Land at, Milksey Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4681 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2114 | | | | |
| Town Centre: | 4362 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 235 | | | | |
| Bus Services: | 102 | | | | |
| Local Centre / food shop | na / 1390 | | | | |
| Employment area | 3526 | | | | |
| Green Space Type | 23 metres to C – Amenity Green Space | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | The site is sufficiently small to not have a significant impact. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given a possible increase in numbers. | | | | |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in | | | | |

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| | locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Adjacent to unknown fill. |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | 79m to A1 |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 134 |
| Scheduled Ancient monuments: | 757 |
| Buildings of local Interest: | 1000m+ |
| Historic Parks and Gardens: | 3448 |
| Archaeological sites: | 32 |

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| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment | | |
| | Historic England – Although reduced in size from previous consultations, it could still have a notable impact on the significance of Graveley Conservation Area. Site lies within Graveley Conservation Area and includes a Grade II listed the Grange to the south, with a number of other listed buildings to the east along the High Street. 8 large homes could have a considerable impact on the significance of the heritage assets. | | |
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| <i>Landscape and natural environment (distances are in metres)</i> | | | |
| Tree Preservation Orders: | 90 | | |
| Wildlife Sites / biodiversity: | 256 Low ecological sensitivity – no apparent constraints. | | |
| Area of Outstanding Natural Beauty: | 1000+ | | |
| Agricultural classification: | Grade 3 | | |
| Natural beauty | 40-49 | | |
| Landscape Commentary | Site on corner of Milksey Lane and High Street adjoining residential properties. Bounded by footpath on western edge with hedgerow screening from railway line. Screened from roads by raised level, and embankment covered by mature trees and shrubs. | | |
| | | | |
| Summary | <p>Site located in the Green Belt.</p> <p>Site adjacent to archaeological area, which may require mitigation before development can occur.</p> <p>Site includes conservation area; therefore sensitive design will be required.</p> <p>Rural location means the site is located away from town centres and major employment areas.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Site includes Right of Way, which will need incorporating or diverting as appropriate.</p> <p>Site quite a long way from services and facilities.</p> <p>Green buffer between A1.</p> <p>Good boundaries.</p> <p>Site scores neutral / positive for most other criteria.</p> | | |

SHLAA reference: 209

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|--------------------------------------|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 209 | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Reduced version of south west Hitchin, | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zones 1, 2 & 3 | | | | |
| Proximity to SSSI: | 920 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 621 | | | | |
| Town Centre: | 43 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 680 | | | | |
| Bus Services: | 10 | | | | |
| Local Centre / food shop | 1180 / 50 | | | | |
| Employment area | 680 | | | | |
| Green Space Type | D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. | | | | |

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| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill sites |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | Contains A505 |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement required, access plans require further investigation. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 11 |
| Listed buildings: | 1 |
| Scheduled Ancient monuments: | 2305 |
| Buildings of local Interest: | ? |
| Historic Parks and Gardens: | 2011 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation</p> <p>Historic England – The reduced size does not address many of HE’s concerns. Although it no longer affects St Ippolyts Conservation Area and removes most of the Charlton Conservation Area from the proposed allocation, the reduced site still has an impact on multiple heritage assets which includes the setting of three conservation areas and several listed buildings. The archaeological impacts of such a large site remain an issue. Further work needs to be undertaken to identify and where possible, overcome potential historic environment issues.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 0 |
| Area of Outstanding Natural Beauty: | No, 340 |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Large site on the south west edge of Hitchin extending from Pirton Road in the west to Gosmore Road in the south and wrapping around Charlton. The site contributes to the setting of Hitchin. See LUC’s Landscape Sensitivity Study for land south west of Hitchin. |
| Summary | <p>Site located in the Green Belt.</p> <p>Site includes areas of Flood Zone 2 and 3, sequential and exception tests required.</p> <p>Site includes The Willows and Priory Park Icehouse wildlife site, appropriate mitigation will be required before development can take place.</p> <p>Potential for contamination onsite, remediation may be required.</p> <p>Site includes TPOs which will need to be protected or mitigated as appropriate.</p> <p>Site includes archaeological areas which will require consideration before development can occur.</p> <p>Site adjacent to a conservation area and listed buildings which will require sensitive design.</p> <p>Site includes area of potential surface water flooding.</p> <p>Site includes Rights of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> |

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| | School capacity issues. |
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SHLAA reference: 214 (Pref. options ref: PT2)

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| Site: | SHLAA reference: 214 (Pref. options ref: PT2) | Parish: | Pirton | Primary Proposed Use: | Residential |
| Location: | Holwell Turn, West Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2703 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4025 | | | | |
| Town Centre: | 3750 | | | | |
| Right of Way: | 116 | | | | |
| Primary or first School: | 549 | | | | |
| Bus Services: | 81 | | | | |
| Local Centre / food shop | na / 310 | | | | |
| Employment area | 3533 | | | | |
| Green Space Type | 193 metres to F – Allotments | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | The ability of the village school to cope with additional growth is not known. Hitchin secondary schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these | | | | |

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| | surgeries. |
| Gas: | Further exploration needed with National Grid. |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. Sewers crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Statement required, safety concerns regarding access proximity to bend. <ul style="list-style-type: none"> • Access should be located within the 30mph speed limit. • The aspect of the sharp right-hand bend in Holwell Road in this rural setting is poor for approaching southbound vehicles. |
| Strategic Road impact: | Transport Statement required, safety concerns regarding access proximity to bend. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 35 |
| Listed buildings: | 152 |
| Scheduled Ancient monuments: | 292 |
| Buildings of local | 1000m+ |

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| Interest: | |
| Historical Parks and Gardens: | 3768 |
| Archaeological sites: | 128 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England - This site adjoins the conservation area to the west and is likely to have an impact on its significance. It is not clear how much impact there would be on the conservation area, but this should be investigated before any decision is made on whether to take the site forward. The archaeological potential of the site would also need to be established. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 1 |
| Wildlife Sites / biodiversity: | 285 Within edge of GCN zone but land use likely to preclude presence. Negligible/ low ecological sensitivity – highly unlikely to be apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 618 |
| Agricultural classification: | Grade 2/3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Linear site on north east edge of village. Screened by hedgerows along east, west and south boundaries with open, narrow frontage to West Lane. Abutts housing on West Lane but otherwise surrounded by fields. Contributes to the setting of Pirton and is |
| | |
| Summary | Site adjacent to conservation area and adjacent to listed buildings, therefore sensitive design will be required. Rural location means that site is located away from town centre and major employment site. Site above Source Protection Zone 2/3. Site on grade 2 agricultural land. Hitchin schools' capacity issue. Access issues. Site adjacent to TPO, protection or mitigation will be required. |

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| | <p>Sewers crossing site. Abuts housing and fields, important to setting. Site scores neutral / positively for most other criteria.</p> |
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SHLAA reference: 215 (Pref. options ref: PR1)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 215 (Pref. options ref: PR1) | Parish: | Preston | Primary Proposed Use: | Residential |
| Location: | Land east of, Butchers Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 211 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3778 | | | | |
| Town Centre: | 3753 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 306 | | | | |
| Bus Services: | 206 | | | | |
| Local Centre / food shop | na / 1740 | | | | |
| Employment area | 4734 | | | | |
| Green Space Type | Other | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Discussions required with HCC. The ability of the village school to cope with additional dwellings is not known. There are known capacity issues in relation to schools within Hitchin. Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. | | | | |

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| Gas: | Further exploration needed with National Grid. |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | May require some enhancement to treatment capacity – some flow balancing may be required to receive FW. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport statement required, potential access issues. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 45 |
| Listed buildings: | 30 |
| Scheduled Ancient monuments: | 4964 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 211 |
| Archaeological | 63 |

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| sites: | | |
| HCC/ Historic England | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment | |
| | Historic England - This site is situated near to the conservation area, including the Grade II listed church. It is not clear how much impact there would be on the conservation area, but this should be investigated before any decision is made on whether to take the site forward. | |
| <i>Landscape and natural environment (distances are in metres)</i> | | |
| Tree Preservation Orders: | 234 | |
| Wildlife Sites / biodiversity: | 213 | |
| Area of Outstanding Natural Beauty: | No, 1000+ | |
| Agricultural classification: | Grade 3 | |
| Natural beauty | 69-78 | |
| Landscape Commentary | Open green site surrounded by gardens on three sides and fronting onto Butchers Lane. Screened by hedge along Butchers Lane. | |
| Summary | <p>Rural location means site is located away from town centre, major employment sites and food shop.</p> <p>Site relatively close to Wain Wood SSSI, further consideration may be required.</p> <p>Site adjacent to the conservation area and listed buildings which means sensitive design will be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site in area of relatively high natural beauty.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site bounded by hedgerow, although open to north.</p> <p>Hitchin schools' capacity issue.</p> <p>Wastewater capacity may need enhancing.</p> <p>Site score neutral / positive for most other criteria.</p> | |
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SHLAA reference: 216

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 216 | Parish: | Preston | Primary Proposed Use: | Residential |
| Location: | Land west of, Butchers Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 308 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3603 | | | | |
| Town Centre: | 3802 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 212 | | | | |
| Bus Services: | 208 | | | | |
| Local Centre / food shop | na / 1660 | | | | |
| Employment area | 4814 | | | | |
| Green Space Type | 6 metres to Other | | | | |
| Infrastructure | | | | | |
| Community: | Discussions required with HCC. The ability of the village school to cope with additional dwellings is not known. There are known capacity issues in relation to schools within Hitchin. Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. | | | | |
| Gas: | Further exploration needed with National Grid. | | | | |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. | | | | |

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| Wastewater: | May require some enhancement to treatment capacity – some flow balancing may be required to receive FW. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport statement required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 120 |
| Listed buildings: | 18 |
| Scheduled Ancient monuments: | 5123 |
| Buildings of local Interest: | 1000m+ |
| Historical Parks and Gardens: | 318 |
| Archaeological sites: | 0 |
| HCC/ Historic | Significant concerns regarding all of the proposed site allocations for Preston. The village contains a conservation area |

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| England | and numerous listed buildings. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 110 |
| Wildlife Sites / biodiversity: | 308 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 69-78 |
| Landscape Commentary | Located on the western edge of the village fronting onto Butchers Lane with residential development on opposite side of road. |
| Summary | <p>Site includes archaeological area which will require further consideration before development can occur.</p> <p>Rural location means site is located away from town centre, major employment sites and food shop.</p> <p>Site relatively close to Wain Wood SSSI, further consideration may be required.</p> <p>Site adjacent to listed building which means sensitive design will be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site in area of relatively high natural beauty.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site bounded by hedgerow, although open to north.</p> <p>Hitchin schools' capacity issue.</p> <p>Wastewater capacity may need enhancing.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 217 (Pref. options ref: RY7)

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: 217 (Pref. options ref: RY7) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Anglian Business Park, Orchard Road | | | | |
| Criterion | <i>Explanation and measure</i> | | | | |
| MAJOR CRITERIA | <i>(distances are in metres)</i> | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 626 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | (-2) Middle and outer zones | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| <i>Facilities (distances are in metres)</i> | | | | | |
| Medical: | 450 | | | | |
| Town Centre: | 466 | | | | |
| Right of Way: | 305 | | | | |
| Primary or first School: | 234 | | | | |
| Bus Services: | 99 | | | | |
| Local Centre / food shop | na / 466 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 33 metres to I – Outdoor Sports | | | | |
| | | | | | |
| <i>Infrastructure</i> | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |

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| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Commercial/industrial |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 192 |
| Listed buildings: | 299 |
| Scheduled Ancient monuments: | 697 |
| Buildings of local Interest: | 211 |
| Historical Parks and Gardens: | 6132 |

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| Archaeological sites: | 402 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 236 |
| Wildlife Sites / biodiversity: | 497 Negligible ecological sensitivity (low if habitat patch by railway still present). Highly unlikely to be any ecological constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Narrow, rectangular site located between recent residential development and commercial area of Royston. Backs onto railway line with narrow frontage onto Orchard Road. Important site in the urban fabric and the character of Orchard Road. |
| | |
| Summary | <p>Site largely within outer zones of hazardous facility radius a small area within medium area – consultation with HSE required.</p> <p>Site likely to be contaminated, remediation may be required.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Important site to urban fabric.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 218 (Pref. options ref: RY1)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 218 (Pref. options ref: RY1) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Land west of Ivy Farm, Baldock Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 15 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2 | | | | |
| Town Centre: | 2 | | | | |
| Right of Way: | 139 | | | | |
| Primary or first School: | 842 | | | | |
| Bus Services: | 522 | | | | |
| Local Centre / food shop | 2 | | | | |
| Employment area | 72 | | | | |
| Green Space Type | 15 metres to D – Natural and Semi-Natural | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |

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| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Vehicle repair/farmyard |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport statement required, some access concerns. <ul style="list-style-type: none"> • Site falls outside accessibility criteria for rail/bus* access. Local bus access will be required. (*restricted to two return journeys). • As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. • The junctions with the A505 have been identified as existing pressure points on the network which will require consideration. |
| Strategic Road impact: | Transport statement required, some access concerns. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 925 |
| Listed buildings: | 961 |
| Scheduled Ancient monuments: | 318 |

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| Buildings of local Interest: | |
| Historical Parks and Gardens: | 6192 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England - There is potential for development in this location to impact on the significance and setting of these scheduled monuments, along with potential on-site archaeology issues. If this site is to be taken forward, further assessment is needed to understand the significance and setting of the monuments and ascertain potential impacts. |
| Natural England summary | This site is immediately adjacent to Therfield Heath SSSI, so sustainability and biodiversity issues would need to be addressed before Natural England could accept further development in this area. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 171 |
| Wildlife Sites / biodiversity: | 15 High ecological sensitivity due to increased pressure on SSSI. Fundamental ecological constraints as site should not be considered unless suitable mitigation/compensation measures are provided to demonstrate impact on SSSI will be limited. Local lizard populations will require surveying and translocation where necessary. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 0 |
| Landscape Commentary | Low lying flat site between railway line and Baldock Road. Abutts new residential development on eastern boundary and restaurant on western edge. Strong hedgerow screens site from Baldock Road but open to railway line and bypass. Forms part of the setting to Therfield Heath. |
| Summary | Site includes an archaeological site, which will need further consideration before development can occur. Site is adjacent to SSSI and wildlife site, further consideration required before development can occur, appropriate mitigation required. Site includes areas of potential surface water flooding. Site above Source Protection Zone 2/3 or principal aquifer. |

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| | <p>Mitigation measure required to demonstrate impact on SSSI will be limited.</p> <p>Survey required for local lizard population and translocation where necessary.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Site screened on one site, open to the north.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 221 (Pref. options ref: SI1)

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|--|---|---------|-------------|-----------------------|-------------|
| Site: | SHLAA reference: 221 (Pref. options ref: SI1) | Parish: | St Ippolyts | Primary Proposed Use: | Residential |
| Location: | Land south of, Waterdell Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1265 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2258 | | | | |
| Town Centre: | 1923 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 468 | | | | |
| Bus Services: | 75 | | | | |
| Local Centre / food shop | na / 70 | | | | |
| Employment area | 2408 | | | | |
| Green Space Type | 33 metres to D – Natural and Semi-Natural | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Based on past discussions with HCC it would appear that there is some capacity at the school in St Ippolyts to accommodate some growth. Further discussions are required to understand the extent of this in relation to the combination of sites proposed and whether there still is some capacity. There are known capacity issues at the | | | | |

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| | secondary schools within Hitchin. Nursery capacity is limited. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Major infrastructure works required to connect foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport assessment required if over threshold, access to be decided. B656 London Road is identified as a location where the highway is expected to be at capacity by 2031 during the PM peak. |
| Strategic Road impact: | Transport assessment required if over threshold, access to be decided. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 259 |
| Listed buildings: | 10 |
| Scheduled Ancient monuments: | 2587 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 1397 |
| Archaeological sites: | 249 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 655 |
| Wildlife Sites / biodiversity: | 121 St Ibbs Bush Wildlife Site to the south. Low potential for protected species within site. The site is adjacent to a site important for bats. Low/ locally moderate ecological sensitivity given adjacent parkland. No apparent constraints but due regard given to adjacent site to south. St Ibbs Bush Wildlife Site to the south. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Flat site on south west edge of village. Boundary hedging with hedgerow trees. Northern boundary backs onto housing along Waterdell Lane. Bounded by London Road on east side and Hill Lane on south side with fields to west. |
| | |
| Summary | Site is in Green Belt. Site adjacent to listed buildings, sensitive design required. Rural location means site is long distance from town centre. Site includes Right of Way which will need to be incorporated or diverted as appropriate. Site above Source Protection Zone 2/3 or principal aquifer. Site is in close proximity to St Ibbs Bush Wildlife Site to south. Hitchin schools' capacity issues. Access issues. Major wastewater works required. Flat well bounded site. |

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| | Site scores neutral / positive for most other criteria. |
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SHLAA reference: 225

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|--------------------------------------|---|---------|-------------|-----------------------|-------------|
| Site: | SHLAA reference: 225 | Parish: | St Ippolyts | Primary Proposed Use: | Residential |
| Location: | Land west of Hitchin Lane at junction with A602, Stevenage Road, Hitchin | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zones 1, 2 & 3 | | | | |
| Proximity to SSSI: | 2763 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1257 | | | | |
| Town Centre: | 1044 | | | | |
| Right of Way: | 43 | | | | |
| Primary or first School: | 213 | | | | |
| Bus Services: | 113 | | | | |
| Local Centre / food shop | 440 | | | | |
| Employment area | 1198 | | | | |
| Green Space Type | D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | Based on past discussions with HCC it would appear that there is some capacity at the school in St Ippolyts to accommodate some growth. However, this site relates more to the edge of Hitchin. Further discussions are required with HCC to understand which schools children may go to and the extent of capacity in relation to the combination of sites proposed. There are known capacity issues at the secondary schools within Hitchin. Nursery capacity is limited. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the | | | | |

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| | growth within and around Hitchin. |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport statement required, access would require widening. <ul style="list-style-type: none"> Development access from A602 against HCC Policy. Access from Folly Lane is only viable option, if 224 and 225 awarded separately. Both sites would create pressure on existing Folly Lane/Stevenage Road junction |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 645 |
| Listed buildings: | 180 |
| Scheduled Ancient monuments: | 1909 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and | 2786 |

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| Gardens: | |
| Archaeological sites: | 569 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 369 |
| Wildlife Sites / biodiversity: | 1 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Site at junction of Hitchin Lane and the A602 Stevenage Road, a major route into Hitchin. Land slopes west away from Hitchin Lane down towards Ippolyts Brook and residential properties on edge of Hitchin. Screened from Hitchin Lane by embankment and hedgerow / wildlife site. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site is located in Flood Zones 2 and 3, sequential and exception tests required.</p> <p>Hitchin schools' capacity issues.</p> <p>Site adjacent to archaeological area, further consideration may be required.</p> <p>Site adjacent to Folly Alder Swamp wildlife site, mitigation may be required.</p> <p>Access issues.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 226 (Pref. options ref: GA2)

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| Site: | SHLAA reference: 226 (Pref. options ref: GA2) | Parish: | Weston | Primary Proposed Use: | Residential |
| Location: | Land off, Mendip Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5287 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
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| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1373 | | | | |
| Town Centre: | 5900 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 481 | | | | |
| Bus Services: | 556 | | | | |
| Local Centre / food shop | 410 | | | | |
| Employment area | 5255 | | | | |
| Green Space Type | D – Natural and Semi Natural | | | | |
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| Infrastructure | | | | | |
| Community: | Capacity issues in relation to the local schools, nursery and secondary schools within Stevenage. Further discussions would be required with HCC if this site is pursued. | | | | |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. | | | | |

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| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Major infrastructure upgrades required. Cannot consider this in isolation to any additional developments within Stevenage Borough. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None although pylons through site |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <ul style="list-style-type: none"> • There is little opportunity to provide access to this development site from the existing road infrastructure. • The proposed development would require a local distributor route through the development with at least two means of access from the main road network. A new link should be provided for this development site. • The size of the site is of sufficient critical mass to warrant local bus service provision to be included. |
| Strategic Road impact: | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1561 |
| Listed buildings: | 25 |
| Scheduled Ancient monuments: | 3697 |
| Buildings of local Interest: | 1000m+ |
| Historical Parks | 5488 |

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| and Gardens: | |
| Archaeological sites: | 789 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> <p>Historic England - It is not clear whether the site would be accessed through the existing Great Ashby development or by a bypass to the north of Stevenage; the latter could have considerable issues for heritage assets such as Chesfield Church. As before, HE strongly recommends that further work is undertaken to identify and where possible, overcome potential historic environment issues. HE has reservations about taking this site forward without further analysis and justification of the impacts.</p> <p>Historic England – site immediately adjoins a number of Grade II listed buildings and potentially may also impact on historic landscape character. It is not clear whether there has been adequate assessment of heritage impacts, and Historic England therefore recommend that such assessment occurs. There would need to be site specific criteria to guide development.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 4262 |
| Wildlife Sites / biodiversity: | <p>1</p> <p>The site is adjacent/ close to Tilekiln Wood, New Spring Wood, Brooches Wood Wildlife Sites, which will effectively be isolated by this development.</p> <p>Boundary hedgerows, trees belts, scrub and possibly small area of rough grassland. General farmland ecology. Medium/ high ecological sensitivity given impact on woodlands. Unlikely to be constraints, but there might be if sufficient corridors are not retained or created to reduce impact on woodlands. Badger, hare and local bird species recorded. Bats at Tilekiln Farm.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Intimate, undulating landscape. Fields bounded by hedgerows. Pylons cross the southern part of the site. Contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warrens's Green. |
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| Summary | <p>Site in the Green Belt.</p> <p>Site adjacent to listed buildings, sensitive design required.</p> <p>Site adjacent to wildlife sites (Tilekilnwood, New Spring Wood) on the edges of the development, suitable protection / mitigation required.</p> <p>There is a need to secure appropriate habitat resources.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site includes Right of Way, which will need to be incorporated or diverted as appropriate.</p> <p>Major upgrades to wastewater infrastructure.</p> <p>Capacity issues with schools.</p> <p>Access issues.</p> <p>Undulating landscape bounded by hedgerows and woods.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 228 (Pref. options ref: WE1)

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|--|--|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 228 (Pref. options ref: WE1) | Parish: | Weston | Primary Proposed Use: | Residential |
| Location: | Land off, Hitchin Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7800 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3797 | | | | |
| Town Centre: | 4256 | | | | |
| Right of Way: | 20 | | | | |
| Primary or first School: | 639 | | | | |
| Bus Services: | 217 | | | | |
| Local Centre / food shop | na / 290 | | | | |
| Employment area | 3132 | | | | |
| Green Space Type | 10 metres to H – Play and Youth Facilities | | | | |
| Infrastructure | | | | | |
| Community: | Need to discuss village school capacity with HCC as was not part of previous consultations with them. We do not currently know the capacity of the village school. Secondary school places will also need to be looked at. There are known capacity issues within Stevenage, however, the site is small and could possibly be accommodated. We would | | | | |

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| | need to discuss capacity in relation to GP surgeries with the PCT. |
| Gas: | No issues have been raised in rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Capacity in STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport statement required, visibility issues on bend, limited potential for access through The Snipe. Access can be achieved. |
| Strategic Road impact: | Transport statement required, visibility issues on bend, limited potential for access through The Snipe. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 222 |
| Listed buildings: | 234 |
| Scheduled Ancient monuments: | 1740 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 4860 |

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| Archaeological sites: | 222 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England - This site is situated approximately 200 metres to the west of Weston Conservation Area, with a number of listed buildings along Fore Street. It is not clear how much impact there would be on the conservation area, but this should be investigated before any decision is made on whether to take the site forward. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 354 |
| Wildlife Sites / biodiversity: | 595 Low ecological sensitivity – grassland requires survey to assess value but unlikely to be high. No apparent constraint however protected species may need considering. GCN in area – potential for reptiles if habitat suitable. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Site on north west edge of village forming part of the setting to the village. Slightly higher level than Hitchin Road and partially screened from it by vegetation. Adjoins housing development on southern side and bordered by field boundary hedge on North. |
| Summary | Site is in Green Belt. Site above Source Protection Zone 2/3. Site includes rights of way which will need to be incorporated or diverted as appropriate. Rural location means site is located a long distance to town centre / major employment area. Site includes areas of potential surface water flooding. Survey required to determine grassland value and consider protected species. Significant onsite infrastructure required. Located a long distance from the town centre. Access issues. Edge of village site adjoining existing development. Site scores neutral / positive for most other criteria. |

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SHLAA reference: 232 (Pref. options ref: WY1)

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| Site: | SHLAA reference: 232 (Pref. options ref: WY1) | Parish: | Wymondley | Primary Proposed Use: | Residential |
| Location: | Amended site 122, land south of Little Wymondley | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 1, 2 & 3 | | | | |
| Proximity to SSSI: | 239 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2786 | | | | |
| Town Centre: | 2590 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 113 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 1540 | | | | |
| Employment area | 2252 | | | | |
| Green Space Type | 1 metre to H – Play and Youth Facilities | | | | |
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| Infrastructure | | | | | |
| Community: | There are capacity issues with the village school (including nursery provision) and secondary schools in Stevenage and Hitchin. Further discussion with HCC required. HCC have said that the village school has limited expansion potential, unless additional land is acquired to increase the site area or detached playing fields are identified. Alternatively the | | | | |

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| | school could be located on a new site. Little Wymondley currently does not have a village hall and may need one to accommodate this growth. Further discussions with the PCT are required in relation to GP surgeries. There is some capacity within Hitchin. However, this would need to be measured against growth elsewhere. The capacity of nearby surgeries in Stevenage may also be relevant. |
| Gas: | Sites in Wymondley and Todds Green have not yet been explored with National Grid. |
| Electricity: | Sites in Wymondley and Todds Green have not yet been explored with UK Power Networks. |
| Wastewater: | Capacity at STW, major new network infrastructure to connect foul water. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
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| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Adjacent to landfills |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I28 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <p>Transport assessment required.</p> <ul style="list-style-type: none"> • Access through the existing access to Bungalow Farm is not plausible without the acquisition of land on each side of this route. • Stevenage Road (West Bungalows) would require work but would be more acceptable. • Access from Blakemore End Road is unlikely as there is limited opportunity to provide a road wide enough to accommodate two-way traffic for the development site through the existing track. • A single access with an emergency access could be acceptable for up to 300 dwellings. However, an additional means of vehicular access would be required for more than 300 No. dwellings, especially if it is intended to develop the adjacent land in the future. • The most direct means of access to the development site would be from the A1(M) J8, however this would result in the increased use of the junction of the A602 Little Wymondley Bypass. • Nine collisions associated with this junction have been recorded in the recent three year period. It would be necessary to provide improvements to the existing junction. |

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| | <ul style="list-style-type: none"> Local bus services commercial but access/infrastructure enhancements will be necessary. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 653 |
| Listed buildings: | 18 |
| Scheduled Ancient monuments: | 607 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 2898 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> <p>Historic England strongly recommends that further work is undertaken to identify and where possible, overcome potential historic environment issues. HE have reservations about taking this site forward without further analysis and justification of the impacts and may object to its inclusion at the next consultation stage.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 115 |
| Wildlife Sites / biodiversity: | <p>187</p> <p>Old countryside of small rough grassland fields and well established hedgerow complex – historic orchard sites. Woodland and scrub. May include remnant ridge and furrow, suggesting older grasslands .</p> <p>Locally moderate ecological sensitivity due to nature of area. The site requires a Phase 1 survey to assess grasslands and hedgerows. This site should not be progressed unless offsetting provided to maintain landscape habitat features. Ecological constraints exist. Hedgerows should be protected as these are locally rich and significant. Offsetting required if lost. Bats generally found in the area – potential for reptiles if habitat suitable.</p> |
| Area of Outstanding | No, 1000+ |

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| Natural Beauty: | |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Area wraps around and abuts southern edge of village development. Forms part of setting to village on southern and south-western sides. Land slopes towards village. Limited visibility due to surrounding landform. |
| Summary | <p>Site is in the Green Belt.</p> <p>Site in Flood Zones 2 and 3, sequential and exception tests may be required.</p> <p>Site on Grade 2/3 agricultural land.</p> <p>Site includes an archaeological site, further consideration required before development can occur.</p> <p>Site adjacent to listed buildings, sensitive design will be required.</p> <p>Phase 1 survey required to assess grasslands and hedgerows.</p> <p>Located a long distance from the town centre, local centre.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Capacity issues at primary school and Hitchin / Stevenage secondary schools.</p> <p>No village hall.</p> <p>Foul sewer infrastructure required.</p> <p>Access issues.</p> <p>Above Source Protection Zone 2/3 or principal aquifer.</p> <p>Open site to south of village wraps round.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 234 (Pref. options ref: LG8)

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 234 (Pref. options ref: LG8) | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Pixmore Centre, Pixmore Avenue | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 9715 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 227 | | | | |
| Town Centre: | 376 | | | | |
| Right of Way: | 139 | | | | |
| Primary or first School: | 198 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 1148 / 376 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 87 metres to C – Amenity Green Space | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are | | | | |

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| | required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | General industrial |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | Adjacent to employment area, potential for noise |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | n/a |
| Strategic Road impact: | n/a |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 30 |
| Listed buildings: | 63 |
| Scheduled Ancient monuments: | 2161 |
| Buildings of local Interest: | 700m |

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| Historic Parks and Gardens: | 343 |
| Archaeological sites: | 387 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 356 |
| Wildlife Sites / biodiversity: | 462 Small number of scattered amenity trees if within site. Negligible ecological sensitivity as the site is wholly developed. No apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site located on corner of Pixmore Avenue and Birds Hill surrounded by commercial development. Site important in the character of the street scene and creating new urban fabric. |
| | |
| Summary | Site adjacent to conservation area, sensitive design may be required. Land likely to be contaminated, remediation may be required. Important urban fabric site. Adjacent to employment area, noise mitigation may be required Site located above Source Protection Zone 2/3 or principal aquifer. Site score neutral / positive for most other criteria. |

SHLAA reference: 304

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 304 | Parish: | Ashwell | Primary Proposed Use: | Residential |
| Location: | Land north of Ashwell Street and south of Lucas Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Flood Zone 1 | | | | |
| Proximity to SSSI: | 59m to Ashwell Springs SSSI | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 530 | | | | |
| Town Centre: | 6375 | | | | |
| Right of Way: | 1 | | | | |
| Primary or first School: | 384 | | | | |
| Bus Services: | 90 | | | | |
| Local Centre / food shop | 106 | | | | |
| Employment area | 5835 | | | | |
| Green Space Type | 14m to outdoor sports | | | | |
| Infrastructure | | | | | |
| Community: | The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are some nursery school places available. Appears to be capacity at the Ashwell surgery. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW although capacity issues in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I51 |
| Noise / nuisance | None |
| Surface Water: | No |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required.. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 18 |
| Scheduled Ancient monuments: | 390 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 400 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | <p>HCC - Requirement for pre-allocation Archaeological Assessment or Evaluation.</p> <p>HCC - The site contains a World War II aircraft crash site.</p> <p>Historic England - Site is located within Ashwell Conservation Area. It is probable that development of any of these sites would have a negative impact on the significance of the conservation area and the Grade II listed building. Allocation of these sites needs to be justified in terms of historic environment impact.</p> |
| Natural England summary | Any new development sites in the area of this village will need to take account of the Ashwell Springs SSSI. Changes to the drainage system of the village, or the lowering of the water table through the need for increased abstraction to service larger numbers of houses could have an adverse impact on the designated features of this SSSI. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 30 |
| Wildlife Sites / biodiversity: | 181 Low ecological sensitivity, retention of hedgerows |
| Area of Outstanding Natural Beauty: | 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | Urban |
| Landscape Commentary | Residential garden with mature trees and shrubs which screen neighbouring land uses. Frontage onto Ashwell street and Lucas Lane. |
| Summary | <p>Site in close proximity to Ashwell Springs SSSI</p> <p>Site within conservation area and proximate to listed buildings, sensitive design required</p> <p>The site's rural location means that it is located away from town centres and designated employment areas.</p> <p>Site proximate to TPO.</p> <p>Retain hedgerows</p> <p>Site within a designated archaeological area</p> <p>The site is also above Source Protection Zone 2/3 or principal aquifer.</p> <p>Secondary school issues at Baldock.</p> <p>Capacity issues in foul network may require enhancement</p> <p>Scores neutral or positively for most other criteria.</p> |

SHLAA reference: 305

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: 305 | Parish: | Ashwell | Primary Proposed Use: | Residential |
| Location: | Land west of Station Road and north of Ashwell Street | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site in Flood Zone 1 | | | | |
| Proximity to SSSI: | 229 to Ashwell Springs SSSI | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 720 | | | | |
| Town Centre: | 6384 | | | | |
| Right of Way: | 1 | | | | |
| Primary or first School: | 600 | | | | |
| Bus Services: | 46 | | | | |
| Local Centre / food shop | 314 | | | | |
| Employment area | 5842 | | | | |
| Green Space Type | 73m to outdoor sports | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are some nursery school places available. Appears to be capacity at the Ashwell surgery. | | | | |

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| Gas: | Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW although capacity issues in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I51 |
| Noise / nuisance | None |
| Surface Water: | No |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required.. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 45 |
| Scheduled Ancient monuments: | 595 |
| Buildings of local Interest: | 1000+ |
| Historic Parks | 468 |

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| and Gardens: | |
| Archaeological sites: | 29 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Historic England - Site is located within Ashwell Conservation Area. It is probable that development of any of these sites would have a negative impact on the significance of the conservation area and the Grade II listed building. Allocation of these sites needs to be justified in terms of historic environment impact. |
| Natural England summary | Any new development sites in the area of this village will need to take account of the Ashwell Springs SSSI. Changes to the drainage system of the village, or the lowering of the water table through the need for increased abstraction to service larger numbers of houses could have an adverse impact on the designated features of this SSSI. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 251 |
| Wildlife Sites / biodiversity: | 295 Low ecological sensitivity, retention of hedgerows – bat roost adjacent. |
| Area of Outstanding Natural Beauty: | 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | Urban |
| Landscape Commentary | Residential garden with mature trees and shrubs which screen neighbouring land uses. Frontage onto Station Road and Ashwell Street. |
| Summary | <p>Site proximate to Ashwell Springs SSSI, although not close enough to have any impact</p> <p>Site within conservation area and proximate to listed buildings, sensitive design required</p> <p>The site's rural location means that it is located away from town centres and designated employment areas.</p> <p>Retention of hedgerows</p> <p>Site proximate to a designated archaeological area</p> <p>The site is also above Source Protection Zone 2/3 or principal aquifer.</p> <p>Secondary school issues at Baldock.</p> <p>Capacity issues in foul network may require enhancement</p> <p>Scores neutral or positively for most other criteria.</p> |

SHLAA reference: 306

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: 306 | Parish: | Ashwell | Primary Proposed Use: | Residential |
| Location: | Ashridge Farm Caravan Club | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site is located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 435 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 897 | | | | |
| Town Centre: | 6360 | | | | |
| Right of Way: | 1 | | | | |
| Primary or first School: | 814 | | | | |
| Bus Services: | 158 | | | | |
| Local Centre / food shop | 530 | | | | |
| Employment area | 5680 | | | | |
| Green Space Type | 94m to outdoor sports | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | The village school can accommodate additional pupils. The secondary school within Baldock is at capacity and will either need expanding or a new school within Baldock to accommodate growth within the town and the surrounding villages. There are some nursery school places available. Appears to be capacity at the Ashwell surgery. | | | | |

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| Gas: | Need to check status of rural areas with National Grid, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW although capacity issues in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I51 |
| Noise / nuisance | None |
| Surface Water: | Yes |
| Green Belt | No |
| Local Road impact: | Access <ul style="list-style-type: none"> • Would require the upgrade of Ashwell Street. • There will be an impact upon the junction of Station Road with A505. • The overall effect on the surrounding highway network is assessed to be significant. |
| Strategic Road impact: | Transport assessment required. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 40 |
| Listed buildings: | 185 |
| Scheduled Ancient | 794 |

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| monuments: | |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 728 |
| Archaeological sites: | 7 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| Natural England summary | Any new development sites in the area of this village will need to take account of the Ashwell Springs SSSI. Changes to the drainage system of the village, or the lowering of the water table through the need for increased abstraction to service larger numbers of houses could have an adverse impact on the designated features of this SSSI. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 463 |
| Wildlife Sites / biodiversity: | 453m to wildlife site Low ecological sensitivity. Retention of hedgerows – potentially nesting birds |
| Area of Outstanding Natural Beauty: | 1000 |
| Agricultural classification: | 2 |
| Natural beauty | Urban |
| Landscape Commentary | Large, rectangular site, slightly sloping and surrounded by hedgerows on Ashwell Street and the western boundary with residential gardens. Belt of trees surrounds the north and eastern sides. Two narrow rectangular paddocks on south side of Ashwell Street |
| Summary | <p>Site proximate to Ashwell Springs SSSI, although not close enough to have any impact</p> <p>The site's rural location means that it is located away from town centres and designated employment areas.</p> <p>Retention of hedgerow, site may require preliminary ecological assessment for nesting birds.</p> <p>Site proximate to a designated archaeological area</p> <p>The site is also above Source Protection Zone 2/3 or principal aquifer.</p> <p>Secondary school issues at Baldock.</p> <p>Capacity issues in foul network may require enhancement</p> |

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| | Scores neutral or positively for most other criteria. |
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SHLAA reference: 307

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| Site: | SHLAA reference: 307 | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Deans Yard, South Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7431 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 268 | | | | |
| Town Centre: | 352 | | | | |
| Right of Way: | 134 | | | | |
| Primary or first School: | 256 | | | | |
| Bus Services: | 92 | | | | |
| Local Centre / food shop | 352 | | | | |
| Employment area | 269 | | | | |
| Green Space Type | 365m to outdoor sports | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new | | | | |

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| | community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW although capacity issues in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Likely contamination from former petrol station |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I211 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required.. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 370 |
| Listed buildings: | 446 |
| Scheduled Ancient monuments: | 14 |
| Buildings of local Interest: | 0 |
| Historic Parks and Gardens: | 3110 |

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| Archaeological sites: | 0 |
| HCC/ Historic England | <p>HCC - based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved.</p> <p>Historic England - Adjoins the large scheduled monument of the Romano-British settlement of Baldock. There may be archaeology issues arising from the redevelopment of this site. There would need to be site specific criteria to guide development.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 135 |
| Wildlife Sites / biodiversity: | <p>384</p> <p>Low ecological sensitivity although potential for bats</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Important gateway site on corner of South Road and Clothall Road. Views out across open space AM11 Walls Field. |
| Summary | <p>Capacity issues in Foul sewer network</p> <p>Site in relative proximity to a TPO which may require further consideration.</p> <p>Site contains building of local interest</p> <p>Bat survey</p> <p>Site located above Source Protection Zone 1 which will require further consideration.</p> <p>Site is enclosed by residential development.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: 310

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 310 | Parish: | Bygrave | Primary Proposed Use: | Residential |
| Location: | Land South of Bygrave Road, Baldock | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7707 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 889 | | | | |
| Town Centre: | 113 | | | | |
| Right of Way: | 73 | | | | |
| Primary or first School: | 269 | | | | |
| Bus Services: | 106 | | | | |
| Local Centre / food shop | 113 | | | | |
| Employment area | 15 | | | | |
| Green Space Type | 62m to “other” type of green space | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. | | | | |

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| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW although capacity issues in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I211 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 223 |
| Listed buildings: | 232 |
| Scheduled Ancient monuments: | 376 |
| Buildings of local Interest: | 338 |
| Historic Parks and Gardens: | 3658 |
| Archaeological | 15 |

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| sites: | |
| HCC/ Historic England | HCC - based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 71 |
| Wildlife Sites / biodiversity: | 536 Low sensitivity, although linked to north of Baldock – potential for farmland birds and plants. Potential for reptiles |
| Area of Outstanding Natural Beauty: | 1000+ |
| Agricultural classification: | 2 / Urban |
| Natural beauty | 60-68 |
| Landscape Commentary | Important gateway site on corner of South Road and Clothall Road. Views out across open space AM11 Walls Field. |
| | |
| Summary | <p>Site above SPZ 2 or 3 or a Principal Aquifer</p> <p>Site adjacent to railway line, noise mitigation required</p> <p>Site located partly on Grade 2 agricultural land</p> <p>Site adjacent to archaeological area</p> <p>Ecological mitigation for farmland birds and plants and reptile survey.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: 313

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| Site: | SHLAA reference: 313 | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Land south of Heath Farm | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2923 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3145 | | | | |
| Town Centre: | 10961 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 1 | | | | |
| Bus Services: | 45 | | | | |
| Local Centre / food shop | 189 | | | | |
| Employment area | 12906 | | | | |
| Green Space Type | 112 metres to outdoor sports | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. | | | | |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Thames Water have significant concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Likely contamination previous landfill |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I17 |
| Noise / nuisance | None |
| Surface Water: | Yes |
| Green Belt | Yes |
| Local Road impact: | <ul style="list-style-type: none"> • The fast downhill approach along Heath Lane from the east would require careful consideration as part of any design proposal. • The creation of a vehicular access onto Dark Lane would necessitate an improvement to the existing junction with St Albans Road. • SHUM modelling indicate that in 2031, associated traffic demand will result in the junction being over capacity, effecting the B656 North approach (AM & PM) and the Heath Lane (PM). Additional development would further exacerbate this. • Careful consideration must be given to the potential impact of the additional traffic through J6 of the A1(M), and the B656 High Street junctions with Heath Lane and St Albans Road. • The overall effect on the surrounding highway network is assessed to be significant. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |

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| Conservation area: | 67 |
| Listed buildings: | 18 |
| Scheduled Ancient monuments: | 1830 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 1726 |
| Archaeological sites: | 148 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 823 |
| Wildlife Sites / biodiversity: | 22 Locally medium ecological sensitivity with loss of trees. The majority of the site is improved, cut, grassland divided by gappy hedgerows. The north-west section appears to be a large residential plot with house and associated buildings; however there are substantial broadleaf tree lines / wooded belts bordering and dissecting this area. Potential for roosting bats and nesting birds. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Site contained by rear gardens and school playground. Site broken up by intermittent hedgrows trees and shrubs. Plateau landform with escarpment forming strong western edge |
| Summary | Site located in the Green Belt. Surface water flooding onsite Preliminary ecological assessment – retain hedgerows and plant up gaps. |

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| | <p>Proximate to listed building sensitive design may be required</p> <p>Rural location means that the site is away from town centres and major employment sites.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Proximate to wildlife site</p> <p>Likely to be contaminated, remediation may be required.</p> <p>Village school would need to expand.</p> <p>Upgrades required to Sewage Treatment infrastructure</p> <p>Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: 315

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|--------------------------------------|--|---------|----------|-----------------------|-------------|
| Site: | SHLAA reference: 315 | Parish: | Codicote | Primary Proposed Use: | Residential |
| Location: | Mansells Farm (B) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2923 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3587 | | | | |
| Town Centre: | 10342 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 748 | | | | |
| Bus Services: | 109 | | | | |
| Local Centre / food shop | 566 | | | | |
| Employment area | 11127 | | | | |
| Green Space Type | 1 metre to recreation ground | | | | |
| Infrastructure | | | | | |
| Community: | The village school would need to expand to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Further discussions with HCC are required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve this surgery. | | | | |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. | | | | |

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| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Thames Water have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely to be contaminated |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I17 |
| Noise / nuisance | None |
| Surface Water: | No |
| Green Belt | Yes |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 67 |
| Listed buildings: | 35 |
| Scheduled Ancient monuments: | 1909 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 1404 |
| Archaeological sites: | 8 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 163 |
| Wildlife Sites / biodiversity: | 8 Low ecological sensitivity |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | <p>Site located in the Green Belt.</p> <p>Proximate to listed building sensitive design may be required</p> <p>Rural location means that the site is away from town centres and major employment sites.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Proximate to wildlife site</p> <p>Village school would need to expand.</p> <p>Upgrades may be required to sewage treatment infrastructure</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 323

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|--------------------------------------|---|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 323 | Parish: | Weston | Primary Proposed Use: | Residential |
| Location: | Land north east of Great Ashby (expanded site at Land off, Mendip Way) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5344 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1592 | | | | |
| Town Centre: | 6098 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 606 | | | | |
| Bus Services: | 555 | | | | |
| Local Centre / food shop | 459 | | | | |
| Employment area | 5224 | | | | |
| Green Space Type | 25m to Natural and Semi Natural | | | | |
| Infrastructure | | | | | |
| Community: | Capacity issues in relation to the local schools, nursery and secondary schools within Stevenage. Further discussions would be required with HCC if this site is pursued. | | | | |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. | | | | |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. | | | | |
| Wastewater: | Thames Water have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in | | | | |

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| | this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Possibly |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None but pylons through site |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <p>Access issues associated with existing road network. New access required. Modelling needed.</p> <ul style="list-style-type: none"> Access could be taken via an extension of Cleveland Way, however it is not considered to be suitable to accommodate the additional traffic flow associated with the development site. Access to the distributor road network would require the construction of a new link road connection to Great Ashby Way. This is likely to be difficult to deliver. The overall effect on the currently available highway network is assessed to be severe. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1429 |
| Listed buildings: | 43 |
| Scheduled Ancient monuments: | 1164 |
| Buildings of local | 1000+ |

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| Interest: | |
| Historical Parks and Gardens: | 5296 |
| Archaeological sites: | 1046 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Historic England - There are Grade II buildings nearby at Tilekiln Farm and Dane End, with the potential for impact on the significance of these buildings. There is also potential impact on the wider historic landscape. Further assessment of impact is required and any allocation would need to be justified in terms of the likely impacts. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2286 |
| Wildlife Sites / biodiversity: | 1 Mainly arable fields with two woodland blocks (Nine Acre Spring and Longdell Wood); improved grassland field with a small wooded dell. Some hedgerows. Low ecological sensitivity – locally moderate depending on survey results. Preliminary ecological assessment advised to determine ecological interest. Bats in the area. Potential for nesting birds. Hazel dormouse and badgers known to be in the area. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Intimate, undulating landscape. Fields bounded by hedgerows. Pylons cross the southern part of the site. Contributes to the setting of north east Stevenage and provides a green buffer between Stevenage and Warrens's Green. |
| Summary | Site in the Green Belt. Site adjacent to listed buildings, sensitive design may be required. Site adjacent to wildlife site, suitable protection / mitigation required. Preliminary ecological assessment advised to determine ecological interest. Site includes areas of potential surface water flooding. Site includes Right of Way, which will need to be incorporated or diverted as appropriate. Major upgrades to wastewater infrastructure. |

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| | Capacity issues with schools. Access issues. Undulating landscape bounded by hedgerows and woods. Site score neutral / positive for most other criteria. |
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SHLAA reference: 326

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| Site: | SHLAA reference: 326 | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Land north of Highover Farm, Stotfold Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2862 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1862 | | | | |
| Town Centre: | 1847 | | | | |
| Right of Way: | 21 | | | | |
| Primary or first School: | 197 | | | | |
| Bus Services: | 518 | | | | |
| Local Centre / food shop | 851 | | | | |
| Employment area | 241 | | | | |
| Green Space Type | 58 metres to natural / semi natural | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. | | | | |

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| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Upgrades may be required following further investigation. Significant off-site sewerage required to connect FW to treatment. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I20 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | <ul style="list-style-type: none"> The site is remote from existing provision and from main services at Cambridge Road. Further discussion on service provision and/or turning facilities will be required if the site is to be promoted. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 749 |
| Listed buildings: | 818 |
| Scheduled Ancient monuments: | 339 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 1144 |

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| Archaeological sites: | 508 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Historic England - It lies near to two scheduled monuments (a hill fort on Wilbury Hill to the north and two bowl barrows to the east) and could impact on their significance through development within their setting. There could also be archaeological implications within the site given the proximity of the scheduled monuments. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 59 |
| Wildlife Sites / biodiversity: | 0 Eastern boundary is adjacent to Stotfold Road Verges Local Wildlife Site. Wooded banks of railway on north-west side. Gappy or non-existent hedgerow elsewhere. Low ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 40-49 |
| Landscape Commentary | Undulated landform, open in character. Limited screening but limited views. |
| Summary | Site in the Green Belt. Site overlaps Stotfold Road Verges wildlife site, which will require protection / mitigation and further consideration before development can occur. Site adjacent to railway line, noise mitigation required. Site a fairly long distance from the town centre. Site located in grade 2 agricultural land. Site adjacent to Buildings of Local Interest, some sensitive design may be required. Further investigation of wastewater issues –offsite sewerage required to connect. School capacity issues. Areas of potential surface water flooding onsite. Open site with limited screening. |

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| | Site above Source Protection Zone 2/3 or principle aquifer. Site score neutral / positive for most other criteria. |
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SHLAA reference: 329

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 329 | Parish: | Ickleford | Primary Proposed Use: | residential |
| Location: | Arnolds Farm, Chambers Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2298 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2164 | | | | |
| Town Centre: | 2011 | | | | |
| Right of Way: | 1 | | | | |
| Primary or first School: | 78 | | | | |
| Bus Services: | 110 | | | | |
| Local Centre / food shop | 209 | | | | |
| Employment area | 847 | | | | |
| Green Space Type | 1m to allotments | | | | |
| Infrastructure | | | | | |
| Community: | Sites are sufficiently small to not have a significant impact. However, there are known capacity issues in relation to secondary school provision in Hitchin. Sites here would feed into schools in Hitchin. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given that there may be more growth. | | | | |
| Electricity: | Check with UK Power Networks. | | | | |
| Wastewater: | Capacity available in STW, however, foul sewage network may need upgrades. | | | | |

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| | All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Possibly contaminated |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above a Secondary Aquifer A or B, or Undifferentiated class H1, H2, H3, HU |
| Noise / nuisance | None |
| Surface Water: | Yes |
| Green Belt | Yes |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 0 |
| Scheduled Ancient monuments: | 1914 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 3350 |
| Archaeological sites: | 0 |
| HCC/ Historic England | HCC - based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved. |

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| summary | Historic England – site adjoins Ickleford Conservation Area. Consideration should be given to the contribution each site (in its current form) makes to the significance of the conservation area, and what impact development might have. If they are taken forward to the next consultation stage, there would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 274 |
| Wildlife Sites / biodiversity: | 263 Adjacent to part of Upper Green, Ickleford Village Green. Woodland / scrub. Some buildings within the site boundary. Notable White-Letter Hairstreak butterflies nearby – these feed solely on elm, therefore retain elm. Bat assessment advised. Potential for nesting birds, possibly roosting bats. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 50-59 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | Site partly located in Green Belt Grade 2 agricultural land Site partly within conservation area and includes listed buildings, therefore sensitive design is required. Bat assessment advised. Foul sewage network may need upgrades Site contains areas at risk from surface water flooding Site also includes an archaeological area, mitigation may be required. Secondary school capacity issues. Site scores neutral / positive for most other criteria. |

SHLAA reference: 330

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 330 | Parish: | Ickleford | Primary Proposed Use: | residential |
| Location: | Land at Bedford Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1650 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1998 | | | | |
| Town Centre: | 1853 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 311 | | | | |
| Bus Services: | 119 | | | | |
| Local Centre / food shop | 133 | | | | |
| Employment area | 998 | | | | |
| Green Space Type | 1m to recreation ground | | | | |
| Infrastructure | | | | | |
| Community: | Sites are sufficiently small to not have a significant impact. However, there are known capacity issues in relation to secondary school provision in Hitchin. Sites here would feed into schools in Hitchin. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given that there may be more growth. | | | | |
| Electricity: | Check with UK Power Networks. | | | | |
| Wastewater: | Capacity available in STW, however, foul sewage network may need upgrades. | | | | |

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| | All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above a Secondary Aquifer A or B, or Undifferentiated class H1, H2, H3, HU |
| Noise / nuisance | None |
| Surface Water: | Yes |
| Green Belt | Yes |
| Local Road impact: | <ul style="list-style-type: none"> Bedford Road as a Principal Road is classified as a Main Distributor Road within Hertfordshire's road hierarchy and the County Council's current policy is not to allow new vehicular access to this status of road. Delivery of a new junction at Bedford Road would require the agreement of a departure from Hertfordshire's policy on new junction arrangements. The Highway Authority would require that any new junction delivered some benefit in terms of highway safety. The overall effect on the surrounding highway network is assessed to be significant (but potentially manageable). |
| Strategic Road impact: | Transport assessment required. |
| | |
| Heritage assets (distances are in metres) | |
| Conservation area: | 258 |
| Listed buildings: | 290 |
| Scheduled Ancient monuments: | 2162 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 3439 |

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| Archaeological sites: | 1 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 199 |
| Wildlife Sites / biodiversity: | 171 Mixed habitats including arable field, improved and rough grassland, residential plots with houses / buildings and amenity gardens. Some hedgerows, scattered and clustered trees. Low ecological sensitivity – depending on survey results. Potential for roosting bats and nesting birds. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 50-59 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | Site located in Green Belt Grade 2 agricultural land Foul sewage network may need upgrades Preliminary ecological assessment to determine ecological interest. Site contains areas at risk from surface water flooding Site adjacent to an archaeological area, mitigation may be required. Secondary school capacity issues. Site scores neutral / positive for most other criteria. |

SHLAA reference: 331

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 331 | Parish: | Ickleford | Primary Proposed Use: | residential |
| Location: | Land at Ramerick | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 3,2 and 1 | | | | |
| Proximity to SSSI: | 1650 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2720 | | | | |
| Town Centre: | 5100 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 3212 | | | | |
| Bus Services: | 51 | | | | |
| Local Centre / food shop | 2150 | | | | |
| Employment area | 3961 | | | | |
| Green Space Type | 1500m to recreation ground | | | | |
| Infrastructure | | | | | |
| Community: | Sites are sufficiently small to not have a significant impact. However, there are known capacity issues in relation to secondary school provision in Hitchin. Sites here would feed into schools in Hitchin. | | | | |
| Gas: | Need to check status of rural areas with National Grid, given that there may be more growth. | | | | |
| Electricity: | Check with UK Power Networks. | | | | |

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| Wastewater: | Capacity may be limited at STW and foul sewage network may need upgrades. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I9 |
| Noise / nuisance | None |
| Surface Water: | Yes |
| Green Belt | No |
| Local Road impact: | <ul style="list-style-type: none"> The overall effect on the surrounding highway network is assessed to be significant (but potentially manageable). |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 3197 |
| Listed buildings: | 32 |
| Scheduled Ancient monuments: | 3791 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 5189 |
| Archaeological sites: | 0 |
| HCC/ Historic | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |

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| England summary | Historic England – site has the Grade II* listed Old Ramerick Manor immediately to the east. The site makes a positive contribution to the significance of the listed building, and Historic England are very concerned about the prospect of 141 dwellings. This would cause considerable harm to the significance of the listed building and is something Historic England would resist. This site should not be taken forward for allocation. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3687 |
| Wildlife Sites / biodiversity: | 1821 Mixed habits: largely arable field, with area of cut grassland, section of woodland dismantled railway, trees / scrub, drain, part of moat. Low – medium ecological sensitivity, depending on survey results. Potential for nesting birds, roosting bats. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 50-59 |
| Landscape Commentary | Open site at southern edge of settlement, generally level site but drainage ditch along northern edge. Open to Bedford Road and the farm access track which is the southern boundary. Abuts Ramerick Cottages on eastern boundary. |
| Summary | <p>Site contains Flood Zone 3, 2 and 1, sequential and exception test may be required.</p> <p>Grade 2 agricultural land</p> <p>Advise preliminary ecological assessment to determine ecological interest</p> <p>Within archaeological area mitigation may be required</p> <p>Proximate to listed building, sensitive design required</p> <p>Located a long distance from services in North Hertfordshire</p> <p>WWTW may have capacity issues and foul sewage network may need upgrades</p> <p>Site contains areas at risk from surface water flooding</p> <p>Secondary school capacity issues.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 335

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 335 | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land rear of Redwood, Deards End Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1834 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 636 | | | | |
| Town Centre: | 10138 | | | | |
| Right of Way: | 598 | | | | |
| Primary or first School: | 826 | | | | |
| Bus Services: | 106 | | | | |
| Local Centre / food shop | 586 | | | | |
| Employment area | 10195 | | | | |
| Green Space Type | 327m to Outdoor Sports Facilities | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is | | | | |

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| | constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | On the information available to date Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Possibly – unspecified commercial use |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I31 |
| Noise / nuisance | 179m to A1(M) |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. |
| Strategic Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 44 |
| Scheduled Ancient monuments: | 442 |
| Buildings of local Interest: | 337 |
| Historical Parks | 598 |

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| and Gardens: | |
| Archaeological sites: | 1167 |
| HCC/ Historic England | HCC concluded that based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved. Historic England - Site 335 is just outside Deard's End Lane Conservation Area in Knebworth. Allocation of this site needs to be justified in terms of historic environment impact. there would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 151 |
| Wildlife Sites / biodiversity: | 422 Grounds of residential plot - amenity grassland with tennis court and horse manege and associated barn / outbuilding. Low ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Contained site to the rear of large, mature gardens along Deards End Lane. No road frontage. |
| | |
| Summary | Site is in the Green Belt. Site adjacent to conservation area and listed buildings, therefore sensitive design will be required. Site above Source Protection Zone 2/3 or principle aquifer. Some distance from town centres and major employment sites, although near to village centre. Issues with school capacity in Knebworth, Hitchin and Stevenage. Access issues – transport assessment required. Green buffer between village and A1(M). Site scores neutral / positive for most other issues. |

SHLAA reference: 336

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|--|--|---------|-----------|-----------------------|-------------|
| Site: | SHLAA reference: 336 | Parish: | Knebworth | Primary Proposed Use: | Residential |
| Location: | Land east of Old Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2836 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 427 | | | | |
| Town Centre: | 11118 | | | | |
| Right of Way: | 338 | | | | |
| Primary or first School: | 195 | | | | |
| Bus Services: | 395 | | | | |
| Local Centre / food shop | 267 | | | | |
| Employment area | 10675 | | | | |
| Green Space Type | 300m to recreation ground | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is | | | | |

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| | constrained; further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | On the information available to date Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | None 449m to railway line |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. |
| Strategic Road impact: | Transport Assessment required extending to junctions in Knebworth and Codicote. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 502 |
| Listed buildings: | 193 |
| Scheduled Ancient monuments: | 442 |
| Buildings of local Interest: | 337 |
| Historical Parks | 1507 |

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| and Gardens: | |
| Archaeological sites: | 2316 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 84 |
| Wildlife Sites / biodiversity: | 1038 Low ecological sensitivity – no apparent constraints. Bats nearby. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Site is part of agricultural field on eastern edge of Knebworth. Strong hedgerow boundary along Old Lane but no eastern boundary exists. Ground rises gently up to east. Residential properties abut site. Limited views in/out due to topography. |
| | |
| Summary | Site is in the Green Belt. Site above Source Protection Zone 1. Some distance from town centres and major employment sites, although near to village centre. Issues with school capacity in Knebworth, Hitchin and Stevenage. Access issues – transport assessment required. Green buffer between village and A1(M). Site scores neutral / positive for most other issues. |

SHLAA reference: 337

| | | | | | |
|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 337 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Freeman House, Radburn Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5636 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 847 | | | | |
| Town Centre: | 831 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 883 | | | | |
| Bus Services: | 1 | | | | |
| Local Centre / food shop | 372 | | | | |
| Employment area | 468 | | | | |
| Green Space Type | 1 metres to green corridor | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I143 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 67 |
| Listed buildings: | 597 |
| Scheduled Ancient monuments: | 704 |
| Buildings of local Interest: | 57 |
| Historic Parks and Gardens: | 67 |

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| Archaeological sites: | 553 |
| HCC/ Historic England | HCC - based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 111 |
| Wildlife Sites / biodiversity: | 675 Developed site – building (Freeman House) and hardstanding; some bordering amenity grassland and trees / scrub. Potential for nesting birds. Low ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | No information available at time of assessment. |
| Summary | Site located above Source Protection Zone 2/3 or principal aquifer. Potential capacity issues at GPs. Site includes a right of way which may have to be diverted Site score neutral/positive for most other criteria. |

SHLAA reference: 338

| | | | | | |
|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 338 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Foundation House, Icknield Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3678 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 620 | | | | |
| Town Centre: | 412 | | | | |
| Right of Way: | 372 | | | | |
| Primary or first School: | 607 | | | | |
| Bus Services: | 73 | | | | |
| Local Centre / food shop | 728 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 128 metres to multifunctional area | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW, although foul sewage network may need upgrading. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Likely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I143 |
| Noise / nuisance | Adjacent to employment area |
| Surface Water: | Yes |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 259 |
| Scheduled Ancient monuments: | 1868 |
| Buildings of local Interest: | 316 |
| Historic Parks and Gardens: | 581 |

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| Archaeological sites: | 298 |
| HCC/ Historic England | HCC - based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 400 |
| Wildlife Sites / biodiversity: | 298 Developed site – units and hardstanding; possibly some bordering vegetation. Low ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | Site located above Source Protection Zone 2/3 or principal aquifer. Potential capacity issues at GPs. Site includes are of surface water flooding Site adjacent to conservation area, sensitive design will be required. Site adjacent to employment area, may require noise mitigation Foul sewage network may need upgrading Site includes a right of way which may have to be diverted Site score neutral/positive for most other criteria. |

SHLAA reference: 339

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|--------------------------------------|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 339 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Glebe Road industrial estate, Icknield Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3615 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 620 | | | | |
| Town Centre: | 412 | | | | |
| Right of Way: | 372 | | | | |
| Primary or first School: | 607 | | | | |
| Bus Services: | 73 | | | | |
| Local Centre / food shop | 522 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 302 metres to multifunctional area | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Likely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I143 |
| Noise / nuisance | Adjacent to employment area |
| Surface Water: | Yes |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 96 |
| Scheduled Ancient monuments: | 2037 |
| Buildings of local Interest: | 278 |
| Historic Parks and Gardens: | 502 |

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| Archaeological sites: | 126 |
| HCC/ Historic England | HCC - based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 258 |
| Wildlife Sites / biodiversity: | 127 Developed site – units and hardstanding; possibly some bordering vegetation – mature trees bordering Glebe Road Low ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | Site located above Source Protection Zone 2/3 or principal aquifer. Potential capacity issues at GPs. Site includes are of surface water flooding Site within conservation area, sensitive design will be required. Site adjacent to employment area, may require noise mitigation Site includes a right of way which may have to be diverted Site score neutral/positive for most other criteria. |

SHLAA reference: 340

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|--------------------------------------|---|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 340 | Parish: | Offley | Primary Proposed Use: | Residential |
| Location: | Dancote, Cockernhoe Green | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5511 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 6327 | | | | |
| Town Centre: | 7799 | | | | |
| Right of Way: | 120 | | | | |
| Primary or first School: | 85 | | | | |
| Bus Services: | 28 | | | | |
| Local Centre / food shop | 8864 | | | | |
| Employment area | 9100 | | | | |
| Green Space Type | 1 metres to amenity greenspace | | | | |
| Infrastructure | | | | | |
| Community: | The village school and nursery provision has capacity issues if growth is required. Hitchin schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Whitwell and Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. | | | | |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. | | | | |

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| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | On the information available to date Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None (1100m to Luton airport noise contours) |
| Surface Water: | Site contains areas at risk from surface water flooding |
| Green Belt | Yes |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 4164 |
| Listed buildings: | 157 |
| Scheduled Ancient monuments: | 9247 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 748 |
| Archaeological | 0 |

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| sites: | |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 499 |
| Wildlife Sites / biodiversity: | 810 Site adjacent to Cockernhoe Green Village Green. Low ecological sensitivity – no apparent constraints. Potential for nesting birds. |
| Area of Outstanding Natural Beauty: | 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | Site located in the Green Belt Rural location means site is located away from town centre and major employment sites. Hitchin schools' capacity issue. Site contains areas at risk from surface water flooding Site within archaeological area, mitigation may be required Site scores neutral / positive for most other criteria. |

SHLAA reference: 344

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|--|---|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 344 | Parish: | Pirton | Primary Proposed Use: | Residential |
| Location: | Land at Burge End | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2643 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3892 | | | | |
| Town Centre: | 3636 | | | | |
| Right of Way: | 5 | | | | |
| Primary or first School: | 437 | | | | |
| Bus Services: | 108 | | | | |
| Local Centre / food shop | 198 | | | | |
| Employment area | 4544 | | | | |
| Green Space Type | 393 metres to play and youth facilities | | | | |
| Infrastructure | | | | | |
| Community: | The ability of the village school to cope with additional growth is not known. Hitchin secondary schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Hitchin surgeries have capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. | | | | |
| Gas: | Further exploration needed with National Grid. | | | | |

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| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. Sewers crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 40 |
| Scheduled Ancient monuments: | 239 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 3204 |
| Archaeological sites: | 20 |

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| HCC/ Historic England | <p>HCC concluded that based on current knowledge, the archaeological interest of the site can be conserved by appropriate planning requirements imposed by the LPA, should planning permission be approved.</p> <p>Historic England – Site is on the edge of the conservation area. Allocation of this site needs to be justified in terms of historic environment impact. There would need to be site specific criteria to guide development.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 587 |
| Wildlife Sites / biodiversity: | <p>511</p> <p>Low ecological sensitivity – no apparent constraints.</p> |
| Area of Outstanding Natural Beauty: | No, 459 |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | No information available at time of assessment. |
| Summary | <p>Site within conservation area, therefore sensitive design will be required.</p> <p>Rural location means that site is located away from town centre and major employment sites.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Hitchin schools' capacity issue.</p> <p>Sewers crossing site.</p> <p>Site scores neutral / positively for most other criteria.</p> |

SHLAA reference: 346

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|--------------------------------------|---|---------|---------|-----------------------|-------|
| Site: | SHLAA reference: 346 | Parish: | Royston | Primary Proposed Use: | Mixed |
| Location: | South of Newmarket Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1434 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 812 | | | | |
| Town Centre: | 750 | | | | |
| Right of Way: | 400 | | | | |
| Primary or first School: | 330 | | | | |
| Bus Services: | 120 | | | | |
| Local Centre / food shop | 750 | | | | |
| Employment area | 1750 | | | | |
| Green Space Type | 20 metres to recreation ground | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |
| Gas: | No issues have been raised in Royston. | | | | |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. | | | | |

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| Wastewater: | Capacity in the STW although foul water may require upgrades. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Unlikely |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I37 |
| Noise / nuisance | None |
| Surface Water: | Yes |
| Green Belt | No |
| Local Road impact: | <ul style="list-style-type: none"> • This site of this size could accommodate a large development and would generate a significant increase in traffic and may overload this area of road network and may cause concern for existing users such as emergency service vehicles as the development is accessed from a traffic sensitive road. • The delivery of any new junction proposals will have a significant detrimental impact on the existing trees on the northern side of Newmarket Road. • The overall effect on the currently available highway network is assessed to be severe. • South of New Market Road (346) likely to require diversion and enhancement of local bus services and necessary infrastructure to serve the site. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 770 |
| Listed buildings: | 870 |
| Scheduled Ancient monuments: | 1020 |
| Buildings of local | 950 |

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| Interest: | |
| Historic Parks and Gardens: | 4451 |
| Archaeological sites: | 94 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 92 |
| Wildlife Sites / biodiversity: | 539 Low ecological sensitivity – no apparent ecological constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | 3 |
| Natural beauty | 79-87 |
| Landscape Commentary | Well contained south facing field screened by hedgerow trees along northern boundary with Newmarket Road and western boundary and woodland planting along eastern and southern boundaries. Small group of mature trees within field. Residential property on northern boundary. |
| | |
| Summary | Site also above Source Protection Zone 2/3 or principal aquifer. Site includes areas of potential surface water flooding. Community hall, nursery and GP provision issues. Site in area of high landscape beauty Site scores neutral / positive for most other criteria. |

SHLAA reference: 348

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|--|--|---------|------------------|-----------------------|-------------|
| Site: | SHLAA reference: 348 | Parish: | St Paul's Walden | Primary Proposed Use: | Residential |
| Location: | Land Between Horn Hill and Bendish Lane, Whitwell | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3851 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 274 | | | | |
| Town Centre: | 7630 | | | | |
| Right of Way: | 1 | | | | |
| Primary or first School: | 40 | | | | |
| Bus Services: | 30 | | | | |
| Local Centre / food shop | 245 | | | | |
| Employment area | 8508 | | | | |
| Green Space Type | 118 metres to recreation ground | | | | |
| Infrastructure | | | | | |
| Community: | HCC raised capacity issues in the last consultation. The figures have not changed. Known capacity issues in relation to secondary school provision in Hitchin and nursery school provision. There is capacity at the GP surgeries within Hitchin and Whitwell. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. | | | | |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. | | | | |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. | | | | |

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| Wastewater: | Thames Water has concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. | |
| <i>Site suitability (distances are in metres)</i> | | |
| Land contamination: | Unlikely | |
| Air quality Management Areas: | >50m | |
| Groundwater: | Site above Groundwater safeguard zone or SP1 | |
| Noise / nuisance | 363m to Luton airport noise contours | |
| Surface Water: | Potential surface water flooding onsite | |
| Green Belt | No | |
| Local Road impact: | Transport assessment required. | |
| Strategic Road impact: | Transport assessment required. | |
| <i>Heritage assets (distances are in metres)</i> | | |
| Conservation area: | 1 | |
| Listed buildings: | 44 | |
| Scheduled Ancient | 3301 | |

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| monuments: | |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 585 |
| Archaeological sites: | 869 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Large site on the edge of Whitwell Conservation Area.</p> <p>Historic England - Site 348 is a large site on the edge of Whitwell Conservation Area. Consideration should be given to the contribution the site (in its current form) makes to the significance of the conservation area, and what impact development might have. Allocation of this site needs to be justified in terms of historic environment impact. There would need to be site specific criteria to guide development.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 67 |
| Wildlife Sites / biodiversity: | <p>94</p> <p>Low ecological sensitivity – no apparent fundamental ecological constraints.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | <p>Site above Source Protection Zone 1, further consideration required</p> <p>WWTW issues, drainage strategy required</p> <p>Site adjacent to conservation area and listed buildings, sensitive design required.</p> <p>Site a long distance from town centres and major employment sites and schools.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Wastewater constraints.</p> |

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| | <p>Hitchin schools' capacity issues.</p> <p>Screened by existing development, sloping site.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: 351

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|--|---|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 351 | Parish: | Weston | Primary Proposed Use: | Residential |
| Location: | Land adjacent to the Snipe off Hitchin Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7250 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3773 | | | | |
| Town Centre: | 3985 | | | | |
| Right of Way: | 56 | | | | |
| Primary or first School: | 773 | | | | |
| Bus Services: | 268 | | | | |
| Local Centre / food shop | 345 | | | | |
| Employment area | 3191 | | | | |
| Green Space Type | 1 metres to H – Play and Youth Facilities | | | | |
| Infrastructure | | | | | |
| Community: | Need to discuss village school capacity with HCC as was not part of previous consultations with them. We do not currently know the capacity of the village school. Secondary school places will also need to be looked at. There are known capacity issues within Stevenage, however, the site is small and could possibly be accommodated. We would need to discuss capacity in relation to GP surgeries with the PCT. | | | | |
| Gas: | No issues have been raised in rural areas. However, need to check with National Grid due to new growth figures. | | | | |

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| Electricity: | No issues have been raised in rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Capacity in STW and in foul sewage network. Thames Water have no concerns with regards to the development. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport statement required, visibility issues on bend, limited potential for access through The Snipe. |
| Strategic Road impact: | Transport statement required, visibility issues on bend, limited potential for access through The Snipe. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 273 |
| Listed buildings: | 309 |
| Scheduled Ancient monuments: | 1805 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 5033 |
| Archaeological sites: | 279 |

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| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 393 |
| Wildlife Sites / biodiversity: | 476 Low ecological sensitivity – no apparent ecological constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Site on north west edge of village forming part of the setting to the village. Slightly higher level than Hitchin Road and partially screened from it by vegetation. Adjoins housing development on southern side and bordered by field boundary hedge on North. |
| Summary | <p>Site is in Green Belt.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Rural location means site is located a long distance to town centre / major employment area.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Located a long distance from the town centre.</p> <p>Access issues.</p> <p>Edge of village site adjoining existing development.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: 354

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|--------------------------------------|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 354 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Nursery, Icknield Way, Letchworth | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | No | | | | |
| Proximity to SSSI: | 5040 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 252 | | | | |
| Town Centre: | 103 | | | | |
| Right of Way: | 46 | | | | |
| Primary or first School: | 289 | | | | |
| Bus Services: | 70 | | | | |
| Local Centre / food shop | 1279 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 93m to General Open Space | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site located on major aquifer high |
| Noise / nuisance | None |
| Surface Water: | Small area of surface water flooding to SW |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 59 |
| Scheduled Ancient monuments: | 1015 |
| Buildings of local Interest: | 1199 |
| Historic Parks | 268 |

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| and Gardens: | |
| Archaeological sites: | 213 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 148 |
| Wildlife Sites / biodiversity: | 206 |
| Area of Outstanding Natural Beauty: | 6375 |
| Agricultural classification: | Urban |
| Natural beauty | 795 |
| Landscape Commentary | Urban brownfield site, important to the Street-scene along Icknield way, however existing building could be improved. |
| | |
| Summary | Surface Water flooding onsite Site above Source Protection Zone 2/3 Site scores neutral / positive for most other criteria. |

SHLAA reference: 355

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 355 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Garages, Icknield Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | No | | | | |
| Proximity to SSSI: | 4839 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 431 | | | | |
| Town Centre: | 228 | | | | |
| Right of Way: | 55 | | | | |
| Primary or first School: | 258 | | | | |
| Bus Services: | 139 | | | | |
| Local Centre / food shop | 228 | | | | |
| Employment area | 127 | | | | |
| Green Space Type | 54m to General Open Space | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site located on major aquifer high |
| Noise / nuisance | None |
| Surface Water: | Site includes areas at risk from surface flooding |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 133 |
| Listed buildings: | 228 |
| Scheduled Ancient monuments: | 785 |
| Buildings of local Interest: | 3301 |
| Historic Parks | 370 |

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| and Gardens: | |
| Archaeological sites: | 386 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 385 |
| Area of Outstanding Natural Beauty: | 6129 |
| Agricultural classification: | Urban |
| <i>Natural beauty</i> | 608 |
| <i>Landscape Commentary</i> | Site set back from road, could provide opportunity to improve street-scene. |
| | |
| <i>Summary</i> | <p>Site includes a TPO</p> <p>Site includes Surface Water Flooding</p> <p>Site above Source Protection Zone 2/3.</p> <p>Site scores neutral / positively for most other criteria.</p> |

SHLAA reference: 356

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 356 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Site at Birds Hill, Letchworth | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | No | | | | |
| Proximity to SSSI: | 5948 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 431 | | | | |
| Town Centre: | 300 | | | | |
| Right of Way: | 178 | | | | |
| Primary or first School: | 167 | | | | |
| Bus Services: | 49 | | | | |
| Local Centre / food shop | 300 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 84m to Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site located on major aquifer high |
| Noise / nuisance | None |
| Surface Water: | Very low potential for surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 22 |
| Scheduled Ancient monuments: | 2024 |
| Buildings of local Interest: | 711 |
| Historic Parks and Gardens: | 266 |

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| Archaeological sites: | 346 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 275 |
| Wildlife Sites / biodiversity: | 477 |
| Area of Outstanding Natural Beauty: | 7160 |
| Agricultural classification: | Urban |
| Natural beauty | 945 |
| Landscape Commentary | Site located on corner of Pixmore Avenue and Birds Hill surrounded by commercial development. Site important in the character of the street scene and creating new urban fabric. |
| Summary | <p>Site adjacent to conservation area, sensitive design may be required.</p> <p>Land likely to be contaminated, remediation may be required.</p> <p>Important urban fabric site.</p> <p>Adjacent to employment area, noise mitigation may be required</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site score neutral / positive for most other criteria.</p> |

SHLAA reference: 357

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|--------------------------------------|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: 357 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Hamonte, Letchworth | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | No | | | | |
| Proximity to SSSI: | 6091 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1034 | | | | |
| Town Centre: | 1153 | | | | |
| Right of Way: | 445 | | | | |
| Primary or first School: | 65 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 22 | | | | |
| Employment area | 604 | | | | |
| Green Space Type | 0m to General Open Space | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | No – site located above major aquifer high and major aquifer intermediate |
| Noise / nuisance | None |
| Surface Water: | No surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 482 |
| Listed buildings: | 1036 |
| Scheduled Ancient monuments: | 2496 |
| Buildings of local Interest: | 5243 |
| Historic Parks and Gardens: | 954 |

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| Archaeological sites: | 451 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 679 |
| Wildlife Sites / biodiversity: | 453 |
| Area of Outstanding Natural Beauty: | 7300 |
| Agricultural classification: | Urban |
| <i>Natural beauty</i> | 421 |
| <i>Landscape Commentary</i> | Redevelopment of an existing building. Site is surrounded by open land. |
| | |
| <i>Summary</i> | Site above source protection zone 2/3 Site scores neutral / positive for most other criteria. |

SHLAA reference: 358

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: 358 | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Land at Barkway Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | No | | | | |
| Proximity to SSSI: | 1078 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 989 | | | | |
| Town Centre: | 629 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 373 | | | | |
| Bus Services: | 104 | | | | |
| Local Centre / food shop | 629 | | | | |
| Employment area | 1213 | | | | |
| Green Space Type | 24m to General Open Space | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |
| Gas: | No issues have been raised in Royston. | | | | |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. | | | | |

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| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site located on major aquifer high |
| Noise / nuisance | None |
| Surface Water: | Very low potential for surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 538 |
| Listed buildings: | 599 |
| Scheduled Ancient monuments: | 1306 |
| Buildings of local Interest: | None |
| Historic Parks and Gardens: | 4426 |
| Archaeological sites: | 652 |
| HCC/ Historic | No information available at time of assessment. |

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| England summary | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 342 |
| Wildlife Sites / biodiversity: | 397 |
| Area of Outstanding Natural Beauty: | 22948 |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site located on route out of Royston, well contained by hedging with small scale agricultural buildings onsite. |
| | |
| Summary | Site located above Source Protection Zone 2/3 Site includes right of way Site scores neutral / positive for most other criteria. |

SHLAA reference: 366

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| Site: | SHLAA reference: 366 | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Former B&Q, Hitchin | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1930 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 620 | | | | |
| Town Centre: | 572 | | | | |
| Right of Way: | 39 | | | | |
| Primary or first School: | 305 | | | | |
| Bus Services: | 1 | | | | |
| Local Centre / food shop | 307 | | | | |
| Employment area | 40 | | | | |
| Green Space Type | 92 metres to B – Multi Functional Recreat* | | | | |

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| Infrastructure | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth in Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | No comments provided. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | Flour mill & commercial |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I135 |
| Noise / nuisance | 70m to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road | Access on primary routes not permitted except in special circumstances. Transport Assessment and Safety Audit |

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| impact: | required. |
| Strategic Road impact: | Access on primary routes not permitted except in special circumstances. Transport Assessment and Safety Audit required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 133 |
| Scheduled Ancient monuments: | 739 |
| Buildings of local Interest: | 1 |
| Historic Parks and Gardens: | 2632 |
| Archaeological sites: | 5487 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 82 |
| Wildlife Sites / biodiversity: | 168 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |

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| <i>Landscape Commentary</i> | Important corner site needs to respond to streetscene of Walsworth Road and Nightingale Road as well as having landmark status. |
| | |
| <i>Summary</i> | <p>Site within conservation area and adjacent to LBI which will require sensitive design.</p> <p>Site includes potential areas of surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>School capacity issues.</p> <p>Corner site with potential for landmark status.</p> <p>Site score neutral or positive for most other issues.</p> |

SHLAA reference: 212a (Pref. options ref: EL3)

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|--|--|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: 212a (Pref. options ref: EL3) | Parish: | Offley | Primary Proposed Use: | Residential |
| Location: | SW of Cockernhoe, | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5655 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 6258 | | | | |
| Town Centre: | 7725 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 81 | | | | |
| Local Centre / food shop | na / 3680 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | The village school and nursery provision has capacity issues if growth required. Hitchin schools will be at capacity and additional places will need to be found. Further discussion with HCC is required. Whitwell and Hitchin surgeries have | | | | |

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| | capacity to accommodate additional places. However, this will depend on the extent of growth in other locations that serve these surgeries. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | <p>Development is at the head of the network. Significant network upgrades or a new outfall sewer will be required. An impact study will be required.</p> <p>Thames Water have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p> <p>All developments should adhere to the drainage hierarchy and utilise sustainable drainage system (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.</p> |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, impact on Luton and M1 requires further investigation. |
| Strategic Road impact: | Transport Assessment required, impact on Luton and M1 requires further investigation. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |

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| Conservation area: | 2373 |
| Listed buildings: | 328 |
| Scheduled Ancient monuments: | 5953 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 248 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> <p>Historic England – The site has the potential for considerable impacts on heritage assets and the wider landscape. There is particular concern about the impact on Putteridge Bury and the urbanisation of its southern boundary. Further work should be undertaken to identify and where possible, overcome potential historic environment issues. HE has reservations about taking the site forward without further analysis and justification of the impacts.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 5937 |
| Wildlife Sites / biodiversity: | 798 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Site adjoins residential development on the eastern edge of Luton and extends eastwards to Mangrove Green wrapping around the western side of Cockernhoe. |
| Summary | <p>Site is in the Green Belt.</p> <p>Site includes an archaeological area which will require further consideration before the development can take place.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site's location is a long way from North Herts' towns and employment.</p> |

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| | <p>Site above Source Protection Zone 2/3.</p> <p>Site includes a Right of Way that will need to be incorporated or diverted as appropriate.</p> <p>Hitchin Schools capacity issue.</p> <p>Transport assessment required – impact on Luton and M1.</p> <p>Significant network upgrades to waste water infrastructure needed.</p> <p>Largely arable land adjoining Luton and Mangrove Green.</p> |
| | |

SHLAA reference: B/e01/02 (Pref. options ref: BA10)

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| Site: | SHLAA reference: B/e01/02 (Pref. options ref: BA10) | Parish: | Baldock | Primary Proposed Use: | Employment |
| Location: | Royston Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6679 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1346 There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. | | | | |
| Town Centre: | 1218 | | | | |
| Right of Way: | 333 | | | | |
| Primary or first School: | 864 There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be | | | | |

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| | required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. | |
| Bus Services: | 254 | |
| Local Centre / food shop | 1218 | |
| Employment area | 573 | |
| Green Space Type | 162 metres to C – Amenity Green Space | |
| | | |
| Infrastructure | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. | |
| Gas: | Network reinforcement required. | |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required depending on extent of employment area. | |
| Wastewater: | No specific site comments. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. | |
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| Site suitability (distances are in metres) | | |
| Land contamination: | None | |

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| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I26 |
| Noise / nuisance | Site adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1212 |
| Listed buildings: | 1213 |
| Scheduled Ancient monuments: | 889 |
| Buildings of local Interest: | 1404 |
| Historical Parks and Gardens: | 4399 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation | 1471 |

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| Orders: | |
| Wildlife Sites / biodiversity: | 1594 Low to moderate ecological sensitivity. No ecological constraints on site. Features such as rough grassland, hedgerows and scrub. Reptiles by railway and elsewhere as habitat is suitable. Reptile survey required. Hertfordshire Biological Records Centre identified reptiles and breeding birds as a constraint. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site visually forming part of the dual carriageway junction. |
| Summary | Retention of hedgerows, survey for reptiles. Site in Green Belt. Site includes archaeological area, further consideration required. Site on Grade 2 agricultural land. Site adjacent to railway line, noise mitigation required Site includes areas of potential surface water flooding. Site located above Source Protection Zone 2/3 or principal aquifer. Issues with school and utilities capacity in Baldock. Open site bounded by railway line. Retention of hedgerows Site scores positively / neutral for most other criteria. |
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SHLAA reference: B/e03 (Pref. Options ref: BA6)

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| Site: | SHLAA reference: B/e03 (Pref. Options ref: BA6) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Employment area, Icknield Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6656 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 560 | | | | |
| Town Centre: | 163 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 482 | | | | |
| Bus Services: | 74 | | | | |
| Local Centre / food shop | 163 | | | | |
| Employment area | 658 | | | | |
| Green Space Type | 44 metres to I – Outdoor Sports | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
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| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Gas works & underground petrol storage. |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I88 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Statement required. |
| Strategic Road impact: | Transport Statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 71 |
| Scheduled Ancient monuments: | 448 |
| Buildings of local Interest: | 47 |
| Historic Parks | 6142 |

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| and Gardens: | |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | Historic England – no objections to the allocation and development of the site; however there should be site specific criteria at the next consultation stage to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 241 |
| Wildlife Sites / biodiversity: | 55 Low ecological sensitivity, retain hedgerows. Reptile survey associated with railway line. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban/Grade 3 |
| Natural beauty | 0 |
| Landscape Commentary | Contained site, enclosed by steep, dominating railway embankment on northern boundary and mix of residential/employment on other three sides. |
| Summary | <p>Site has contamination issues, based on previous use, therefore remediation required before site can be developed.</p> <p>Site also includes an archaeological site, further consideration required before development can occur.</p> <p>Site adjacent to railway line appropriate noise mitigation required</p> <p>Site is relatively proximate to Ivel Springs Wildlife site, although separated by the railway line.</p> <p>Retention of hedgerows, survey for reptiles.</p> <p>Site adjacent to conservation area and Buildings of Local Interest, sensitive design required.</p> <p>Site also includes a Right of Way which will need to be accommodated or diverted as appropriate.</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site well contained.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: B/r01a (Pref. Options ref: BA1 (part))

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: B/r01a (Pref. Options ref: BA1 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land at, Bygrave Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7652 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
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| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 612 | | | | |
| Town Centre: | 245 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 252 | | | | |
| Bus Services: | 94 | | | | |
| Local Centre / food shop | na / 245 | | | | |
| Employment area | 18 | | | | |
| Green Space Type | 63 metres to Other | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is | | | | |

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| | some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
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| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Farmyards |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I208 |
| Noise / nuisance | Site adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, accepted in principle by HCC. <ul style="list-style-type: none"> Development will need to include new/enhanced passenger transport provision (local bus) and improve access/links to key destinations such as retail/employment/leisure. The Whitehorse Street/ Station Road/ Royston Road signalised junction is currently running close to capacity and could not accommodate additional flows with its current configuration. |
| Strategic Road impact: | Transport Assessment required, accepted in principle by HCC. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 339 |
| Listed buildings: | 226 |
| Scheduled Ancient | 225 |

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| monuments: | |
| Buildings of local Interest: | 344 |
| Historic Parks and Gardens: | 2996 |
| Archaeological sites: | 15 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation</p> <p>Historic England - concerns regarding this proposed site allocation in terms of its impact on the historic environment. The site could impact on the setting of the historic core, including its conservation area and the Grade I listed Church of St Mary. In terms of immediate impacts, the site contains a Grade II listed building (Nook Cottage) and is opposite three additional Grade II buildings and a scheduled Roman settlement site west of the A507. The archaeological potential of the site could also be considerable.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 163 |
| Wildlife Sites / biodiversity: | <p>490</p> <p>High ecological sensitivity for farmland birds and rare plants – See north of Baldock</p> <p>Fundamental ecological constraint if priority bird species are not adequately considered in respect of impact prior to taking site forward with suitable conservation measures. Reptiles and roadside verge flora must also be considered. Area considered to be low / medium for habitat creation. Hydrological sensitivities associated with Ivel Springs.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site in rolling chalk landform, visible to surrounding residential areas and Bygrave Road. |
| Summary | <p>Site is in the Green Belt and adjacent to an archaeological area, which will require further investigation.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Potential for surface water flooding onsite.</p> |

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| | <p>Ecological mitigation required for farmland birds and plants.</p> <p>Site located adjacent to railway line noise mitigation required.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes Right of Way which will need incorporating or diverting as appropriate.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is open and visible from the north and east.</p> <p>Site scores positively / neutral for most other criteria.</p> |
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SHLAA reference: B/r02a (Pref. Options ref: BA1 (part))

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: B/r02a (Pref. Options ref: BA1 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land south of, Bygrave Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6633 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 634 | | | | |
| Town Centre: | 298 | | | | |
| Right of Way: | 85 | | | | |
| Primary or first School: | 236 | | | | |
| Bus Services: | 9 | | | | |
| Local Centre / food shop | 298 | | | | |
| Employment area | 18 | | | | |
| Green Space Type | 61 metres to Other | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is | | | | |

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| | some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
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| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I209 |
| Noise / nuisance | Site adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, accepted in principle by HCC. <ul style="list-style-type: none"> Development will need to include new/enhanced passenger transport provision (local bus) and improve access/links to key destinations such as retail/employment/leisure. The Whitehorse Street/ Station Road/ Royston Road signalised junction is currently running close to capacity and could not accommodate additional flows with its current configuration. |
| Strategic Road impact: | Transport Assessment required, accepted in principle by HCC. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 408 |
| Listed buildings: | 268 |
| Scheduled Ancient | 219 |

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| monuments: | |
| Buildings of local Interest: | 383 |
| Historic Parks and Gardens: | 3045 |
| Archaeological sites: | 19 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation</p> <p>Historic England - concerns regarding this proposed site allocation in terms of its impact on the historic environment. The site could impact on the setting of the historic core, including its conservation area and the Grade I listed Church of St Mary. In terms of immediate impacts, the site contains a Grade II listed building (Nook Cottage) and is opposite three additional Grade II buildings and a scheduled Roman settlement site west of the A507. The archaeological potential of the site could also be considerable.</p> |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 218 |
| Wildlife Sites / biodiversity: | <p>587</p> <p>High ecological sensitivity for farmland birds and rare plants – see north of Baldock</p> <p>Fundamental ecological constraint if priority bird species are not adequately considered in respect of impact prior to taking site forward with suitable conservation measures. Reptiles and roadside verge flora must also be considered. Area considered to be low / medium for habitat creation. Hydrological sensitivities associated with Ivel Springs.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site, bounded by railway line to south and Bygrave Road to south. |
| | |
| Summary | <p>Site is in the Green Belt and adjacent to an archaeological area, which will require further investigation.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Potential for surface water flooding onsite.</p> |

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| | <p>Ecological mitigation for farmland birds and plants.</p> <p>Site adjacent to railway line, noise mitigation required.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is open and visible although bounded on 2 sides.</p> <p>Site scores positively / neutral for most other criteria.</p> |
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SHLAA reference: B/r03 (Pref. Options ref: BA4 (part))

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r03 (Pref. Options ref: BA4 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | East of, Clothall Common | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6664 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1157 | | | | |
| Town Centre: | 1059 | | | | |
| Right of Way: | 239 | | | | |
| Primary or first School: | 692 | | | | |
| Bus Services: | 54 | | | | |
| Local Centre / food shop | na / 1059 | | | | |
| Employment area | 405 | | | | |
| Green Space Type | 5 metres to C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I92 |
| Noise / nuisance | 193m to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required, accepted in principle by HCC. <ul style="list-style-type: none"> • Aleyn Lane is not wide enough to provide a local distributor route connection into Yeomanry Drive. Through traffic on this narrow estate road could have an adverse effect on road safety. • There may be an opportunity to open up Yeomanry Drive onto Royston Road. There is an attraction for larger vehicles to use Royston Road due to the industrial estates off this route. If Yeomanry Road is opened up to through traffic it will be necessary to introduce weight limits on the estate roads, to deter the use of these estate roads by larger vehicles. • Vehicular access would be acceptable off the northern end of the Aleyn Way cul-de-sac only. |
| Strategic Road impact: | Transport Assessment required, accepted in principle by HCC. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1122 |
| Listed buildings: | 1065 |

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| Scheduled Ancient monuments: | 608 |
| Buildings of local Interest: | 877 |
| Historic Parks and Gardens: | 3831 |
| Archaeological sites: | 1 |
| HCC/ Historic England summary | HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 1126 |
| Wildlife Sites / biodiversity: | 275m to wildlife site Low ecological sensitivity, retention of hedgerows and roadside verge corridor. Survey required for reptiles and butterflies. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site on eastern edge of Baldock providing link with open countryside. |
| Summary | <p>Site is in the Green Belt and is adjacent to an archaeological area, which may require further investigation.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Potential for surface water flooding onsite.</p> <p>Retain hedgerows, reptile survey</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Open site to the east of Baldock and visible from Royston Road.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: B/r04 (Pref. Options ref: BA2)

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r04 (Pref. Options ref: BA2) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land off, Clothall Road, Baldock | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6980 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 265 | | | | |
| Town Centre: | 493 | | | | |
| Right of Way: | 63 | | | | |
| Primary or first School: | 83 | | | | |
| Bus Services: | 158 | | | | |
| Local Centre / food shop | 493 | | | | |
| Employment area | 319 | | | | |
| Green Space Type | 82 metres to J – School | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I93 |
| Noise / nuisance | 70m to A505, 130m to chicken farm although buffer has been included |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required The site will require enhancements to public transport provision (local bus) in Clothall parish. |
| Strategic Road impact: | Transport Assessment required |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 473 |
| Listed buildings: | 361 |
| Scheduled Ancient monuments: | 157 |
| Buildings of local Interest: | 127 |
| Historic Parks | 3031 |

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| and Gardens: | |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Historic England – site borders a large scheduled monument and raise concerns in terms of impact on its significance. There needs to be proposed assessment of significance and the archaeological issues arising from any proposed development. Allocation of this site needs to be justified in terms of historic environment impact. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 42 |
| Wildlife Sites / biodiversity: | 56 Low ecological sensitivity, retention of hedgerows. Survey required for reptiles. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2/urban |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site with limited screening from Clothall Road. |
| Summary | Site is located in the Green Belt and contains an archaeological site, which will require further investigation before development can occur. Site proximate to A505 although buffer included Site relatively proximate to Weston Hills Wildlife site, which may require further consideration. Retention of hedgerows and reptile survey required. Site located upon Grade 2 agricultural land. Site in relative proximity to a TPO which may require further consideration. Site located above Source Protection Zone 2/3 or principle aquifer. Site is open, although bounded by Clothall Road and caravan park. Site scores positively / neutral for most other criteria. |

SHLAA reference: B/r06

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| Site: | SHLAA reference: B/r06 | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Adj. 68, London Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7966 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 695 | | | | |
| Town Centre: | 883 | | | | |
| Right of Way: | 52 | | | | |
| Primary or first School: | 238 | | | | |
| Bus Services: | 119 | | | | |
| Local Centre / food shop | na / 883 | | | | |
| Employment area | 355 | | | | |
| Green Space Type | 22 metres to F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. | | | | |

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| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 830 |
| Listed buildings: | 563 |
| Scheduled Ancient monuments: | 1027 |
| Buildings of local Interest: | 456 |
| Historic Parks and Gardens: | 2340 |
| Archaeological | 473 |

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| sites: | |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 294 |
| Wildlife Sites / biodiversity: | 231 Low / moderate ecological sensitivity – need to retain trees and hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Enclosed site surrounded by residential development. Mature vegetation. Limited access. Limited views. |
| | |
| Summary | <p>Site is above Source Protection Zone 1, which will require further investigation before development can occur.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is part of a green buffer between Letchworth and Baldock.</p> <p>Need to retain hedgerows and trees</p> <p>Well enclosed, screened site.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: B/r07 (Pref. Options ref: BA9)

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r07 (Pref. Options ref: BA9) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Adj. Raban Court, Royston Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7796 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 403 | | | | |
| Town Centre: | 27 | | | | |
| Right of Way: | 115 | | | | |
| Primary or first School: | 169 | | | | |
| Bus Services: | 30 | | | | |
| Local Centre / food shop | 27 | | | | |
| Employment area | 196 | | | | |
| Green Space Type | 77 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Possible relating to car sales |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I93 |
| Noise / nuisance | 128m to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 1 |
| Scheduled Ancient monuments: | 163 |
| Buildings of local Interest: | 103 |
| Historic Parks and | 2802 |

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| Gardens: | |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | Historic England - There should be site specific criteria at the next consultation stage to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 89 |
| Wildlife Sites / biodiversity: | 422 Developed site |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site is important in the character of the streetscene and restoring the urban fabric. |
| | |
| Summary | <p>Site located in archaeological area, which will require further investigation before development can occur.</p> <p>Site includes some possible surface water flooding.</p> <p>Site proximate to conservation area and listed buildings, which will require sensitive design.</p> <p>Site located above SPZ 2/3 or principal aquifer.</p> <p>Important in the streetscene.</p> <p>Issues with school and utilities capacity in Baldock.</p> |

SHLAA reference: B/r11a (Pref. Options ref: BA1 (part))

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: B/r11a (Pref. Options ref: BA1 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land north of, Bygrave Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7483 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 738 | | | | |
| Town Centre: | 362 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 334 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 362 | | | | |
| Employment area | 117 | | | | |
| Green Space Type | 164 metres to Other | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is | | | | |

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| | some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I210 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required, accepted in principle by HCC. <ul style="list-style-type: none"> Development will need to include new/enhanced passenger transport provision (local bus) and improve access/links to key destinations such as retail/employment/leisure. The Whitehorse Street/ Station Road/ Royston Road signalised junction is currently running close to capacity and could not accommodate additional flows with its current configuration. |
| Strategic Road impact: | Transport Assessment required, accepted in principle by HCC. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 336 |
| Listed buildings: | 349 |
| Scheduled Ancient | 317 |

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| monuments: | |
| Buildings of local Interest: | 455 |
| Historic Parks and Gardens: | 3086 |
| Archaeological sites: | 117 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation</p> <p>Historic England - concerns regarding this proposed site allocation in terms of its impact on the historic environment. The site could impact on the setting of the historic core, including its conservation area and the Grade I listed Church of St Mary. In terms of immediate impacts, the site contains a Grade II listed building (Nook Cottage) and is opposite three additional Grade II buildings and a scheduled Roman settlement site west of the A507. The archaeological potential of the site could also be considerable.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 256 |
| Wildlife Sites / biodiversity: | <p>593</p> <p>High ecological sensitivity for farm birds and plants – see north of Baldock</p> <p>Fundamental ecological constraint if priority bird species are not adequately considered in respect of impact prior to taking site forward with suitable conservation measures. Reptiles and roadside verge flora must also be considered. Area considered to be low / medium for habitat creation. Hydrological sensitivities associated with Ivel Springs.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | No information available at time of assessment. |
| Summary | <p>Site is in the Green Belt and adjacent to an archaeological area, which will require further investigation.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Ecological mitigation for farmland birds and plants.</p> |

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| | <p>Site includes Right of Way which will need incorporating or diverting as appropriate.</p> <p>Potential for surface water flooding on site.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is open and visible although bounded on 2 sides.</p> <p>Site scores positively / neutral for most other criteria.</p> |
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SHLAA reference: B/r12 (Pref. Options ref: BA3)

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r12 (Pref. Options ref: BA3) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | South of, Clothall Common, Baldock | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6602 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 657 | | | | |
| Town Centre: | 657 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 436 | | | | |
| Bus Services: | 48 | | | | |
| Local Centre / food shop | 657 | | | | |
| Employment area | 474 | | | | |
| Green Space Type | 4 metres to C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I95 |
| Noise / nuisance | Adjoins A505 |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required |
| Strategic Road impact: | Transport Assessment required |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 646 |
| Listed buildings: | 650 |
| Scheduled Ancient monuments: | 11 |
| Buildings of local | 297 |

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| Interest: | |
| Historic Parks and Gardens: | 3380 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. Historic England - the presence of a large and significant scheduled ancient monument designation near to this site allocation is of considerable concerns. There needs to be proper assessment of the archaeological issues arising from any proposed development in line with PPG16. A development brief should be prepared to guide proposals. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 496 |
| Wildlife Sites / biodiversity: | 603m to wildlife site Low ecological sensitivity, retention of hedgerows. Survey required for reptiles. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open, highly visible, site forming part of setting to Baldock. Northern edge abuts Baldock bypass. |
| Summary | <p>Site is located in the Green Belt</p> <p>Site contains an archaeological site and is adjacent to a Scheduled Ancient monument, which will require further investigation before development can occur.</p> <p>Site adjacent to A505 appropriate noise buffer required</p> <p>Site relatively proximate to Weston Hills Wildlife site, which may require further consideration.</p> <p>Retention of hedgerows, Reptile survey required.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is open, although bounded by Clothall Road and caravan park.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: B/r14 (Pref. Options ref: BA7)

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r14 (Pref. Options ref: BA7) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Clare Crescent | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7898 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 609 | | | | |
| Town Centre: | 841 | | | | |
| Right of Way: | 52 | | | | |
| Primary or first School: | 126 | | | | |
| Bus Services: | 91 | | | | |
| Local Centre / food shop | na / 841 | | | | |
| Employment area | 269 | | | | |
| Green Space Type | F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 755 |
| Listed buildings: | 477 |
| Scheduled Ancient monuments: | 933 |
| Buildings of local Interest: | 355 |
| Historic Parks and | 2312 |

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| Gardens: | |
| Archaeological sites: | 392 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 46 |
| Wildlife Sites / biodiversity: | 213 Low ecological sensitivity, retention of boundary scrub. Possible reptiles on site. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | See previous comments. |
| | |
| Summary | <p>Site in relative proximity to a TPO which may require further consideration.</p> <p>Site located above Source Protection Zone 1 which will require further consideration.</p> <p>Retention of boundary scrub, reptile survey</p> <p>Site is enclosed by residential development.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: B/r18 (Pref. Options ref: BA8)

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r18 (Pref. Options ref: BA8) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Works, Station Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7826 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 439 | | | | |
| Town Centre: | 11 | | | | |
| Right of Way: | 48 | | | | |
| Primary or first School: | 206 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 11 | | | | |
| Employment area | 198 | | | | |
| Green Space Type | 24 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Likely as a result of works & underground petrol storage. |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I98 |
| Noise / nuisance | 95m to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 15 |
| Scheduled Ancient monuments: | 205 |
| Buildings of local Interest: | 115 |
| Historic Parks | 2773 |

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| and Gardens: | |
| Archaeological sites: | 0 |
| HCC/ Hertiage England summary | Historic England - There should be site specific criteria at the next consultation stage to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 43 |
| Wildlife Sites / biodiversity: | 374 Developed site |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site is important in the character of the streetscene and restoring the urban fabric. |
| | |
| Summary | <p>Site located in archaeological area, which will require further investigation before development can occur, although site previously developed.</p> <p>Within 100m of railway line, although other dwellings proximate.</p> <p>Site includes some possible surface water flooding.</p> <p>Site proximate to conservation area and listing buildings, which will require sensitive design.</p> <p>Site located above SPZ 2/3 or principal aquifer.</p> <p>Important site in the streetscene.</p> <p>Issues with school and utilities capacity in Baldock.</p> |

SHLAA reference: B/r23 (Pref. Options ref: BA1 (part))

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|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: B/r23 (Pref. Options ref: BA1 (part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land at, North Road, Baldock | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7818 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 815 | | | | |
| Town Centre: | 407 | | | | |
| Right of Way: | 16 | | | | |
| Primary or first School: | 518 | | | | |
| Bus Services: | 51 | | | | |
| Local Centre / food shop | na / 407 | | | | |
| Employment area | 284 | | | | |
| Green Space Type | 15 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | There are capacity issues in relation to both primary and secondary schools. New or expanded schools are likely to be required. Knights Templar secondary school is on a constrained site, where there is limited potential to expand. There is some capacity in nursery school provision. There is some capacity in relation to GP surgeries. However, this is unlikely | | | | |

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| | to be enough to cope with all additional sites. A number of sites would be a distance from the community hall. A new community centre may be required to the east of the town so that people have good access to such a facility. |
| Gas: | Network reinforcement required. |
| Electricity: | Further consultation with UK Power Network required. Reinforcements may be required. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I211 |
| Noise / nuisance | 200m+ to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Statement required, potential access corridor issues. Application should be supported by a Transport Assessment, which sets out the transport implications of the development proposals and identify measures required to overcome any transport impact of the proposals. |
| Strategic Road impact: | Transport Statement required, potential access corridor issues. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 386 |
| Listed buildings: | 82 |
| Scheduled Ancient monuments: | 11 |

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| Buildings of local Interest: | 428 |
| Historic Parks and Gardens: | 2783 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | Historic England - The presence of a large and significant scheduled ancient monument designation near to this site allocation is of considerable concerns. The setting of the monument could well be affected by the scale of the estimated residential development and Historic England would welcome consultation and discussion on this site as early in the process as possible. There needs to be proper assessment of the archaeological issues arising from any proposed development in line with PPG16. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 278 |
| Wildlife Sites / biodiversity: | 156 High ecological sensitivity for farm birds and plants – see north of Baldock |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site on northern edge of Baldock. Bordered by residential development on southern boundary and A507 North Road on western boundary. Part of larger agricultural field in rolling chalk landscape. Forms part of setting to Baldock and northern gateway into the town. |
| Summary | <p>Site is in the Green Belt and contains an archaeological site which will require further consideration before development can occur. Site also adjacent to a Scheduled Ancient Monument which will need further consideration.</p> <p>Site located on Grade 2 agricultural land.</p> <p>Ecological mitigation for farmland birds and plants</p> <p>Site contains areas of possible surface water flooding.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Potential access issues.</p> <p>Issues with school and utilities capacity in Baldock.</p> <p>Site is open in rolling countryside.</p> |

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| | Site scores neutral / positive for most other criteria. |
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SHLAA reference: BK/r02 (Pref. Options ref: BK2 (part))

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| Site: | SHLAA reference: BK/r02 (Pref. Options ref: BK2 (part)) | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land off, Windmill Close | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5900 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3080 | | | | |
| Town Centre: | 4848 | | | | |
| Right of Way: | 100 | | | | |
| Primary or first School: | 529 | | | | |
| Bus Services: | 46 | | | | |
| Local Centre / food shop | 3150 | | | | |
| Employment area | 4925 | | | | |
| Green Space Type | C – Amenity Green Space | | | | |
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| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be | | | | |

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| | sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW and in foul sewer network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I103 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 95 |
| Listed buildings: | 227 |
| Scheduled Ancient monuments: | 1099 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 419 |
| Archaeological sites: | 46 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2729 |
| Wildlife Sites / biodiversity: | 264 Low ecological sensitivity. Loss of grassland - Phase 1 survey to assess any interest |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Green, open space surrounded by housing on three sides. |
| | |
| Summary | <p>Site's rural location means that it is located away from town centres and designated employment areas.</p> <p>Site adjacent to archaeological area which may require further investigation.</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Retain hedgerows, mitigate loss of grassland habitat – ecological survey</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site surrounded by housing on three sides.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: BK/r03 (Pref. Options ref: BK2 (part))

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: BK/r03 (Pref. Options ref: BK2 (part)) | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land north of, Windmill Close | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5800 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 3054 | | | | |
| Town Centre: | 4784 | | | | |
| Right of Way: | 161 | | | | |
| Primary or first School: | 608 | | | | |
| Bus Services: | 126 | | | | |
| Local Centre / food shop | na / 3200 | | | | |
| Employment area | 4788 | | | | |
| Green Space Type | C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be | | | | |

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| | sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. |
| Gas: | Need to check status of rural areas with National Grid, given the possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Capacity at STW and in foul sewer network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I104 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 183 |
| Listed buildings: | 308 |
| Scheduled Ancient monuments: | 1112 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 465 |
| Archaeological sites: | 0 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2770 |
| Wildlife Sites / biodiversity: | 425 Low ecological sensitivity, loss of amenity grassland and local habitat features |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Open site on north-west edge of Barkway adjoining residential development. |
| | |
| Summary | <p>Site contains part of the archaeological site on the western boundary, further consideration required before development can occur.</p> <p>Site's rural location means that it is located away from town centres and designated employment areas.</p> <p>Retain hedgerows</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site open on two sides, adjoining residential development.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: BK/r04 (Pref. Options ref: BK1)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: BK/r04 (Pref. Options ref: BK1) | Parish: | Barkway | Primary Proposed Use: | Residential |
| Location: | Land off, Cambridge Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6132 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2998 | | | | |
| Town Centre: | 5029 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 498 | | | | |
| Bus Services: | 44 | | | | |
| Local Centre / food shop | na / 3050 | | | | |
| Employment area | 5116 | | | | |
| Green Space Type | 38 metres to H – Play and Youth Facilities | | | | |
| Infrastructure | | | | | |
| Community: | There is some capacity within the village school. However, it is likely that this would be exceeded and there would be a need to develop on the reserve school site. Additional nursery provision may also be required. There is likely to be | | | | |

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| | sufficient capacity within Royston for upper and middle schools. Further discussion with the County Council is required. There is capacity in the surrounding villages in relation to GP surgeries. |
| Gas: | Need to check status of rural areas with National Grid, given a possible increase in numbers. |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. |
| Wastewater: | Upgrades may be required, following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I105 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Statement required. |
| Strategic Road impact: | Transport Statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 17 |
| Listed buildings: | 93 |
| Scheduled Ancient monuments: | 1347 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 148 |
| Archaeological sites: | 102 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2446 |
| Wildlife Sites / biodiversity: | 202 Low ecological sensitivity, grassland habitat, retain hedgerows |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 60-68 |
| Landscape Commentary | Site located between Cambridge Road and Periwinkle Close on northern edge of Barkway. Well screened by hedging from adjoining sites. |
| | |
| Summary | <p>Site adjacent to a conservation area, which may require sensitive design.</p> <p>Site's rural location means that it is located away from town centres and designated employment areas.</p> <p>The site is located on Grade 2 agricultural land.</p> <p>Upgrades to WWTW may be required.</p> <p>Site located above Source Protection Zone 2/3.</p> <p>Site well screened – retained hedgerows mitigate loss of grassland.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: BL/02

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|--|--|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: BL/02 | Parish: | Barley | Primary Proposed Use: | Residential |
| Location: | Land east of Picknag Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5155 | | | | |
| Airport Safety Zone: | no | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 123 | | | | |
| Town Centre: | 4654 | | | | |
| Right of Way: | 20 | | | | |
| Primary or first School: | 374 | | | | |
| Bus Services: | 240 | | | | |
| Local Centre / food shop | Na/ 110 | | | | |
| Employment area | 5493 | | | | |
| Green Space Type | 82m to Multi Functional Recreat | | | | |
| Infrastructure | | | | | |
| Community: | The site is sufficiently small to not have a significant impact. | | | | |
| Gas: | Need to check status of the rural areas with National Grid, given the possible increase in numbers. | | | | |
| Electricity: | Need to check status of rural areas with UK Power Networks, given a possible increase in growth figures and a change in locations. No rural issues were raised before. | | | | |
| Wastewater: | Capacity at STW and in foul sewer network.. Encroachment advisory zone for STW - 375m - low risk | | | | |

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| | All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I107 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 52 |
| Scheduled Ancient monuments: | 2490 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 2118 |
| Archaeological sites: | 108 |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation | 2119 |

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| Orders: | |
| Wildlife Sites / biodiversity: | 0m to wildlife site Low ecological sensitivity. Most unlikely to be a fundamental ecological constraint. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 69-78 |
| Landscape Commentary | Linear site with long road frontage adjoining residential development to the north. Development would enclose the Playstow. |
| | |
| Summary | <p>Site within Manor Farm Wildlife site, mitigation required before development can occur.</p> <p>Site within conservation area, sensitive design will be required.</p> <p>Rural location means the site is located away from Town Centres and major employment sites</p> <p>Site located in Grade 2 agricultural land</p> <p>Site above SPZ2/3 or principal aquifer</p> <p>Some potential encroachment of STW</p> <p>Linear site, enclosing the Playstowe</p> <p>Site score neutral / positive for most other criteria</p> |

SHLAA reference: D (part) (Pref. Options ref: BA1(part))

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|---|---|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: D (part) (Pref. Options ref: BA1(part)) | Parish: | Baldock | Primary Proposed Use: | Residential |
| Location: | Land north of Baldock | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6149 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1776 | | | | |
| Town Centre: | 1560 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 1236 | | | | |
| Bus Services: | 388 | | | | |
| Local Centre / food shop | 1560 | | | | |
| Employment area | 920 | | | | |
| Green Space Type | 630m to General Open Space | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | This strategic site could accommodate additional provision to deal with capacity issues for both development on the site and the cumulative impact of a number of smaller developments within Baldock and the surrounding villages. These | | | | |

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| | additional facilities would be a benefit for the town, particularly in relation to secondary school provision. Additional facilities would include schools, nursery provision, community centres, green infrastructure, policing, a children's centre, shops etc. |
| Gas: | Network reinforcement required. |
| Electricity: | A new primary substation at Letchworth Grid. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1563 |
| Listed buildings: | 1561 |
| Scheduled Ancient monuments: | 1333 |
| Buildings of local Interest: | 1593 |

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| Historic Parks and Gardens: | 4396 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 1304 |
| Wildlife Sites / biodiversity: | 17 |
| Area of Outstanding Natural Beauty: | 11281 |
| Agricultural classification: | Grade 2/Grade 3 |
| Natural beauty | 0 |
| Landscape Commentary | No information available at time of assessment. |
| | |
| Summary | Site in both Grade 2 and Grade 3 agricultural land Site above SPZ 2 or 3 or a Principal Aquifer Site located in Flood Zone 1 |

SHLAA reference: ELE (Pref. Options ref: EL2)

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| Site: | SHLAA reference: ELE (Pref. Options ref: EL2) | Parish: | Offley | Primary Proposed Use: | Residential |
| Location: | East of Luton, (south of Brick Kiln Lane) | | | | |
| Criterion | | Explanation and measure | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4700 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 5255 | | | | |
| Town Centre: | 3610 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 140 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 800 / 0 | | | | |
| Employment area | 790 | | | | |
| Green Space Type | 1 metre to C – Amenity Green Space | | | | |
| | | | | | |
| Infrastructure | | | | | |

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| Community: | Significant on-site community infrastructure would be required. There are significant capacity issues in relation to secondary school provision. The child yield from this site would not be sufficiently large enough to accommodate a whole new secondary school by itself. |
| Gas: | No issues have been raised in relation to the planning application. |
| Electricity: | No issues have been raised in relation to the planning application. |
| Wastewater: | <p>Development is at the head of the network. Significant network upgrades or a new outfall sewer will be required. An impact study will be required.</p> <p>Thames Water have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p> <p>All developments should adhere to the drainage hierarchy and utilise sustainable drainage system (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.</p> |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. A masterplan to be prepared in accordance with the Local Plan. |
| Strategic Road impact: | Transport Assessment required. A masterplan to be prepared in accordance with the Local Plan. |
| | |

| <i>Heritage assets (distances are in metres)</i> | |
|--|--|
| Conservation area: | 2511 |
| Listed buildings: | 5 |
| Scheduled Ancient monuments: | 6181 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 734 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment</p> <p>Historic England – strongly recommend that further work is undertaken to identify and, where possible, overcome potential historic environment issues. HE have concerns about taking the three sites forward without further analysis and justification of the impacts and may object to their combined inclusion at the next consultation stage.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3250 |
| Wildlife Sites / biodiversity: | 197 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Gently rolling plateau landscape on eastern edge of Luton. Large arable fields with scattered farmsteads and dwellings. Woodland blocks, some hedgerows, mature trees and narrow lanes. Golf course in southern part. Chiltern Way long distance footpath cuts through the site. Limited views of Luton's residential edge. Abuts villages of Cockernhoe, Tea Green and Wandon End. |
| Summary | <p>Site is in the Green Belt.</p> <p>Site includes an archaeological area which will require further consideration before the development can take place.</p> |

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| | <p>Site surrounds listed buildings, sensitive design will be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site's location is a long way from North Herts' towns and employment.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Site includes a Right of Way that will need to be incorporated or diverted as appropriate.</p> <p>Hitchin Schools capacity issue.</p> <p>Transport assessment required – impact on Luton and M1.</p> <p>Significant network upgrades to waste water infrastructure needed.</p> <p>Arable land adjoining Mangrove Green.</p> |
| | |

SHLAA reference: ELW (Pref. Options ref: EL1)

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|--|---|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: ELW (Pref. Options ref: EL1) | Parish: | Offley | Primary Proposed Use: | Residential |
| Location: | East of Luton, (land north of Brick Kiln Lane) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4700 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 5255 | | | | |
| Town Centre: | 3610 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 1 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 800 / 0 | | | | |
| Employment area | 790 | | | | |
| Green Space Type | 1 metre to D – Natural and Semi Natural | | | | |
| Infrastructure | | | | | |
| Community: | Significant on-site community infrastructure would be required. There are significant capacity issues in relation to secondary school provision. The child yield from this site would not be sufficiently large enough to accommodate a whole new secondary school by itself. | | | | |

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| Gas: | No issues have been raised in relation to the planning application. |
| Electricity: | No issues have been raised in relation to the planning application. |
| Wastewater: | <p>Development is at the head of the network. Significant network upgrades or a new outfall sewer will be required. An impact study will be required.</p> <p>Thames Water have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p> <p>All developments should adhere to the drainage hierarchy and utilise sustainable drainage system (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.</p> |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. A masterplan to be prepared in accordance with the Local Plan. |
| Strategic Road impact: | Transport Assessment required. A masterplan to be prepared in accordance with the Local Plan. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 2511 |

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| Listed buildings: | 126 |
| Scheduled Ancient monuments: | 6181 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 871 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England – strongly recommend that further work is undertaken to identify and, where possible, overcome potential historic environment issues. HE have concerns about taking the three sites forward without further analysis and justification of the impacts and may object to their combined inclusion at the next consultation stage. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3250 |
| Wildlife Sites / biodiversity: | 107 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Gently rolling plateau landscape on eastern edge of Luton. Large arable fields with scattered farmsteads and dwellings. Woodland blocks, some hedgerows, mature trees and narrow lanes. Golf course in southern part. Chiltern Way long distance footpath cuts through the site. Limited views of Luton's residential edge. Abuts villages of Cockernhoe, Tea Green and Wandon End. |
| Summary | Site is in the Green Belt. Site includes an archaeological area which will require further consideration before the development can take place. Site includes areas of potential surface water flooding. Site's location is a long way from North Herts' towns and employment. Site above Source Protection Zone 2/3. |

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| | <p>Site includes a Right of Way that will need to be incorporated or diverted as appropriate.</p> <p>Hitchin Schools capacity issue.</p> <p>Transport assessment required – impact on Luton and M1.</p> <p>Significant network upgrades to waste water infrastructure needed.</p> <p>Arable land adjoining Mangrove Green.</p> |
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|--|---|---------|--------|-----------------------|-------------|
| Site: | SHLAA reference: ELW (Pref. Options ref: EL1) | Parish: | Offley | Primary Proposed Use: | Residential |
| Location: | East of Luton, (land north of Brick Kiln Lane) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4700 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 5255 | | | | |
| Town Centre: | 3610 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 1 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 800 / 0 | | | | |
| Employment area | 790 | | | | |
| Green Space Type | 1 metre to D – Natural and Semi Natural | | | | |
| Infrastructure | | | | | |
| Community: | Significant on-site community infrastructure would be required. There are significant capacity issues in relation to secondary school provision. The child yield from this site would not be sufficiently large enough to accommodate a whole new secondary school by itself. | | | | |
| Gas: | No issues have been raised in relation to the planning application. | | | | |

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| Electricity: | No issues have been raised in relation to the planning application. |
| Wastewater: | <p>Development is at the head of the network. Significant network upgrades or a new outfall sewer will be required. An impact study will be required.</p> <p>Thames Water have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.</p> <p>All developments should adhere to the drainage hierarchy and utilise sustainable drainage system (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.</p> |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. A masterplan to be prepared in accordance with the Local Plan. |
| Strategic Road impact: | Transport Assessment required. A masterplan to be prepared in accordance with the Local Plan. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 2511 |
| Listed buildings: | 126 |

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| Scheduled Ancient monuments: | 6181 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 871 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England – strongly recommend that further work is undertaken to identify and, where possible, overcome potential historic environment issues. HE have concerns about taking the three sites forward without further analysis and justification of the impacts and may object to their combined inclusion at the next consultation stage. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3250 |
| Wildlife Sites / biodiversity: | 107 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Gently rolling plateau landscape on eastern edge of Luton. Large arable fields with scattered farmsteads and dwellings. Woodland blocks, some hedgerows, mature trees and narrow lanes. Golf course in southern part. Chiltern Way long distance footpath cuts through the site. Limited views of Luton's residential edge. Abuts villages of Cockernhoe, Tea Green and Wandon End. |
| Summary | Site is in the Green Belt. Site includes an archaeological area which will require further consideration before the development can take place. Site includes areas of potential surface water flooding. Site's location is a long way from North Herts' towns and employment. Site above Source Protection Zone 2/3. Site includes a Right of Way that will need to be incorporated or diverted as appropriate. |

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| | <p>Hitchin Schools capacity issue.</p> <p>Transport assessment required – impact on Luton and M1.</p> <p>Significant network upgrades to waste water infrastructure needed.</p> <p>Arable land adjoining Mangrove Green.</p> |
| | |

SHLAA reference: H/e01

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|--------------------------|---|---------|---------|-----------------------|------------|
| Site: | SHLAA reference: H/e01 | Parish: | Hitchin | Primary Proposed Use: | Employment |
| Location: | Former Transco site, Cadwell Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA | (distances are in metres) | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1921 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | Major | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities | (distances are in metres) | | | | |
| Medical: | 1375 | | | | |
| Town Centre: | 1237 | | | | |
| Right of Way: | 29 | | | | |
| Primary or first School: | 511 | | | | |
| Bus Services: | 225 | | | | |
| Local Centre / food shop | 480 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 41 metres to D – Natural and Semi-Natural | | | | |

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| Infrastructure | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic site. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | North Hitchin Primary will require reinforcement if significant local growth in this employment area. |
| Wastewater: | No specific comments. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | Gas works & underground petrol storage |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I28 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road | Transport Assessment required if over threshold, access statement required. |

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| impact: | |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 685 |
| Listed buildings: | 362 |
| Scheduled Ancient monuments: | 1244 |
| Buildings of local Interest: | 563 |
| Historical Parks and Gardens: | 2317 |
| Archaeological sites: | 508 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 333 |
| Wildlife Sites / biodiversity: | 1 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site important in the urban fabric of this part of the town centre. Site bounded by mainline railway line on west side and industrial/commercial development on the east and south sides. |
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| <p>Summary</p> | <p>Site mostly within existing boundary, small area in Green Belt.</p> <p>Site within Zones of hazardous sites classification as Gas Holders onsite – consult HSE if site taken forward.</p> <p>Site likely to be contaminated, remediation may be required.</p> <p>Site adjacent to Cadwell Lane Gasworks Meadow wildlife site mitigation / protection may be required.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Adjacent to railway line and existing employment area.</p> <p>Site scores neutral/positive for most other criteria.</p> |
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SHLAA reference: H/e02

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|--|--|---------|---------|-----------------------|------------|
| Site: | SHLAA reference: H/e02 | Parish: | Hitchin | Primary Proposed Use: | Employment |
| Location: | Land North and East of Wilbury Way (cut by rail curve) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2216 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1756 | | | | |
| Town Centre: | 1627 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 539 | | | | |
| Bus Services: | 149 | | | | |
| Local Centre / food shop | 628 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 52 metres to D – Natural and Semi-Natural | | | | |

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| Infrastructure | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic site. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | North Hitchin Primary will require reinforcement if significant local growth in this employment area. |
| Wastewater: | No specific comments. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | Sewage works & gen. commercial |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I108 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road | Transport Assessment required if over threshold, access statement required. |

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| impact: | |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 926 |
| Listed buildings: | 386 |
| Scheduled Ancient monuments: | 551 |
| Buildings of local Interest: | 337 |
| Historical Parks and Gardens: | 1386 |
| Archaeological sites: | 128 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 0 Hertfordshire Biological Records Centre identified breeding birds on the site. 30+ Bee Orchids recorded on the site in 2000. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 / 3 and urban |
| Natural beauty | 0 |
| Landscape Commentary | Open site forming part of the setting to Hitchin. |

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| Summary | <p>Site in the Green Belt.</p> <p>Site includes part of Cadwell Lane Gasworks Meadow wildlife site, appropriate mitigation / protection required before development can occur.</p> <p>Site a long distance from the town centre.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site includes tree preservation orders, appropriate protection mitigation required.</p> <p>Site partly on grade 2 agricultural land.</p> <p>Large site forming setting to Hitchin.</p> |

SHLAA reference: H/m01 (Pref. options ref: HT12)

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|--|--|---------|---------|-----------------------|--------|
| Site: | SHLAA reference: H/m01 (Pref. options ref: HT12) | Parish: | Hitchin | Primary Proposed Use: | Retail |
| Location: | Land at Paynes Park | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 2 & 3 | | | | |
| Proximity to SSSI: | 1334 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 21 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 221 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 478 / 0 | | | | |

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|---|--|
| Employment area | 892 |
| Green Space Type | 2 metres to G – Cemeteries and Churches |
| | |
| Infrastructure | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic site. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. Sewer crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I110 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |

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| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 0 |
| Scheduled Ancient monuments: | 88 |
| Buildings of local Interest: | 0 |
| Historical Parks and Gardens: | 3516 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | As with other site allocations within this part of Hitchin, this site has the potential to have a considerable impact on the character and appearance of the historic town centre, including the conservation area and numerous listed buildings. Depending on the scale of proposed development, Historic England would welcome discussions on this site as early in the process as possible. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 187 |
| Wildlife Sites / biodiversity: | 116 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |

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| <i>Landscape Commentary</i> | Site on east edge of town centre, important for enhancing the character of the town centre and the setting of St Mary's Church. |
| | |
| <i>Summary</i> | <p>Site includes Flood Risk zones 2 and 3. Sequential and Exception tests required. Flood risk assessment required.</p> <p>Site includes archaeological site which will require further consideration before development can occur.</p> <p>Site within conservation area and includes listed buildings and buildings of local interest, therefore sensitive design required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site score neutral / positive for most other criteria.</p> |

SHLAA reference: H/m02 (Pref. options ref: HT11)

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|--|--|---------|---------|-----------------------|--------|
| Site: | SHLAA reference: H/m02 (Pref. options ref: HT11) | Parish: | Hitchin | Primary Proposed Use: | Retail |
| Location: | Land at and around Churchgate | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 2 & 3 | | | | |
| Proximity to SSSI: | 1334 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 21 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 221 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 478 / 0 | | | | |

| | |
|---|--|
| Employment area | 892 |
| Green Space Type | 2 metres to G – Cemeteries and Churches |
| | |
| Infrastructure | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic site. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. Sewer crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I110 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |

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| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 0 |
| Scheduled Ancient monuments: | 88 |
| Buildings of local Interest: | 0 |
| Historical Parks and Gardens: | 3516 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | As with other site allocations within this part of Hitchin, this site has the potential to have a considerable impact on the character and appearance of the historic town centre, including the conservation area and numerous listed buildings. The proximity of a number of highly graded listed buildings (Grade I St Mary's Church; Grade II* Biggin Almshouses on Queen Street; and Grade II* 8-12 Market Place) is a major issue with the redevelopment of this site, and Historic England would recommend that a development brief be prepared to guide proposals. Historic England would welcome consultation and discussion on this site as early in the process as possible. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 187 |
| Wildlife Sites / biodiversity: | 116 Low ecological sensitivity and should include River Hiz. |
| Area of Outstanding Natural Beauty: | No, 1000+ |

| | |
|-------------------------------------|--|
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site on east edge of town centre, important for enhancing the character of the town centre and the setting of St Mary's Church. |
| | |
| Summary | <p>Site includes Flood Risk zones 2 and 3. Sequential and Exception tests required. Flood risk assessment required.</p> <p>Site includes archaeological site which will require further consideration before development can occur.</p> <p>Site within conservation area and includes listed buildings and buildings of local interest, therefore sensitive design required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site score neutral / positive for most other criteria.</p> |

SHLAA reference: H/m03

| | | | | | |
|--|-----------------------------------|---------|---------|-----------------------|--------|
| Site: | SHLAA reference: H/m03 | Parish: | Hitchin | Primary Proposed Use: | Retail |
| Location: | Post Office, Hermitage Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 2 & 3 | | | | |
| Proximity to SSSI: | 1399 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 46 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 80 | | | | |
| Primary or first School: | 564 | | | | |
| Bus Services: | 23 | | | | |
| Local Centre / food shop | 450 / 0 | | | | |
| Employment area | 899 | | | | |

| | |
|---|--|
| Green Space Type | 80 metres to C – Amenity Green Space |
| | |
| Infrastructure | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. Sewer crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | Underground petrol storage |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I111 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |

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| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| Heritage assets (distances are in metres) | |
| Conservation area: | 0 |
| Listed buildings: | 1 |
| Scheduled Ancient monuments: | 97 |
| Buildings of local Interest: | 1 |
| Historical Parks and Gardens: | 3478 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | As with other site allocations within this part of Hitchin, this site has the potential to have a considerable impact on the character and appearance of the historic town centre, including the conservation area and numerous listed buildings. Depending on the scale of proposed development, Historic England would welcome discussions on this site as early in the process as possible. |
| Landscape and natural environment (distances are in metres) | |
| Tree Preservation Orders: | 374 |
| Wildlife Sites / biodiversity: | 82 Low ecological sensitivity. The site include the River Hiz. |
| Area of Outstanding Natural Beauty: | No, 1000+ |

| | |
|-------------------------------------|--|
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Important site in restoring the urban fabric of Hermitage Road and Portmill Lane and improving the streetscene. |
| | |
| Summary | <p>Site located in Flood Zone 3, sequential and exception tests required. Flood risk assessment required.</p> <p>Site includes an archaeological site which will require further mitigation before development can occur.</p> <p>Site includes a conservation area and is adjacent to listed buildings and buildings of local interest, sensitive design will be required.</p> <p>Site is potentially contaminated, remediation may be required.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>School capacity issues.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Site scores positively/neutral for most other criteria.</p> |

SHLAA reference: H/r14 (Pref. options ref: HT6)

| | | | | | |
|--|--|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: H/r14 (Pref. options ref: HT6) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Land at junction of Grays Lane and, Crow Furlong | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 636 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 636 | | | | |
| Town Centre: | 590 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 404 | | | | |
| Bus Services: | 353 | | | | |
| Local Centre / food shop | 908 / 590 | | | | |
| Employment area | 2020 | | | | |
| Green Space Type | 125 metres to F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic site. | | | | |

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| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. Sewer crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I31 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. <ul style="list-style-type: none"> The development should have no significant impact on this existing junction. The use of Crow Furlong as a means of access to Gray's Lane is not recommended due to poor visibility sight lines. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 430 |
| Listed buildings: | 526 |
| Scheduled Ancient monuments: | 980 |
| Buildings of local Interest: | 551 |
| Historic Parks | 3735 |

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| and Gardens: | |
| Archaeological sites: | 0 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 165 |
| Wildlife Sites / biodiversity: | 480 Low ecological sensitivity. No apparent constraints although grassland survey would confirm a lack of interest. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 0 |
| Landscape Commentary | Level field at top of slope on western edge of Hitchin enclosed by hedgerow. Residential development on east side and woodland scrub on south side. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site includes an archaeological area which may require further consideration before development can take place.</p> <p>Site includes a Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Grassland survey to confirm lack of interest.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>School capacity issues.</p> <p>Site a fairly long distance from employment.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Enclosed site at top of slope.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: H/r24 (Pref. Options ref: HT6)

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|--------------------------------------|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: H/r24 (Pref. Options ref: HT6) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Land at, Lucas Lane | | | | |
| Criterion | Explanation and measure | | | | |
| | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 395 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 572 | | | | |
| Town Centre: | 444 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 267 | | | | |
| Bus Services: | 354 | | | | |
| Local Centre / food shop | 517 / 444 | | | | |
| Employment area | 1899 | | | | |
| Green Space Type | I – Outdoor Sports | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within | | | | |

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| | Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I32 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. <ul style="list-style-type: none"> • Lucas Lane is an unmade road. • Sections of Victoria Road, Oughton Head Way between Lavender Way and the traffic signal-controlled junction of Oughton Head Way and Old Park Road provides an arduous route as this section of the road is narrow with sheltered parking bays. • Gaping Lane to the west of Samuel Lucas JMI School would need significant improvements to make it a suitable access route. However, it would not be ideal to open up this section to through traffic as it currently provides exclusive use for school traffic. • The western section of Gaping Lane is accessed via Bedford Street. The route via Bedford Street and Gaping Lane would not provide a suitable means of access for the development site as Bedford Street is narrow, and its junction with Gaping Lane is difficult to negotiate. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |

| | |
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| Conservation area: | 154 |
| Listed buildings: | 526 |
| Scheduled Ancient monuments: | 865 |
| Buildings of local Interest: | 467 |
| Historic Parks and Gardens: | 4029 |
| Archaeological sites: | 193 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 165 |
| Wildlife Sites / biodiversity: | 109 Negligible to low ecological sensitivity. Unlikely to be any fundamental ecological constraints. Unlikely to be any protected species. Some data required on grassland to confirm lack of interest. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 / urban |
| Natural beauty | 0 |
| Landscape Commentary | Flat site enclosed by mature hedging. Visual buffer between housing on western edge of Hitchin and cricket grounds. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site includes an archaeological area which will require further consideration before development can take place.</p> <p>Site within 500m of SSSI, although impact unlikely based on distance.</p> <p>Site includes a Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Further investigation needed on grassland.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>School capacity issues.</p> |

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| | Site a fairly long distance from employment. Enclosed site at top of slope. Site scores positively / neutral for most other criteria. |
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SHLAA referene: H/r25 (Pref. Options ref: HT5)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA referene: H/r25 (Pref. Options ref: HT5) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Land at junction of Grays Lane &, Lucas Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 584 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 607 | | | | |
| Town Centre: | 550 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 360 | | | | |
| Bus Services: | 401 | | | | |
| Local Centre / food shop | 807 / 550 | | | | |
| Employment area | 1981 | | | | |
| Green Space Type | 100 metres to I – Outdoor Sports | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within | | | | |

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| | Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I13 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. The development should have no significant impact on the existing junction of West Hill with the A505 Old Park Road. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 352 |
| Listed buildings: | 486 |
| Scheduled Ancient monuments: | 944 |
| Buildings of local Interest: | 513 |
| Historic Parks | 3854 |

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| and Gardens: | |
| Archaeological sites: | 2 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 12 |
| Wildlife Sites / biodiversity: | 176 Low ecological sensitivity unless loss of grassland is significant – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| <i>Natural beauty</i> | 0 |
| <i>Landscape Commentary</i> | Level field on western edge of Hitchin enclosed by hedgerows. Residential development on east side and nursing home on north side. |
| | |
| <i>Summary</i> | <p>Site is in the Green Belt.</p> <p>Site is adjacent to an archaeological area which may require further consideration.</p> <p>Site includes a Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>TPO adjacent to the site, further consideration may be required.</p> <p>School capacity issues.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Enclosed site at top of slope.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: H/r30 (Pref. Options ref: HY3)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: H/r30 (Pref. Options ref: HY3) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Land south of, Oughtonhead Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 255 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 649 | | | | |
| Town Centre: | 493 | | | | |
| Right of Way: | 4 | | | | |
| Primary or first School: | 145 | | | | |
| Bus Services: | 216 | | | | |
| Local Centre / food shop | 383 | | | | |
| Employment area | 1932 | | | | |
| Green Space Type | D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within | | | | |

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| | Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Gravel pits possible fill. |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I34 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite. |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. <ul style="list-style-type: none"> This section of Oughtonhead Lane is an unmade road. It will be necessary to acquire land either, from the frontages of the properties at the end of the Westbury Close cul-de-sac or, part of the caravan park; to provide a suitable means of vehicular access into the development site. Westbury Close could provide a suitable local access from the main road network via Redhill Road. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 192 |
| Listed buildings: | 674 |
| Scheduled Ancient monuments: | 911 |

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| Buildings of local Interest: | 546 |
| Historic Parks and Gardens: | 4129 |
| Archaeological sites: | 387 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 163 |
| Wildlife Sites / biodiversity: | 212 Possibly moderate ecological sensitivity – Phase 1 survey required to properly assess site as grasslands may retain some interest or species value. Reptiles potentially present. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 / urban |
| Natural beauty | 0 |
| Landscape Commentary | Field on edge of residential area screened by hedgerow. |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Possible contamination, remediation may be required.</p> <p>Site within 500m of SSSI although impact unlikely.</p> <p>Site above Source Protection Zone 2/3 or principle aquifer.</p> <p>Phase 1 ecological survey required</p> <p>School capacity issues.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Edge of residential area.</p> <p>Site scores positively / neutral for most other criteria.</p> |

SHLAA reference: H/r40 (Pref. Options ref: HT9)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: H/r40 (Pref. Options ref: HT9) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | College site, Cambridge Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2680 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1756 | | | | |
| Town Centre: | 900 | | | | |
| Right of Way: | 83 | | | | |
| Primary or first School: | 539 | | | | |
| Bus Services: | 149 | | | | |
| Local Centre / food shop | 0 / 628 | | | | |
| Employment area | 930 | | | | |
| Green Space Type | 52 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception | | | | |

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| | of any strategic site. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | North Hitchin Primary will require reinforcement if significant local growth in this employment area. |
| Wastewater: | No specific comments. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | College buildings |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I108 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 577 |
| Listed buildings: | 930 |
| Scheduled Ancient monuments: | 551 |
| Buildings of local Interest: | 337 |
| Historic Parks and Gardens: | 1886 |

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| Archaeological sites: | 128 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 10 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Open site forming part of the setting to Hitchin. |
| | |
| Summary | <p>Site includes TPOs, protection will be required.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site adjacent to Purwell Meadows Wildlife site.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site includes tree preservation orders, appropriate protection mitigation required.</p> <p>Site scores positive / neutral for most other criteria.</p> |

SHLAA reference: H/r52 (Pref. Options ref: HT8)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: H/r52 (Pref. Options ref: HT8) | Parish: | Hitchin | Primary Proposed Use: | Residential |
| Location: | Industrial area, Cooks Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2012 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 831 | | | | |
| Town Centre: | 737 | | | | |
| Right of Way: | 212 | | | | |
| Primary or first School: | 596 | | | | |
| Bus Services: | 213 | | | | |
| Local Centre / food shop | 486 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 8m to Multi Functional Recreation | | | | |
| Infrastructure | | | | | |
| Community: | There is limited capacity relating to primary, secondary and nursery. Expansion or new schools would be required to accommodate growth. There is capacity to accommodate additional patients within the GP surgeries with the exception of any strategic sites that may come forward. The fire station has the ability to cope with a majority of the growth within | | | | |

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| | Hitchin. However, this would need to be looked at in more detail should there be any substantial strategic sites coming forward that are served by this station. |
| Gas: | Available capacity at Hitchin. However, need to check this in relation to new growth figures. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Gas works |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I35 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Access on primary routes not permitted except in special circumstances. Transport Assessment and Safety Audit required. |
| Strategic Road impact: | Access on primary routes not permitted except in special circumstances. Transport Assessment and Safety Audit required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 137 |
| Listed buildings: | 340 |
| Scheduled Ancient monuments: | 992 |
| Buildings of local Interest: | 161 |
| Historic Parks | 2372 |

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| and Gardens: | |
| Archaeological sites: | 790 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 326 |
| Wildlife Sites / biodiversity: | 96 Low to scrub ecological sensitivity. Possible reptile interest associated with railway line. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | *** Developed |
| | |
| Summary | <p>Site contaminated, remediation required before development can occur.</p> <p>Site includes potential areas of surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>School capacity issues.</p> <p>Site adjacent to Railway line noise mitigation required</p> <p>Site score neutral or positive for most other issues.</p> |

SHLAA reference: J7

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|--|---------------------------------|---------|-----------|-----------------------|------------|
| Site: | SHLAA reference: J7 | Parish: | Knebworth | Primary Proposed Use: | Employment |
| Location: | Land at Junction 7 of the A1(M) | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2375 | | | | |
| Town Centre: | 7452 | | | | |
| Right of Way: | 15 | | | | |
| Primary or first School: | 2592 | | | | |
| Bus Services: | 512 | | | | |
| Local Centre / food shop | 2351 | | | | |
| Employment area | 7456 | | | | |
| Green Space Type | Other/C – Amenity Green Space | | | | |

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| Infrastructure | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | No specific comments on this site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I15 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |

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| Local Road impact: | Transport Assessment required. Amber if A1(M) issues are addressed jointly with HCC and HA and relevant |
| Strategic Road impact: | Transport Assessment required. Amber if A1(M) issues are addressed jointly with HCC and HA and relevant |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1023 |
| Listed buildings: | 797 |
| Scheduled Ancient monuments: | 1918 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 0 |
| Archaeological sites: | 777 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 1697 |
| Wildlife Sites / biodiversity: | 1 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban/Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Screened by Knebworth Woods SSSI, along western and northern boundary, and abutting a Historic Park and Gardens – Knebworth Park along the southern boundary. Open to views to the east, in particular the A1(M), the hotel and junction 7 |

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| | of the A1(M). |
| | |
| Summary | <p>Site is in the Green Belt.</p> <p>Site adjacent to Knebworth Woods SSSI and wildlife site, further detailed assessment required of potential impacts needed before development can occur.</p> <p>Site within historic park and garden, sensitive design required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site a long distance from town centres, local centres and services in general.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Open, large site, bounded by woods.</p> <p>Site score neutral / positive for most other criteria.</p> |

SHLAA reference: K/r01 (Pref. Options ref: KM3)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: K/r01 (Pref. Options ref: KM3) | Parish: | Kimpton | Primary Proposed Use: | Residential |
| Location: | Land north of, High Street | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4588 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 602 | | | | |
| Town Centre: | 10648 | | | | |
| Right of Way: | 89 | | | | |
| Primary or first School: | 524 | | | | |
| Bus Services: | 8 | | | | |
| Local Centre / food shop | na / 370 | | | | |
| Employment area | 11591 | | | | |
| Green Space Type | 505 metres to F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | There may be capacity within the village school to accommodate additional dwellings. Hitchin schools will be at capacity and additional places will need to be found. Capacity in relation to nursery provision is not yet known. Further discussion with HCC is required. Whitwell Surgery has capacity to accommodate additional places. However, this will depend on | | | | |

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| | the extent of growth in other locations that serve this surgery. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity available in STW and foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I140 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 174 |
| Scheduled Ancient monuments: | 5289 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 1870 |

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| Archaeological sites: | 503 |
| HCC/ Historic England summary | Historic England - The site adjoins Kimpton Bottom Conservation Area and has the potential to impact on the significance and setting of the conservation area. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 567 |
| Wildlife Sites / biodiversity: | 569 Low ecological sensitivity, adjacent hedgerow. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 50-59 |
| Landscape Commentary | Highly visible site providing green link with adjoining countryside. |
| Summary | <p>Site adjacent to conservation area, sensitive design will be required.</p> <p>Rural location means that site is located away from town centre and major employment sites.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site is highly visible.</p> <p>Hitchin schools' capacity issues.</p> <p>Scores neutral / positive for most other criteria.</p> |

SHLAA reference: KB/m1

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|--|--|---------|-----------|-----------------------|-------|
| Site: | SHLAA reference: KB/m1 | Parish: | Knebworth | Primary Proposed Use: | Mixed |
| Location: | Builder's Yard, London Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2538 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 33 | | | | |
| Town Centre: | 10784 | | | | |
| Right of Way: | 159 | | | | |
| Primary or first School: | 121 | | | | |
| Bus Services: | 42 | | | | |
| Local Centre / food shop | 0 | | | | |
| 10695 | | | | | |
| Green Space Type | 85 metres to G – Cemeteries and Churches | | | | |
| Infrastructure | | | | | |
| Community: | The village school is at capacity with limited potential to expand. There would need to be an additional school built within Knebworth. There is likely to be nursery capacity issues and possible impacts on the fire service. There are capacity issues within both Stevenage and Hitchin in relation to secondary provision with a need to expand or provide new schools to accommodate pupils from a number of developments. Further discussions are required with HCC. The village halls are likely to be at capacity and additional capacity requirements will need to be explored. Knebworth surgery is | | | | |

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| | constrained, further discussions with the PCT are required. |
| Gas: | Need to check status of the rural areas with National Grid, given that there may be more growth. |
| Electricity: | Check with UK Power Networks. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | General commercial/industrial |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | No other use would have as negative an impact as current use (Chas Lowe Builder's Yard). |
| Strategic Road impact: | No other use would have as negative an impact as current use (Chas Lowe Builder's Yard). |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 285 |
| Listed buildings: | 10 |
| Scheduled Ancient monuments: | 709 |
| Buildings of local Interest: | 79 |
| Historical Parks and Gardens: | 1162 |

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| Archaeological sites: | 1572 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 195 |
| Wildlife Sites / biodiversity: | 545 Low ecological sensitivity, developed land. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| <i>Natural beauty</i> | 0 |
| <i>Landscape Commentary</i> | Important site in restoring the urban fabric of centre of Knebworth and improving the streetscene of London Road. |
| | |
| <i>Summary</i> | <p>Site above Source Protection Zone 1 which will require further consideration before development can occur.</p> <p>Site adjacent to TPO, which will require protection or mitigation.</p> <p>New use would improve transport issues.</p> <p>Site some distance from town centres and major employment sites, although in village centre.</p> <p>Issues with school capacity in Knebworth, Hitchin and Stevenage.</p> <p>Site important to urban fabric of Knebworth.</p> <p>Site scores neutral / positive for most other issues.</p> |

SHLAA reference: L/e01 (Pref. options ref: LG9)

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|--|---|---------|------------|-----------------------|------------|
| Site: | SHLAA reference: L/e01 (Pref. options ref: LG12) | Parish: | Letchworth | Primary Proposed Use: | Employment |
| Location: | Former Power Station, Works Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6097 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 8 | | | | |
| Town Centre: | 435 | | | | |
| Right of Way: | 241 | | | | |
| Primary or first School: | 310 | | | | |
| Bus Services: | 1 | | | | |
| Local Centre / food shop | 1051 / 435 | | | | |
| Employment area | 1 | | | | |

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| Green Space Type | 342 metres to Multi Functional Natural |
| | |
| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Site allocated as ELAS026 Works Road/Blackhorse Road in Waste Site Allocations 2011-2026 adopted document. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | Power Station |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I142 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |

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| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 137 |
| Listed buildings: | 187 |
| Scheduled Ancient monuments: | 2113 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 403 |
| Archaeological sites: | 600 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 629 |
| Wildlife Sites / biodiversity: | 415 No recognised ecology sites within site. Reptiles possible from railway. Negligible ecological sensitivity. Reptile surveys may be required depending upon habitat condition. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site surrounded by high brick wall panels and railings, located between road and railway line. Important in the character |

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| | of the street scene and creating new urban fabric. |
| | |
| Summary | <p>Site contaminated, remediation required before development can occur.</p> <p>Reptile surveys may be required.</p> |

SHLAA reference: L/m01 (Pref. options ref: LG20)

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|--|--|---------|------------|-----------------------|--------|
| Site: | SHLAA reference: L/m01 (Pref. options ref: LG20) | Parish: | Letchworth | Primary Proposed Use: | Retail |
| Location: | Library and museum site, Gernon Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5084 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 190 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 35 | | | | |
| Primary or first School: | 883 | | | | |
| Bus Services: | 10 | | | | |
| Local Centre / food shop | 1557 / 0 | | | | |

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| Employment area | 363 |
| Green Space Type | 16 metres to A – Town Parks & Gardens |
| | |
| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I143 |
| Noise / nuisance | None |

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| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 0 |
| Scheduled Ancient monuments: | 1281 |
| Buildings of local Interest: | 696 |
| Historical Parks and Gardens: | 0 |
| Archaeological sites: | 553 |
| HCC/ Historic England summary | As with other site allocations within this part of Letchworth, this site has the potential to have a considerable impact on the character and appearance of the historic town centre, including the conservation area, numerous listed buildings and two historic parks & gardens. Historic England would welcome consultation and discussion on this site as early in the process as possible. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 215 |
| Wildlife Sites / biodiversity: | 553 Low ecological sensitivity. |

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| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| <i>Natural beauty</i> | 0 |
| <i>Landscape Commentary</i> | Important town centre site on the NE corner of Broadway Gardens, contributing to the setting of the Town Hall and Cinema. Contains listed building and other important buildings contributing to the character of the area. |
| | |
| <i>Summary</i> | <p>Site includes a conservation area, listed buildings and a historic park and garden, sensitive design will be required.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Important town centre site, visually.</p> <p>Potential capacity issues at GPs.</p> <p>Site score neutral/positive for most other criteria.</p> |

SHLAA reference: L/m02 (Pref. options ref: LG19)

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|--|--|---------|------------|-----------------------|--------|
| Site: | SHLAA reference: L/m02 (Pref. options ref: LG19) | Parish: | Letchworth | Primary Proposed Use: | Retail |
| Location: | Land at The Wynd | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 10478 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 9 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 64 | | | | |
| Primary or first School: | 317 | | | | |
| Bus Services: | 10 | | | | |
| Local Centre / food shop | 1216 / 0 | | | | |

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| Employment area | 262 |
| Green Space Type | 73 metres to A – Town Parks & Gardens |
| | |
| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I144 |
| Noise / nuisance | Within 70m of Railway line |

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| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 22 |
| Scheduled Ancient monuments: | 1609 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 74 |
| Archaeological sites: | 319 |
| HCC/ Historic England summary | As with other site allocations within this part of Letchworth, this site has the potential to have a considerable impact on the character and appearance of the historic town centre, including the conservation area, numerous listed buildings and an historic park & garden. The scale of the proposed development is likely to be extensive and Historic England would recommend that a development brief be prepared to guide proposals. Historic England would welcome consultation and discussion on this site as early in the process as possible. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 93 |
| Wildlife Sites / biodiversity: | 319 Low ecological sensitivity. |

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| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | *** LGCHF important site in the grain and urban fabric of the town centre. |
| | |
| Summary | <p>Site located in the conservation area and adjacent to listed buildings, therefore sensitive design will be required.</p> <p>Relatively proximate to the railway line, mitigation may be required</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes potential areas of surface water flooding.</p> <p>Potential capacity issues at GPs.</p> <p>Important site in urban fabric.</p> <p>Site scores neutral/positive for most other criteria.</p> |

SHLAA reference: L/o2 (Pref. options ref: LG9)

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: L/o2 (Pref. options ref: LG9) | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Lannock School, Whiteway | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6155 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 936 | | | | |
| Town Centre: | 1402 | | | | |
| Right of Way: | 206 | | | | |
| Primary or first School: | 321 | | | | |
| Bus Services: | 42 | | | | |
| Local Centre / food shop | 138 | | | | |
| Employment area | 889 | | | | |
| Green Space Type | C – Amenity Green Space/J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are | | | | |

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| | required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I146 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 733 |
| Listed buildings: | 997 |
| Scheduled Ancient monuments: | 2645 |
| Buildings of local Interest: | 743 |

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| Historic Parks and Gardens: | 1180 |
| Archaeological sites: | 425 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 885 |
| Wildlife Sites / biodiversity: | 433 Amenity trees. Adjacent to open grassland of former school grounds. Unlikely unless bats associated with buildings which is of relatively low potential given modern design and build. Negligible ecological sensitivity as the site is wholly developed. No apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Green open space, associated with school, surrounded by residential properties. |
| | |
| Summary | Site located above Source Protection Zone 2/3. Site a relatively long distance from the town centre. Potential capacity issues at GPs. Site includes areas of potential surface water flooding onsite. Site is green open space. Site score neutral / positive for most other criteria. |

SHLAA reference: L/o7 (Pref. options ref: LG10)

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|--|--|---------|------------|-----------------------|---------------------|
| Site: | SHLAA reference: L/o7 (Pref. options ref: LG10) | Parish: | Letchworth | Primary Proposed Use: | Other / Residential |
| Location: | Land off, Croft Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6600 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 785 | | | | |
| Town Centre: | 992 | | | | |
| Right of Way: | 68 | | | | |
| Primary or first School: | 479 | | | | |
| Bus Services: | 78 | | | | |
| Local Centre / food shop | 517 | | | | |
| Employment area | 463 | | | | |
| Green Space Type | J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further | | | | |

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| | discussions are required with HCC. There are capacity issues in relation to GP surgeries; further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I151 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. Access can be adequately achieved. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 40 |
| Scheduled Ancient monuments: | 1361 |
| Buildings of local | 1000+ |

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| Interest: | |
| Historic Parks and Gardens: | 1095 |
| Archaeological sites: | 106 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England – site adjoins and partly lies within Croft Lane Conservation Area, so any redevelopment would need to conserve the significance of this heritage asset and nearby listed buildings, bearing in mind that access would occur through the conservation area. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 441 |
| Wildlife Sites / biodiversity: | 65 Grasslands may be on former ridge and furrow and could be of interest. Some areas may be more rank than others, providing further species interest. Boundary scrub and at east end, and ruderal habitat. Low ecological sensitivity – possible GCN habitat. Hedgerows/ trees around edge. Grassland unlikely to be of interest but requires survey. No apparent ecological constraint unless grassland shown to be valuable in which case some offsetting may be required. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Visual and functional green, open space overlooked and surrounded by housing. |
| Summary | Site located above Source Protection Zone 2/3. Site adjacent to conservation area and listed buildings, sensitive design required. Ecological surveys required. Potential capacity issues at GPs. Site is green open space. Site score neutral / positive for most other criteria. |

SHLAA reference: L/r02

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: L/r02 | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | opp 382-392, Icknield Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6609 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 291 | | | | |
| Town Centre: | 879 | | | | |
| Right of Way: | 24 | | | | |
| Primary or first School: | 795 | | | | |
| | 70 | | | | |
| Local Centre / food shop | 1076 / 879 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 60 metres to H – Play and Youth Facilities | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. | | | | |

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| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Depot & underground fuel tanks |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I152 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 616 |
| Scheduled Ancient monuments: | 1362 |
| Buildings of local Interest: | 1000+ |
| Historic Parks | 904 |

| | |
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| and Gardens: | |
| Archaeological sites: | 40 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 200 |
| Wildlife Sites / biodiversity: | 40 Amenity trees. Adjacent to open grassland of former school grounds. Unlikely unless bats associated with buildings which is of relatively low potential given modern design and build. Negligible ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site bounded by railway line and mature tree lined road. Important for the character of streetscene in residential area. |
| | |
| Summary | Site located above Source Protection Zone 2/3. Site likely to be contaminated, remediation may be required. Within 50m of wildlife site, further consideration may be required. Site adjacent to archaeological area, further consideration may be required. Potential capacity issues at GPs. Site bounded by railway line, important in streetscene. Site includes areas of potential surface water flooding. Site score neutral / positive for most other criteria. |

SHLAA reference: L/r13 (Pref. options ref: LG3)

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: L/r13 (Pref. options ref: LG3) | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Land east of, Talbot Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 7207 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 940 | | | | |
| Town Centre: | 834 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 110 | | | | |
| Local Centre / food shop | 1152 / 834 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are | | | | |

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| | required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I158 |
| Noise / nuisance | Adjoining employment area, but business allocation on Northern side of Blackhorse Road, |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. Application should be supported by a Transport Assessment, which sets out the transport implications of the development proposals and identify measures required to overcome any transport impact of the proposals. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 121 |
| Scheduled Ancient monuments: | 707 |
| Buildings of local | 1000+ |

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| Interest: | |
| Historic Parks and Gardens: | 1539 |
| Archaeological sites: | 0 |
| HCC/ Historic England | <p>HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation.</p> <p>Historic England – any redevelopment would need to conserve the significance of Norton Conservation Area. There would need to be site specific criteria to guide development. A development brief may also be appropriate to guide proposals, particularly given the scale of potential development.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 386 |
| Wildlife Sites / biodiversity: | <p>119</p> <p>Arable; rough grasslands and scrub belts to south east and north east boundaries.</p> <p>Lizards – associated with railway line.</p> <p>Compensation should be required for loss of habitats. Medium priority habitat creation area.</p> <p>Low/ locally moderate ecological sensitivity. Largely arable but significant edges of well established allotments, rough grassland and scrub. Reptile interest likely.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban/Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Edge of settlement site adjoining residential development on north and west boundaries, industrial on south boundary and open views east across A1(M). |
| Summary | <p>Site is in the Green Belt.</p> <p>Site is adjacent to conservation area, sensitive design will be required.</p> <p>Site includes an archaeological area; further consideration will be required before development can occur.</p> <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Compensation may be required for loss of scrub belts.</p> <p>Reptile surveys required.</p> |

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| | <p>Potential capacity issues at GPs.</p> <p>Adjoining employment area, noise mitigation may be required</p> <p>Edge of settlement site, bounded by development.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: L/r16 (Pref. options ref: LG5)

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: L/r16 (Pref. options ref: LG5) | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Land at, Birds Hill | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5934 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 196 | | | | |
| Town Centre: | 254 | | | | |
| Right of Way: | 239 | | | | |
| Primary or first School: | 250 | | | | |
| Bus Services: | 59 | | | | |
| Local Centre / food shop | 1030 / 254 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | 166 metres to C – Amenity Green Space | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are | | | | |

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| | required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Metal & plating works |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I161 |
| Noise / nuisance | Adjacent to railway line |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 22 |
| Scheduled Ancient monuments: | 1983 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 241 |
| Archaeological sites: | 266 |
| HCC/ Historic England summary | Historic England – site adjoins Letchworth Conservation Area. Any redevelopment would need to conserve the significance of this heritage asset. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 490 |
| Wildlife Sites / biodiversity: | 343 Scattered boundary trees, mainly along railway. Potential for reptiles associated with railway line. Low ecological sensitivity – no apparent constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site located between road and railway line. Important in the character of the street scene and creating new urban fabric. |
| Summary | Site located above Source Protection Zone 2/3 or principal aquifer. Potential capacity issues at GPs. Site adjacent to conservation area and listed buildings, therefore sensitive design required. Site likely to be contaminated, remediation may be required. Site adjacent to railway line, noise mitigation will be required Site scores neutral / positive for most other criteria. |

SHLAA reference: L/r18 (Pref. options ref: LG4)

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: L/r18 (Pref. options ref: LG4) | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Land north of former Norton School, Norton Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 6340 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 832 | | | | |
| Town Centre: | 852 | | | | |
| Right of Way: | 173 | | | | |
| Primary or first School: | 319 | | | | |
| Bus Services: | 54 | | | | |
| Local Centre / food shop | 294 | | | | |
| Employment area | 430 | | | | |
| Green Space Type | J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries; further discussions are | | | | |

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| | required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I162 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 42 |
| Scheduled Ancient monuments: | 1652 |
| Buildings of local Interest: | 1000+ |

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| Historic Parks and Gardens: | 976 |
| Archaeological sites: | 189 |
| HCC/ Historic England | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment Historic England – site adjoins Letchworth Conservation Area. Any redevelopment would need to conserve the significance of these heritage assets. There would need to be site specific criteria to guide development. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 638 |
| Wildlife Sites / biodiversity: | 188 Rough grassland and boundary hedgerow. Possible reptile interest if habitat suitable. Low/locally moderate ecological sensitivity. Surveys required to assess value and potential for protected species. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Green, open space surrounded by garden city style residential development. |
| Summary | Site located above Source Protection Zone 2/3 or principal aquifer. Site is adjacent to conservation area and listed buildings, therefore sensitive design will be required. Site includes areas of potential surface water flooding. Surveys required to assess value and potential for protected species. Potential capacity issues at GPs. Edge of settlement site, bounded by development. Site score neutral / positive for most other criteria. |

SHLAA reference: L/r24 (Pref. options ref: LG6)

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|--|--|---------|------------|-----------------------|-------------|
| Site: | SHLAA reference: L/r24 (Pref. options ref: LG6) | Parish: | Letchworth | Primary Proposed Use: | Residential |
| Location: | Land off, Radburn Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5999 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 505 | | | | |
| Town Centre: | 780 | | | | |
| Right of Way: | 7 | | | | |
| Primary or first School: | 256 | | | | |
| Bus Services: | 49 | | | | |
| Local Centre / food shop | 429 / 780 | | | | |
| Employment area | 314 | | | | |
| Green Space Type | F – Allotments | | | | |
| Infrastructure | | | | | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further | | | | |

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| | discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I166 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 67 |
| Listed buildings: | 768 |

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|--|--|
| Scheduled Ancient monuments: | 2293 |
| Buildings of local Interest: | 38 |
| Historic Parks and Gardens: | 584 |
| Archaeological sites: | 539 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 66 |
| Wildlife Sites / biodiversity: | 574 Former orchard area dating from 1930s. Includes small open glade, adjacent to allotments. Old trees, some secondary woodland and scrub. Potential for reptiles associated with allotments, and bats associated with some trees having splits and hollows etc. Moderate/ locally high ecological sensitivity. Fundamental constraint if site developed given local loss given historic orchard site confirmed. Surveys are needed to properly assess site and any species interest. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Internal site enclosed by rear gardens of residential development. Limited views in and out. |
| | |
| Summary | Site located above Source Protection Zone 2/3 or principal aquifer. Site is adjacent to listed buildings of local interest, therefore sensitive design may be required. Site includes areas of potential surface water flooding. Surveys are needed to properly assess site and any species interest. Potential capacity issues at GPs. |

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| | <p>Edge of settlement site, bounded by development.</p> <p>Enclosed site.</p> <p>Site score neutral / positive for most other criteria.</p> |
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SHLAA reference: L/s1 (Pref. options ref: LG11)

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|--|--|---------|------------|-----------------------|--------|
| Site: | SHLAA reference: L/s1 (Pref. options ref: LG11) | Parish: | Letchworth | Primary Proposed Use: | Retail |
| Location: | Garden Square Shopping Centre, Commerce Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5195 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 18 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 352 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 1229 / 0 | | | | |

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|---|--|
| Employment area | 247 |
| Green Space Type | 93 metres to A – Town Parks & Gardens |
| | |
| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I171 |
| Noise / nuisance | None |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |

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| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 30 |
| Scheduled Ancient monuments: | 1383 |
| Buildings of local Interest: | 649 |
| Historical Parks and Gardens: | 94 |
| Archaeological sites: | 402 |
| HCC/ Historic England summary | As with other site allocations within this part of Letchworth, this site has the potential to have a considerable impact on the character and appearance of the historic town centre, including the conservation area, numerous listed buildings and two historic parks & gardens. Depending on the scale of the envisaged development, a development brief should be prepared to guide proposals. Historic England would welcome consultation and discussion on this site as early in the process as possible. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 405 Low ecological sensitivity. The site is recognised to have no fundamental ecological constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |

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| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | *** Site important in recreating the urban fabric and enhancing the streetscene of the town centre. |
| | |
| Summary | <p>Site within conservation area, and adjacent to listed buildings, sensitive design required.</p> <p>Site includes potential surface water flooding.</p> <p>Site includes TPOs which will require mitigation.</p> <p>Site includes Right of Way which will need to be diverted or accommodated within the development as appropriate.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: L/s2 (Pref. options ref: LG21)

| | | | | | |
|--|--|---------|------------|-----------------------|--------|
| Site: | SHLAA reference: L/s2 (Pref. options ref: LG21) | Parish: | Letchworth | Primary Proposed Use: | Retail |
| Location: | Arena Parade | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 5103 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 43 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 17 | | | | |
| Primary or first School: | 570 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | 1368 / 0 | | | | |

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|---|--|
| Employment area | 159 |
| Green Space Type | 3 metres to E – Green Corridor |
| | |
| Infrastructure | |
| Community: | Letchworth has capacity to accommodate some secondary school provision for the smaller sites up until 2017/18. Some primary schools are being extended to deal with current capacity issues. Nursery provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries, further discussions are required with the PCT. The North Herts Leisure Centre is in need of major refurbishment/rebuild. Any strategic site would need to take into account nearby facilities to assess what additional facilities would be required on site. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No capacity issues have been raised. However, this may change if the number of houses within Letchworth substantially changes. Upgrades required if significant load growth in employment areas. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I172 |
| Noise / nuisance | None |

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| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 274 |
| Scheduled Ancient monuments: | 1294 |
| Buildings of local Interest: | 788 |
| Historical Parks and Gardens: | 0 |
| Archaeological sites: | 333 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 248 |
| Wildlife Sites / biodiversity: | 337 Low ecological sensitivity. |
| Area of Outstanding | No, 1000+ |

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| Natural Beauty: | |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | *** Site important in recreating the urban fabric and enhancing the streetscene of the town centre. |
| | |
| Summary | <p>Site located above Source Protection Zone 2/3 or principal aquifer.</p> <p>Potential capacity issues at GPs.</p> <p>Site likely to be contaminated, remediation may be required.</p> <p>Important site in urban fabric and streetscene.</p> <p>Site within a conservation area and historic park and gardens, therefore sensitive design will be required.</p> <p>Site includes potential areas of surface water flooding.</p> <p>Site scores neutral/positive for most other criteria.</p> |

SHLAA reference: NES3 (Pref. options ref: GA1)

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|--|--|---------|-------------|-----------------------|-------------|
| Site: | SHLAA reference: NES3 (Pref. options ref: GA1) | Parish: | Great Ashby | Primary Proposed Use: | Residential |
| Location: | NES 3, Church Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 4690 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 784 | | | | |
| Town Centre: | 5483 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 483 | | | | |
| Bus Services: | 226 | | | | |
| Local Centre / food shop | 678 | | | | |
| Employment area | 5010 | | | | |
| Green Space Type | 22 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | Capacity issues in relation to the local schools, nursery and secondary schools within Stevenage. The site is unlikely to be big enough in itself to accommodate on-site provision. Technical aspects in relation to schools are being considered as part of a current planning application. | | | | |

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| Gas: | Extensive network reinforcement may be required. This has not been raised as an issue with the planning application. |
| Electricity: | UK Power Networks have not commented on this site. This has not been raised as an issue with the planning application. |
| Wastewater: | No comments provided see planning application. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I173 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. |
| Strategic Road impact: | Transport Assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1182 |
| Listed buildings: | 341 |
| Scheduled Ancient monuments: | 250 |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 6238 |
| Archaeological sites: | 227 |
| | |

| <i>Landscape and natural environment (distances are in metres)</i> | |
|--|--|
| Tree Preservation Orders: | 1370 |
| Wildlife Sites / biodiversity: | 36 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Agricultural field on the northern edge of Great Ashby bounded by mature hedgerows providing good screening from the two roads on its southern and eastern sides. Round Wood provides screen to the west. Residential development on adjoining areas is to the south and east. |
| | |
| Summary | <p>Site located in the Green Belt.</p> <p>Site located adjacent to Tilekin Wood which may require mitigation.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site includes Right of Way, which will need to be incorporated or diverted as appropriate.</p> <p>Site located a long way from town centre.</p> <p>Site located above Source Protection Zone 2/3 or principle aquifer.</p> <p>Further investigation of wastewater treatment required.</p> <p>Capacity issues with education.</p> <p>Site well bounded.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: NL (Pref. options ref: LG1)

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| Site: | SHLAA reference: NL (Pref. options ref: LG1) | Parish: | Letchworth | Primary Proposed Use: | |
| Location: | North Letchworth, | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | No | | | | |
| Proximity to SSSI: | 6698 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1522 | | | | |
| Town Centre: | 1609 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 151 | | | | |
| Bus Services: | 296 | | | | |
| Local Centre / food shop | 669 | | | | |
| Employment area | 937 | | | | |
| Green Space Type | I – Outdoor Sports Facilities | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Significant on-site facilities would be required. However, the site may be able to utilise some nearby community facilities. This would need to be looked at in more detail, if this site comes forward. Letchworth has capacity to accommodate some secondary school provision for the smaller sites but this is unlikely to accommodate this strategic site. Nursery | | | | |

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| | provision is at capacity. Further discussions are required with HCC. There are capacity issues in relation to GP surgeries that would need further discussion with the PCT. |
| Gas: | There is available capacity. However, this needs to be checked in light of new growth figures. |
| Electricity: | No comments have been received from UK Power Networks on strategic sites. |
| Wastewater: | Capacity at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site located above SPZ 2/3 |
| Noise / nuisance | None STW 440m west |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. Also refer to the problem locations identified in the AECOM modelling. <ul style="list-style-type: none"> Existing local bus services will require diversion to adequately service the site. The additional traffic attracted to the development would be likely to have an adverse effect on the capacity of the roads and road safety. A local distributor route through the development with at least two means of access from the main road network are required. An acquisition of land is required in order to provide a new link for this site from Norton Road. This development would be expected to have a key impact on Letchworth. |
| Strategic Road impact: | Transport Assessment required. Amber if a masterplan is prepared in accordance with Policy ID2 as stated in the Local Plan Preferred Option. Also refer to the problem locations identified in the AECOM modelling. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 241 |
| Listed buildings: | 252 |

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| Scheduled Ancient monuments: | 885 |
| Buildings of local Interest: | |
| Historic Parks and Gardens: | 1636 |
| Archaeological sites: | 0 |
| HCC/ Historic England | HCC - Requirement for Pre-allocation Archaeological Assessment or Evaluation Historic England – concerns regarding the setting of two conservation areas and the setting of two scheduled monuments. It is not clear whether there has been adequate assessment of heritage impacts. Allocation of the site needs to be justified in terms of historic environment impact. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 500 |
| Wildlife Sites / biodiversity: | 217 Entirely arable; network of hedgerows, drainage ditches, rare arable weeds. There may be local bird interest associated with arable farmland. Reptiles (lizards) known. Great crested newts at Norton may be present if habitat suitable. Low ecological sensitivity – no apparent constraints. Protected species surveys required if habitats suitable. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 40-49 |
| Landscape Commentary | Large flat expansive arable plateau landscape. Slopes away to the north and west. Large scale fields with few hedgerows or trees on the northern edge of Letchworth. Views of residential edge of Letchworth and views out west and north towards Arlesey and Stotfold. Letchworth Garden City Greenway runs across the site. |
| Summary | Site located in Green Belt. Site located above Source Protection Zone 2/3. |

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| | <p>Protected species surveys required if habitats suitable.</p> <p>Site located far away from town centre.</p> <p>Site includes Right of Way (the Greenway) which will need to be incorporated or diverted as appropriate.</p> <p>Site likely to be contaminated, remediation may be required.</p> <p>Site includes an archaeological area which will require further consideration before development can occur.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Site on grade 2 agricultural land.</p> <p>Potential capacity issues at GPs.</p> <p>Large flat site, some hedgerows.</p> <p>Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: NS

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|--|---|---------|----------|-----------------------|-------------|
| Site: | SHLAA reference: NS | Parish: | Graveley | Primary Proposed Use: | Residential |
| Location: | N Stevenage | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3850 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | 1 outside consultation zone | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 200 | | | | |
| Town Centre: | 1930 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 400 | | | | |
| Bus Services: | 5 | | | | |
| Local Centre / food shop | 1000 / 770 | | | | |
| Employment area | 1620 | | | | |
| Green Space Type | 210 metres to I – Outdoor Sports Facilities | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Significant on-site infrastructure would be required. | | | | |
| Gas: | Extensive network reinforcement. | | | | |
| Electricity: | No response has been received from UK Power Networks in relation to the strategic sites. | | | | |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as | | | | |

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| | possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. Please refer to the AECOM modelling undertaken in November 2014. This area will be developed jointly with Stevenage and will need to include new/enhanced passenger transport provision (local bus) and improved access/links to key destinations such as rail/employment/leisure. |
| Strategic Road impact: | Transport Assessment required. Please refer to the AECOM modelling undertaken in November 2014. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 220 |
| Listed buildings: | 228 |
| Scheduled Ancient monuments: | 440 |
| Buildings of local Interest: | 1001 |
| Historic Parks and Gardens: | 4493 |
| Archaeological sites: | 200 |
| HCC/ Historic England | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |

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| summary | Historic England – any development would be resisted within this conservation area to protect the land that inspired work by the author E.M. Forster. |
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| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 357 |
| Wildlife Sites / biodiversity: | 0 Low ecological sensitivity – no apparent constraints. Possible reptiles in grassland/ field boundaries if habitat suitable, retention and enhancement of remnant boundary features to provide wildlife corridors. Ledgeside Plantation Wildlife Site NE of Back Lane. Whole site is managed as intensive arable with small area of recent shrub planting and grassland (for game?) with remnant hedgerows / boundary features. Possible reptiles in grassland / field boundaries if habitat suitable. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Rolling arable landscape, large scale fields with few trees. Abuts Chesfield Park. Close to the northern urban edge of Stevenage with limited views of the settlement. Hertfordshire Way public footpath crosses the site. |
| | |
| Summary | <p>Site in Green Belt.</p> <p>Site includes Legeside Plantation wildlife site at eastern extent, protection / mitigation required.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Major constraints regarding wastewater infrastructure.</p> <p>Site located a long distance from town centre.</p> <p>Rolling landscape.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: R/e01 (Pref. options ref: RY9)

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| Site: | SHLAA reference: R/e01 (Pref. options ref: RY9) | Parish: | Royston | Primary Proposed Use: | Employment |
| Location: | Land north of, York Way | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 325 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | Major | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 1057 | | | | |
| Town Centre: | 1015 | | | | |
| Right of Way: | 290 | | | | |
| Primary or first School: | 676 | | | | |
| Bus Services: | 77 | | | | |
| Local Centre / food shop | na / 1015 | | | | |
| Employment area | 0 | | | | |

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| Green Space Type | 192 metres to H – Play and Youth Facilities |
| | |
| Infrastructure | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. |
| Gas: | No issues have been raised in Royston. |
| Electricity: | Some reinforcements may be required for any significant industrial loads. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I178 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required, must be served from approved junctions on existing network. |

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| Strategic Road impact: | Transport Assessment required, must be served from approved junctions on existing network. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 748 |
| Listed buildings: | 856 |
| Scheduled Ancient monuments: | 437 |
| Buildings of local Interest: | 794 |
| Historical Parks and Gardens: | 6547 |
| Archaeological sites: | 310 |
| HCC/ Historic England summary | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 85 |
| Wildlife Sites / biodiversity: | 323 No recognised ecology sites within site. Reptiles likely along roadside verge. Low ecological sensitivity. Local lizard populations will require surveying and translocation where necessary. Phase 1 survey to assess grassland and determine compensation. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |

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| Natural beauty | 40-49 |
| Landscape Commentary | Open site forming part of green buffer between edge of Royston industrial area and A505. |
| | |
| Summary | <p>Site within major zone for Johnson Matthey site, consultation with HSE required.</p> <p>Site relatively proximate to SSSI, although the distance means it is unlikely to have an impact physically – landscape implications need consideration.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site on Grade 2 agricultural land.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Transport assessment required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: R/e02 (Pref. options ref: RY8)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: R/e02 (Pref. options ref: RY8) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Industrial estate, Lumen Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 653 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 39 | | | | |
| Town Centre: | 125 | | | | |
| Right of Way: | 315 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 139 | | | | |
| Local Centre / food shop | na / 125 | | | | |
| Employment area | 0 | | | | |
| Green Space Type | J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |

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| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Gas works |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above Groundwater safeguard zone or SP1 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. <ul style="list-style-type: none"> As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. Pressure points on the network which will require consideration are Baldock Street and Kneesworth Street. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 70 |
| Listed buildings: | 144 |
| Scheduled Ancient monuments: | 350 |
| Buildings of local Interest: | 103 |
| Historical Parks | 5691 |

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| and Gardens: | |
| Archaeological sites: | 145 |
| HCC/ Historic England summary | Historic England concludes that any development on this site needs to preserve or enhance the character and setting of the Grade II listed building. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2 |
| Wildlife Sites / biodiversity: | 580 Low ecological sensitivity – no apparent ecological constraints, although trees locally valuable to site. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Industrial estate comprising commercial buildings and mature trees and other vegetation, both within and along boundaries particularly the southern boundary, surrounded by residential development. |
| Summary | <p>Site is contaminated, remediation required before development can occur.</p> <p>Site also above Source Protection Zone 1 requiring further investigation especially in relation to contamination issues.</p> <p>Site adjacent to TPO, appropriate protection / mitigation may be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Commercial buildings surrounded by development.</p> <p>Transport assessment required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: R/m2 (Pref. options ref: RY12)

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|--|--|---------|---------|-----------------------|--------|
| Site: | SHLAA reference: R/m2 (Pref. options ref: RY12) | Parish: | Royston | Primary Proposed Use: | Retail |
| Location: | Civic Centre, Melbourn Street | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 601 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 107 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 221 | | | | |
| Primary or first School: | 150 | | | | |
| Bus Services: | 0 | | | | |
| Local Centre / food shop | na / 0 | | | | |

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| Employment area | 255 |
| Green Space Type | 13 metres to A – Town Parks & Gardens |
| | |
| Infrastructure | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. |
| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | Underground petrol storage |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I178 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |

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| Local Road impact: | Transport Assessment required if over threshold, access statement required. |
| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 12 |
| Scheduled Ancient monuments: | 153 |
| Buildings of local Interest: | 0 |
| Historical Parks and Gardens: | 5349 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 368 Hertfordshire Biological Records Centre identified bats on the site. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |

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| Natural beauty | 0 |
| Landscape Commentary | *** Development Brief *** |
| | |
| Summary | <p>Site likely to be contaminated, remediation may be required.</p> <p>Site also above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes a TPO, appropriate protection / mitigation will be required.</p> <p>Site within conservation area, sensitive design required.</p> <p>Site within archaeological area, further consideration required before development can occur.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Transport assessment required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: R/m3

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|--|---------------------------------|---------|---------|-----------------------|--------|
| Site: | SHLAA reference: R/m3 | Parish: | Royston | Primary Proposed Use: | Retail |
| Location: | Shopping parade, Angel Pavement | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 529 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 0 | | | | |
| Town Centre: | 0 | | | | |
| Right of Way: | 107 | | | | |
| Primary or first School: | 390 | | | | |
| Bus Services: | 201 | | | | |
| Local Centre / food shop | na / 0 | | | | |
| Employment area | 395 | | | | |

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| Green Space Type | 35 metres to A – Town Parks & Gardens |
| | |
| Infrastructure | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. |
| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| Site suitability (distances are in metres) | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I37 |
| Noise / nuisance | None |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required if over threshold, access statement required. |

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| Strategic Road impact: | Transport Assessment required if over threshold, access statement required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 0 |
| Listed buildings: | 0 |
| Scheduled Ancient monuments: | 152 |
| Buildings of local Interest: | 0 |
| Historical Parks and Gardens: | 5449 |
| Archaeological sites: | 0 |
| HCC/ Historic England summary | No information available at time of assessment. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 155 |
| Wildlife Sites / biodiversity: | 339 |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | *** Refurbished |

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| Summary | <p>Site within conservation area, and includes listed buildings and buildings of local interest. Sensitive design will be required.</p> <p>Site within archaeological area, further consideration required before development can occur.</p> <p>Site also above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes a TPO, appropriate protection / mitigation will be required.</p> <p>Site within conservation area, sensitive design required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Transport assessment required.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: R/r06 (Pref. options ref: RY5)

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|--|---|---------|---------|-----------------------|-------------|
| Site: | SHLAA reference: R/r06 (Pref. options ref: RY5) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Agricultural supplier, Garden Walk | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1131 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 546 | | | | |
| Town Centre: | 352 | | | | |
| Right of Way: | 249 | | | | |
| Primary or first School: | 9 | | | | |
| Bus Services: | 126 | | | | |
| Local Centre / food shop | na / 352 | | | | |
| Employment area | 411 | | | | |
| Green Space Type | 9 metres to J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |

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| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Underground petrol storage |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I179 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | <p>Transport Assessment required, previous visibility splays unacceptable but could potentially now work.</p> <ul style="list-style-type: none"> • Application should be supported by a Transport Assessment, which sets out the transport implications of the development proposals and identify measures required to overcome any transport impact of the proposals. The achievable sightlines along Garden Walk was unacceptable in any of the past development proposals, nevertheless since the launch of Manual for Streets the visibility splays may be now achievable. • As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. • Pressure points on the network which will require consideration are Melbourn Street junction and London Road/Melbourn Road. |
| Strategic Road impact: | Transport Assessment required, previous visibility splays unacceptable but could potentially now work. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 385 |
| Listed buildings: | 641 |
| Scheduled | 682 |

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| Ancient monuments: | |
| Buildings of local Interest: | 298 |
| Historical Parks and Gardens: | 5406 |
| Archaeological sites: | 324 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 35 |
| Wildlife Sites / biodiversity: | 600 Low ecological sensitivity - Local lizard populations will require surveying and translocation where necessary. Local tree belts retained where possible – important as corridors in urban area. Rough grasslands may be of local value – compensate if necessary. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Well screened by mature hedge from Garden Walk. |
| | |
| Summary | <p>Site adjacent to TPO, further consideration may be required.</p> <p>Site likely to be contaminated, remediation may be required.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Survey required for local lizard population and translocation where necessary.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Well screened.</p> <p>Transport assessment required – visibility splays issues.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: R/r07 (Pref. options ref: RY6)

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|---|--|----------------|---------|------------------------------|-------------|
| Site: | SHLAA reference: R/r07 (Pref. options ref: RY6) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Royston FC, Garden Walk | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1001 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 389 | | | | |
| Town Centre: | 262 | | | | |
| Right of Way: | 117 | | | | |
| Primary or first School: | 32 | | | | |
| Bus Services: | 82 | | | | |
| Local Centre / food shop | na / 262 | | | | |
| Employment area | 276 | | | | |
| Green Space Type | I – Outdoor Sports | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to | | | | |

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| | nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. |
| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I180 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Transport Assessment required, previous visibility splays unacceptable but could potentially now work. <ul style="list-style-type: none"> • Application should be supported by a Transport Assessment, which sets out the transport implications of the development proposals and identify measures required to overcome any transport impact of the proposals • As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. |
| Strategic Road impact: | Transport Assessment required, previous visibility splays unacceptable but could potentially now work. |
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| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 471 |
| Listed buildings: | 500 |
| Scheduled Ancient monuments: | 568 |

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| Buildings of local Interest: | 154 |
| Historical Parks and Gardens: | 5545 |
| Archaeological sites: | 400 |
| HCC/ Historic England summary | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 111 |
| Wildlife Sites / biodiversity: | 663 Negligible ecological sensitivity – no apparent ecological constraints. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Urban |
| Natural beauty | 0 |
| Landscape Commentary | Site enclosed by residential development. Narrow entrance to site off Garden Walk. |
| | |
| Summary | Site above Source Protection Zone 2/3 or principal aquifer. Community hall, nursery and GP provision issues. Site enclosed. Transport assessment required – visibility splays issues. Site scores neutral / positive for most other criteria. |

SHLAA reference: R/r11 (Pref. options ref: RY4)

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| Site: | SHLAA reference: R/r11 (Pref. options ref: RY4) | Parish: | Royston | Primary Proposed Use: | Residential |
| Location: | Land north of, Lindsay Close | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 1565 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 409 | | | | |
| Town Centre: | 1238 | | | | |
| Right of Way: | 922 | | | | |
| Primary or first School: | 0 | | | | |
| Bus Services: | 140 | | | | |
| Local Centre / food shop | na / 1238 | | | | |
| Employment area | 162 | | | | |
| Green Space Type | J – Schools | | | | |
| Infrastructure | | | | | |
| Community: | There is likely to be sufficient capacity of schools to accommodate growth. There are capacity issues in relation to nursery provision. There may be a shortfall in relation to community hall provision. There are known capacity issues in relation to GP surgeries in Royston. | | | | |

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| Gas: | No issues have been raised in Royston. |
| Electricity: | It is likely that new dwellings can be accommodated. Need to check with UK Power Networks. |
| Wastewater: | Capacity available at STW and in foul sewage network. However, encroachment advisory zone for STW – 340m – medium risk score, sewers crossing site. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I182 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Access statement required. <ul style="list-style-type: none"> The application should be supported by a Transport Assessment, which sets out the transport implications of the development proposals and identify measures required to overcome any transport impact of the proposals. As the Royston sites are outside the transport modelled area, no account has been undertaken of the local impacts of these. There is a need to cooperate with South Cambridgeshire. The junctions with the A505 have been identified as existing pressure points on the network which will require consideration. |
| Strategic Road impact: | Access statement required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 863 |
| Listed buildings: | 881 |
| Scheduled Ancient | 151 |

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| monuments: | |
| Buildings of local Interest: | 1000+ |
| Historical Parks and Gardens: | 6665 |
| Archaeological sites: | 1285 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 986 |
| Wildlife Sites / biodiversity: | 391 Low ecological sensitivity – no apparent fundamental ecological constraint. Local lizard populations will require surveying and translocation where necessary. Local tree belts retained where possible. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 40-49 |
| Landscape Commentary | Site on northern edge of settlement providing buffer between the A505 bypass and residential development. Landscape setting to Royston visible from A505. |
| | |
| Summary | <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Site a relatively long distance to the town centre.</p> <p>Site located on grade 2 agricultural land.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Survey required for local lizard population and translocation where necessary.</p> <p>Community hall, nursery and GP provision issues.</p> <p>Well screened.</p> <p>Transport assessment required – visibility splays issues.</p> <p>Encroachment risk for sewage treatment works and sewers crossing site.</p> <p>Site scores neutral / positive for most other criteria.</p> |

SHLAA reference: RD/r01 (Pref. options ref: RD1)

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|--|---|---------|------|-----------------------|-------------|
| Site: | SHLAA reference: RD/r01 (Pref. options ref: RD1) | Parish: | Reed | Primary Proposed Use: | Residential |
| Location: | Land at, Blacksmiths Lane | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3423 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 4762 | | | | |
| Town Centre: | 4053 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 347 | | | | |
| Bus Services: | 14 | | | | |
| Local Centre / food shop | na / 4053 | | | | |
| Employment area | 4271 | | | | |
| Green Space Type | 54 metres to Multi Functional Recreat* | | | | |
| Infrastructure | | | | | |

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| Community: | No capacity issues in relation to the village school were raised by HCC in the last consultation. The number of dwellings in the village would be less than previous assessments. Therefore, the impact is likely to be less. There are no capacity issues in relation to the middle and upper schools in Royston and surrounds. Nursery provision may be an issue. There is capacity at the GP surgeries in Barley and Bassingbourn. |
| Gas: | Further exploration needed with National Grid. |
| Electricity: | Capacity in the rural areas needs checking with UK Power Networks. |
| Wastewater: | Upgrades may be required following further investigation. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I191 |
| Noise / nuisance | |
| Surface Water: | None |
| Green Belt | No |
| Local Road impact: | Access of Blacksmiths Lane |
| Strategic Road impact: | Access of Blacksmiths Lane |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 48 |
| Listed buildings: | 46 |
| Scheduled Ancient monuments: | 250 |
| Buildings of local | 1000+ |

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| Interest: | |
| Historical Parks and Gardens: | 2817 |
| Archaeological sites: | 179 |
| HCC/ Historic England | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 3513 |
| Wildlife Sites / biodiversity: | 611 Hedgerows and dense bramble patches in rough grassland. Site adjacent to rough grassland / scrub. Potentially low ecological sensitivity – rough grassland and hedgerows require surveys to confirm lack of interest. No apparent ecological constraints, however this depends on new survey information. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 2 |
| Natural beauty | 50-59 |
| Landscape Commentary | Edge of village / gateway site bounded by trees that provide some screening. |
| Summary | <p>Site adjacent to conservation area and listed buildings, therefore sensitive design will be required.</p> <p>Site on grade 2 agricultural land.</p> <p>Site includes Right of Way which will need to be accommodated or diverted as appropriate.</p> <p>Major constraints for wastewater.</p> <p>Surveys of grasslands and hedgerows to enable assessments to be made whether there are any fundamental ecological constraints or not.</p> <p>Edge of village site, partly screened.</p> <p>Rural location means that site is located away from town centres, major employment sites and food shop.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Upgrades to wastewater may be required.</p> <p>Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: SI/r3 (Pref. options ref: SI2)

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|--|--|---------|-------------|-----------------------|-------------|
| Site: | SHLAA reference: SI/r3 (Pref. options ref: SI2) | Parish: | St Ippolyts | Primary Proposed Use: | Residential |
| Location: | Land south of, Stevenage Road | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 2152 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 2664 | | | | |
| Town Centre: | 2318 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 109 | | | | |
| Bus Services: | 634 | | | | |
| Local Centre / food shop | na / 670 | | | | |
| Employment area | 2513 | | | | |
| Green Space Type | 176 metres to D – Natural and Semi-Natural | | | | |
| | | | | | |
| Infrastructure | | | | | |

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| Community: | Based on past discussions with HCC it would appear that there is some capacity at the school in St Ippolyts to accommodate some growth. Further discussions are required to understand the extent of this in relation to the combination of sites proposed and whether there still is some capacity. There are known capacity issues at the secondary schools within Hitchin. Nursery capacity is limited. There is capacity at the GP surgeries within Hitchin. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | May require some enhancement to treatment capacity. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I44 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Preferred access via Stevenage Road although narrowing of current road needs to be considered. <ul style="list-style-type: none"> Reasonable access to the development can be provided from Sperberry Hill and the eastern section of Stevenage Road that comes from Redcoats Green. However, it might be necessary to make improvements to the narrower sections of Sperberry Hill. The section of Stevenage Road from the village towards Sperberry Hill should not be considered as a possible means of vehicular access to the development site. |
| Strategic Road impact: | Preferred access via Stevenage Road although narrowing of current roads needs to be considered. |
| <i>Heritage assets (distances are in metres)</i> | |

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| Conservation area: | 92 |
| Listed buildings: | 213 |
| Scheduled Ancient monuments: | 1952 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 2057 |
| Archaeological sites: | 0 |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 1383 |
| Wildlife Sites / biodiversity: | 13 The site is close to Wymondley Transforming Station WS. There is a potential for reptiles. Low ecological sensitivity – rough grassland, scrub and trees, and roadside hedge need surveying. Unlikely to be any ecological constraints, but habitats need surveying to determine whether compensation is needed. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Site on south-east edge of St Ippolyts adjoining residential properties. Screened from road by mature hedgerows. |
| | |
| Summary | Site is in Green Belt. Site includes an archaeological area, which will require further consideration before development can occur. Rural location means site is long distance from town centre. |

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| | <p>Site adjacent to Wymondley Transforming Station wildlife site, further consideration may be required.</p> <p>Habitat survey required to determine any grassland interest.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Site above Source Protection Zone 2/3 or principal aquifer.</p> <p>Hitchin schools' capacity issues.</p> <p>Access issues.</p> <p>Wastewater capacity work may be required.</p> <p>Adjoining residential development, screened.</p> <p>Site scores neutral / positive for most other criteria.</p> |
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SHLAA reference: WH/r1 (Pref. options ref: SP1)

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| Site: | SHLAA reference: WH/r1 (ref. options ref: SP1) | Parish: | St Paul's Walden | Primary Proposed Use: | Residential |
| Location: | Land south of (west), High Street, Whitwell | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3247 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 174 | | | | |
| Town Centre: | 7813 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 610 | | | | |
| Bus Services: | 343 | | | | |
| Local Centre / food shop | na / 250 | | | | |
| Employment area | 8452 | | | | |
| Green Space Type | 121 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | HCC raised capacity issues in the last consultation. The figures have not changed. Known capacity issues in relation to secondary school provision in Hitchin and nursery school provision. There is capacity at the GP surgeries within Hitchin and Whitwell. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. | | | | |

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| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I197 |
| Noise / nuisance | 750m to Luton airport noise contours |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 40 |
| Scheduled Ancient monuments: | 2715 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 75 |
| Archaeological | 334 |

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| sites: | |
| HCC/ Historic England summary | <p>HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment.</p> <p>Historic England - The development of these two sites for residential purposes could have a significant impact on the historic environment, with an adjoining conservation area and numerous listed buildings along the High Street. There are historic parks & gardens to the north and south in the form of St Paul's Walden Bury (Grade 1) and The Hoo, Kimpton (Grade II) respectively. Given the topography, development could have a considerable effect on view to and from these parks & gardens.</p> |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | <p>170</p> <p>The site is close to Rose Farm meadows Wildlife Site north of Codicote Road.</p> <p>Low ecological sensitivity, however small parcel of rough grass needs Phase 1 survey to assess any habitat/ protected species value. The site is adjacent to hedgerows. No apparent ecological constraint. Limited impact of disturbance on adjacent grassland where skylarks reported. Potential for reptiles on the site.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Screened on two sides by development. |
| | |
| Summary | <p>Site adjacent to listed buildings and conservation area, therefore sensitive design required.</p> <p>Site above Source Protection Zone 2/3.</p> <p>Site includes a TPO which will require protection or appropriate mitigation.</p> <p>Site a long distance from town centres and major employment sites and schools.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Phase 1 survey required to assess any habitat/ protected species value.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Wastewater constraints.</p> <p>Hitchin schools' capacity issues.</p> <p>Screened by existing development, sloping site.</p> |

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| | Site score neutral / positive for most other criteria. |
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SHLAA reference: WH/r2

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| Site: | SHLAA reference: WH/r2 | Parish: | St Paul's Walden | Primary Proposed Use: | Residential |
| Location: | Land south of (east), High Street, Whitwell | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zone 1 | | | | |
| Proximity to SSSI: | 3123 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 190 | | | | |
| Town Centre: | 7869 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 764 | | | | |
| Bus Services: | 197 | | | | |
| Local Centre / food shop | 410 | | | | |
| Employment area | 8508 | | | | |
| Green Space Type | 70 metres to D – Natural and Semi-Natural | | | | |
| Infrastructure | | | | | |
| Community: | HCC raised capacity issues in the last consultation. The figures have not changed. Known capacity issues in relation to secondary school provision in Hitchin and nursery school provision. There is capacity at the GP surgeries within Hitchin and Whitwell. However, this would need to be looked at in relation to the rest of the growth within and around Hitchin. | | | | |
| Gas: | No issues have been raised in the rural areas. However, need to check with National Grid due to new growth figures. | | | | |
| Electricity: | No issues have been raised in the rural areas. However, need to check with UK Power Networks. | | | | |

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| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | None |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I198 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | No |
| Local Road impact: | Transport assessment required. |
| Strategic Road impact: | Transport assessment required. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1 |
| Listed buildings: | 60 |
| Scheduled Ancient monuments: | 2605 |
| Buildings of local Interest: | 1000+ |
| Historic Parks and Gardens: | 58 |
| Archaeological sites: | 301 |
| HCC/ Historic | HCC - Requirement for Pre-application or Pre-determination Archaeological Assessment The development of these two |

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| England summary | sites for residential purposes could have a significant impact on the historic environment, with an adjoining conservation area and numerous listed buildings along the High Street. There are historic parks & gardens to the north and south in the form of St Paul's Walden Bury (Grade 1) and The Hoo, Kimpton (Grade II) respectively. Given the topography, development could have a considerable effect on view to and from these parks & gardens. |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 0 |
| Wildlife Sites / biodiversity: | 77 The site is close to Rose Farm meadows Wildlife Site north of Codicote Road. Low ecological sensitivity, however small parcel of rough grass needs Phase 1 survey to assess any habitat/ protected species value. The site is adjacent to hedgerows. No apparent ecological constraint. Limited impact of disturbance on adjacent grassland where skylarks reported. Potential for reptiles on the site. |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 60-68 |
| Landscape Commentary | Screened on one side by development. Provides setting and gateway into village. |
| Summary | <p>Site above Source Protection Zone 2/3.</p> <p>Site includes a TPO which will require protection or appropriate mitigation.</p> <p>Site adjacent to conservation area, therefore sensitive design required.</p> <p>Site a long distance from town centres and major employment sites and schools.</p> <p>Areas of potential surface water flooding onsite.</p> <p>Phase 1 survey required to assess any habitat/ protected species value.</p> <p>Site includes Right of Way which will need to be incorporated or diverted as appropriate.</p> <p>Wastewater constraints.</p> <p>Hitchin schools' capacity issues.</p> <p>Screened by existing development, sloping site.</p> <p>Site score neutral / positive for most other criteria.</p> |

SHLAA reference: WSN

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|--|--|---------|---------|-----------------------|--|
| Site: | SHLAA reference: WSN | Parish: | Langley | Primary Proposed Use: | |
| Location: | West Stevenage | | | | |
| Criterion | Explanation and measure | | | | |
| MAJOR CRITERIA (distances are in metres) | | | | | |
| Flood Zone | Site located in Flood Zones 2 & 3 | | | | |
| Proximity to SSSI: | 0 | | | | |
| Airport Safety Zone: | No | | | | |
| Hazardous Sites: | None | | | | |
| | | | | | |
| OTHER CRITERIA | | | | | |
| Facilities (distances are in metres) | | | | | |
| Medical: | 350 | | | | |
| Town Centre: | 50 | | | | |
| Right of Way: | 0 | | | | |
| Primary or first School: | 790 | | | | |
| Bus Services: | 664 | | | | |
| Local Centre / food shop | 570 / | | | | |
| Employment area | 50 | | | | |
| Green Space Type | 87 metres to D – Natural and Semi-Natural | | | | |
| | | | | | |
| Infrastructure | | | | | |
| Community: | Significant on-site provision would be required. | | | | |
| Gas: | Check with National Grid. | | | | |
| Electricity: | Check with UK Power Networks. | | | | |
| Wastewater: | Major constraints likely to have an impact on phasing. Further investigation will be required. | | | | |

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| | All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network. |
| | |
| <i>Site suitability (distances are in metres)</i> | |
| Land contamination: | Landfill |
| Air quality Management Areas: | >50m |
| Groundwater: | Site above SPZ 2 or 3 or a Principal Aquifer Class H1, H2, H3, HU, I1, I2 |
| Noise / nuisance | |
| Surface Water: | Potential surface water flooding onsite |
| Green Belt | Yes |
| Local Road impact: | Transport Assessment required. Amber if transport issues are mitigated. |
| Strategic Road impact: | Transport Assessment required. Amber if transport issues are mitigated. |
| | |
| <i>Heritage assets (distances are in metres)</i> | |
| Conservation area: | 1613 |
| Listed buildings: | 139 |
| Scheduled Ancient monuments: | 1500 |
| Buildings of local Interest: | None |
| Historical Parks and Gardens: | 1336 |
| Archaeological sites: | 0 |
| HCC/ Historic England | Historic England – HE recommend that further work is undertaken to identify and where possible, overcome potential historic environment issues, which includes a proper assessment of, and potential impacts on, the significance of heritage |

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| summary | assets. |
| | |
| <i>Landscape and natural environment (distances are in metres)</i> | |
| Tree Preservation Orders: | 2220 |
| Wildlife Sites / biodiversity: | <p>0</p> <p>The area contains a number of Wildlife Sites – Lucas Wood and Upper Kitching Spring. The development area lies immediately adjacent to part of Knebworth Woods SSSI. The hedgerow adjacent to the old Roman Road is known to be species rich and likely to be ancient. The southern area overlaps a little with potential GCN zones, although these may not be a major issue given the current land use. While there would not appear to be any significant ecological constraint on development in parts of this area, the local impact would be high given the sensitivities of the SSSI. No apparent fundamental constraints and mitigation was proposed for what particular interests were found to be present (primarily farmland birds).</p> <p>Medium ecological impact overall although the Wildlife Sites must be protected and enhanced.</p> |
| Area of Outstanding Natural Beauty: | No, 1000+ |
| Agricultural classification: | Grade 3 |
| Natural beauty | 40-49 |
| Landscape Commentary | Gently undulating plateau landscape. Very large arable field with localised sections of remnant hedgerows. Open, exposed landscape with views out in all directions. |
| | |
| Summary | <p>Site in the Green Belt.</p> <p>Site slightly overlaps Knebworth Woods SSSI to the south, appropriate mitigation will be required before development can occur.</p> <p>Site is located in Flood Zones 2 and 3, sequential and exception tests will be required.</p> <p>Potential contamination on site, remediation may be required.</p> <p>Site includes areas of potential surface water flooding.</p> <p>Survey of grassland required.</p> <p>Site includes High Broomin Wood, Lucas Wood, Kitching Green Lane and Upper Kitching Spring wildlife sites. Mitigation will be required before development can occur.</p> <p>Site includes a right of way which will need to be incorporated or diverted as appropriate.</p> <p>Site includes an archaeological area which will require further consideration before development can occur.</p> |

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| | <p>Site above Source Protection Zone 2/3. Open, exposed landscape. Major onsite infrastructure required. Further consideration of waste waster issues.</p> |
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